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SOUTHSIDE PHILA RANCH w/POOL

333 Hilan Avenue SW, New Philadelphia, Ohio 44663
Tuscarawas County | New Philadelphia City School District

Selling at Auction Saturday, June 20, 2026

Household Goods Auction Begins: 9:30 AM

Real Estate Sells: 11:00 AM

Real Estate For Sale at Live Auction



OPEN FOR INSPECTION: Wednesday, June 10, 2026 | 5:00–7:00 PM

**3 Bedroom, 2 Bath Single Level Brick Ranch with in ground pool
plus indoor and outdoor entertaining space.**

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

SOUTHSIDE NEW PHILA HOME W/POOL

Selling at auction is a 3-bedroom, 2-bath brick ranch home located on the desirable south side of New Philadelphia. This single-level home features a spacious living room, family room, glass-enclosed sunroom, fireplace, attached 2-car garage, full unfinished basement, fenced backyard, and an inground swimming pool. Conveniently located near I-77, US 250, and New Philadelphia City Schools. A great opportunity to purchase a solid home with room to personalize while enjoying amenities already in place for family living and entertaining.



Property highlights include:

- Three bedrooms
- Two full bathrooms
- Single-level brick ranch design
- Attached two-car garage
- Full unfinished basement with expansion potential
- Inground swimming pool
- Fenced backyard
- Fireplace
- Glass-enclosed sunroom



VEHICLE, HOUSEHOLD GOODS, LAWN & GARDEN

2011 GMC Terrain SUV (122,400 miles), Murray 30" riding mower, Craftsman M230 push mower, Samsung washer & dryer, refrigerator, patio furniture, bedroom suites, living room furniture, kitchen table & chairs, Master Forge grill, yard tools, household furnishings, collectibles, and more being uncovered daily.



REAL ESTATE TERMS: Real Estate to sell on CONFIRMATION of the Sellers. 10% NON REFUNDABLE deposit due day of auction with balance due at closing. NO CONTINGENCIES. Chattels 4% Buyers Premium Waived for Cash or Check with Positive ID. 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. TERMS: 4% Buyers Premium Waived for Cash or Check with Positive ID. All announcements day of Auction take precedence over any previous advertising.



Auction by Order of: Timothy D. Speer Executor, David Lee Speer Tuscarawas County Case # 2026 ES 63097 and Penny M. Speer Tuscarawas County Case# 2026 ES 63 63099. Kelsey Kochman Davis Esq. Attorney

Cronebaugh Auction & Realty, LLC
Auctioneer/Realtor: Steve Cronebaugh & Bob Hall - 330-295-2195
Broker: Sarah Kneuss

**Selling at Auction –
Don't Miss This Opportunity**

**Contact us for Details!
330-295-2195**



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Confirmation
333 Hilan Ave. SW
New Philadelphia, OH 44663
Real Estate Auction
Saturday, June 20th, 2026 at 11:00 A.M.

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around July 20th, 2026. 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.

Southside New Philadelphia brick ranch with inground pool selling at auction! This well-maintained 3-bedroom, 2-bath home offers comfortable single-level living within the New Philadelphia City School District. Situated on approximately 0.38 acres, the property features multiple living spaces including a spacious living room, family room, and glass-enclosed sunroom overlooking the backyard and pool area. Additional features include a fireplace and an attached two-car garage. Outdoor amenities include a partially fenced backyard and inground swimming pool, creating an ideal setting for entertaining, relaxing, and enjoying summer gatherings. The full unfinished basement provides excellent storage and offers future potential for additional finished living space. Conveniently located near the US Route 250 and Interstate 77 interchange. Property sells at auction Saturday, June 20, 2026, at 11:00 AM. Open House Wednesday, June 10, 2026, from 5:00 PM to 7:00 PM. Contact listing agent for auction terms and bidding information.

Total

\$ _____

333 Hilan Ave. SW
New Philadelphia, OH 44663

IMPORTANT REMINDERS:

- No Buyer's Premium
Time is of the essence.
PROPERTY SELLS "AS IS"

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: _____

