



FOR SALE BY AUCTION
Wednesday, July 9, 2025 at 6:00 p.m.
Deer Hill Road, Dennison, Ohio 44621 - Tuscarawas County

22 ACRES OF PRIME LAND IN DEER HILL DEVELOPMENT



Secluded location ready for your Dream Home build!

A Rare Opportunity! Discover the perfect blend of development potential and natural beauty with this expansive 22-acre property, comprising four distinct parcels.

www.CronebaughAuctions.com • 330-295-2195

Cronebaugh Auction & Realty LLC | 410 S Fairview Ave REAR, Dover OH 44622

Three Platted Lots: Situated within the esteemed Deer Hill Development, these lots are ready for immediate construction, offering a seamless entry into a thriving community. 19 Acres of Wooded Land: Nestled behind the development, this vast expanse of mature woodland provides a serene backdrop and is accessible via a dedicated easement, ensuring privacy and ease of access.

Versatile Opportunities: Whether you're envisioning a residential enclave, a private retreat, or a combination of both, this property offers unparalleled flexibility to bring your vision to life.

Strategic Location: Enjoy the tranquility of nature while being just minutes away from local amenities, schools, and major transportation routes, combining convenience with seclusion.

This unique offering combines the best of both worlds: the infrastructure and community of Deer Hill Development with the untouched beauty of expansive woodlands. The dedicated easement ensures uninterrupted access to the rear acreage, making it ideal for various uses, from recreational activities to potential development. Opportunities like this are rare. Whether you're a developer, investor, or someone seeking a personal haven, this property is a blank canvas awaiting your masterpiece.

Contact Us Today to Schedule a Private Tour and Explore the Possibilities!

TERMS: Land to sell on CONFIRMATION of the Sellers. Royalties, oil, gas, and mineral rights do not convey. 10% NON REFUNDABLE deposit due day of auction with balance due at closing. NO CONTINGENCIES will be added and there is no buyers premium on this auction. All inspections should be completed prior to bidding at the bidder's expense. All information is deemed from reliable sources but are not warranted in any way. All announcements day of Auction take precedence over any previous advertising. Buyers are responsible to do their own due diligence with the Village of Dennison in regard to water and sewer availability on the acreage.

AUCTION BY ORDER OF: Deer Hill Inc.
Cronebaugh Auction and Realty, LLC, Sarah E. Kneuss, Broker
The Barnett Realtors, Inc., M. Kay Barnett, Broker
Auctioneer/Realtor: Steve Cronebaugh 330-243-6574
Realtor: Kathy Pietro 330-204-1564



KATHY PIETRO

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STEVE CRONEBAUGH

Auctioneer / Realtor®
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Steve@cronebaughauctions.com

Visit the website for more details on this auction and others.



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Confirmation
0000 Deer Hill Rd.
Dennison, Ohio 44621
Real Estate Auction
Wednesday, July 9, 2025 at 6:00 p.m.



TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around **August 8, 2025.** All inspections should be completed by the buyer at buyers expense prior to bidding. NO CONTINGENCIES will be added to the contract. Acreage and frontage amounts are based on current county tax maps and all will sell "as is". All information derived from sources deemed reliable but no guarantees or warranties are expressed or implied.

22 Acres of Prime Land in Deer Hill Development – A Rare Opportunity! Discover the perfect blend of development potential and natural beauty with this expansive 22-acre property, comprising four distinct parcels. Situated within the esteemed Deer Hill Development, there are three parcels ready for immediate construction, offering a seamless entry into a thriving community. The fourth parcel contains 19 Acres of Wooded Land nestled behind the development. This vast expanse of mature woodland provides a serene backdrop and is accessible via a dedicated easement, ensuring privacy and ease of access. Whether you're envisioning a residential enclave, a private retreat, or a combination of both, this property offers unparalleled flexibility to bring your vision to life. Enjoy the tranquility of nature while being just minutes away from local amenities, schools, and major transportation routes, combining convenience with seclusion. Opportunities like this are rare. Whether you're a developer, investor, or someone seeking a personal haven, this property is a blank canvas awaiting your masterpiece. Sellers are to retain all mineral, oil, and gas rights. On site auction July 9, 2025 at 6:00pm. TERMS: Land to sell on CONFIRMATION of the Sellers. 10% NON REFUNDABLE deposit due day of auction with balance due at closing. Royalties, oil, gas, and mineral rights do not convey. NO CONTINGENCIES will be added and there is no buyer's premium on this auction. All inspections should be completed prior to bidding at the bidder's expense. All information is deemed from reliable sources but are not warranted in any way. All announcements day of Auction take precedence over any previous advertising. Buyers are responsible to do their own due diligence with the Village of Dennison in regard to water and sewer availability on the acreage.

Total

\$ _____

0000 Deer Hill Rd.
 Dennison, Ohio 44621

IMPORTANT REMINDERS:

- ❖ No Buyer's Premium
- ❖ Time is of the essence.
- ❖ PROPERTY SELLS "AS IS"
- ❖ Buyer responsible to have done due diligence in regards to Utilities access and restrictions with the village.

Seller's Initials _____ Date _____
 Seller's Initials _____ Date _____

Buyer's Initials _____ Date _____
 Buyer's Initials _____ Date _____

Summary of Auction Terms & Conditions

This Summary of Auction Terms and Conditions is not intended to address every provision of the Auction Purchase Agreement; rather it is a limited summary of certain important terms and conditions governing real estate auctions conducted by Cronebaugh Auction & Realty, LLC.

- ❖ Inspections: Any desired inspections of the property must be completed prior to bidding. The closing of the transaction is not contingent upon any inspections after the date and start time of the auction. The property sells in its present physical condition, "AS IS."
- ❖ Deed: Sellers will provide to Buyer a general warranty deed (or fiduciary deed, if appropriate) to the property, subject only to the permitted exceptions, as provided in the Auction Purchase Agreement. Buyer will pay the CAUV tax recoupment, if any, due and payable after the closing.
- ❖ Escrow: The escrow agent/title agent shall be chosen by the Seller, unless, as a condition to Buyer's loan, Buyer's lender requires use of a different Escrow Agent, in which case the Escrow Agent shall be chosen by Buyer's lender. Seller, through Escrow Agent shall provide an Owner's Policy of Title Insurance in the amount of the purchase price. Seller shall pay the cost of the title search, deed preparation, and county conveyance fees. Seller and Buyer shall each pay one-half of the escrow agent's standard closing fees. Seller and Buyer shall each pay one-half of the commitment fee and premium for an Owner's Policy of Title Insurance. Buyer shall pay any additional costs, including, without limitation, the cost of a loan policy, title endorsements, location survey or other items required by Buyer or Buyer's lender. Cronebaugh Auction & Realty, LLC. advocates the use of title insurance in all real estate transactions.
- ❖ Acreage: The acreage comprising the property, dimensions of the property and road frontage amounts, including lot markers, are approximate and subject to final survey, if required.
- ❖ Deposit: Buyer shall deposit with Cronebaugh Auction & Realty, LLC. on the day of the sale, in immediately available funds, a deposit in an amount equal to 10% of the purchase price. The deposit is non-refundable. By bidding at the auction, Buyer acknowledges that its obligations under the Purchase Agreement will not be contingent on obtaining financing and Buyer represents to Cronebaugh Auction & Realty, LLC. and Seller that it either has cash or is approved for a loan in the amount sufficient to discharge any payment obligations it incurs at the auction. In the event that Buyer does not close in compliance with the terms of the Auction Purchase Agreement, the entire deposit shall be forfeited and paid to the Seller as damages in addition to other remedies Seller may be entitled to at law or equity.
- ❖ Buyer's Premium: A buyer's premium is not charged nor collected.
- ❖ Indemnity: Buyer and Seller mutually agree to indemnify and save harmless Cronebaugh Auction & Realty, LLC, their employees, agents, directors, and officers from and against any claim, demand, cost, damage, expense or liability arising from, or in any way related to, the auction including without limitation the provision by Buyer or Seller of any incorrect information or seller's failure to disclose any information related to the Property, whether or not known by the Seller at the time of the execution of the Auction Purchase Agreement. This clause shall survive the Closing of the transaction and transfer of title to the property.
- ❖ No Broker Representations: Buyer and Seller acknowledge they are obligated to conduct their own due diligence relative to the property and may not rely upon any such statements of Cronebaugh Auction & Realty, LLC. The property sells subject to any announcements made on the day of the sale.
- ❖ Fair Housing Statement: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to do so discriminate in advertising the sale or rental of housing, in the financing of house, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

Buyer has read, understands, and agrees to the above-mentioned terms and conditions.

Buyer
Signature: _____ Date: _____
Signature: _____ Date: _____

Seller has read, understands, and agrees to the above-mentioned terms and conditions.

Seller
Signature: _____ Date: _____
Signature: _____ Date: _____

