

**DK's BAR AND GRILL LIVE AUCTION
REAL ESTATE & TURNKEY BUSINESS**

Saturday, March 7, 2026 at 11 a.m.

2959 Brightwood Rd SE, New Philadelphia, Ohio 44663

Turnkey Bar & Lounge with D5 Liquor License



DK's Bar and Grill is being offered at auction as a fully operational, turnkey bar and lounge, complete with a D5 liquor license. Recent Facility Updates!

Minimum Bid of \$165,000

OPEN HOUSE:

***Tuesday, February 24, 2026, 3-5pm &
one hour prior to Auction on March 7, 2026.***

Most Contents Included for Immediate Operation!

PROPERTY HIGHLIGHTS: Established bar & lounge with a D5 Liquor License. Sold as a turnkey operation, bar setup, fixtures, furniture, and equipment included. Ideal for owner-operators or investors, strong potential for continued operation or rebranding. Step right into ownership with everything in place to keep the doors open from day one. The property has had many updates both on the exterior and the interior including new roof, furnace, A/C, flooring and more in the kitchen. Don't miss the opportunity to own your own business. Bid your price and own DK's Bar and Grill!



REAL ESTATE TERMS: Turnkey Business to sell with a MINIMUM Bid of \$165,000. 10% NON-REFUNDABLE deposit due day of auction with balance due at closing. 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.

AUCTION BY ORDER OF: Don Klinessmith

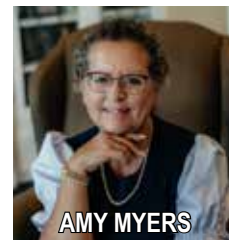
Cronebaugh Auction and Realty, LLC, Sarah E. Kneuss, Broker, 330-295-1295

The Barnett Realtors, Inc. M. Kay Barnett, Broker, 330-339-1196

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574, steve@cronebaughauctions.com

Listing Agent Realtor: Amy Myers, 740-229-6773, amysellshomes79@gmail.com

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





Minimum Bid \$165,000

**2959 Brightwood Rd. SE
New Philadelphia, OH 44663
Real Estate Auction
Saturday, March 7, 2026 at 11:00 a.m.**



TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around **April 7, 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.

Established bar & lounge with a D5 Liquor License. Sold as a turnkey operation, bar setup, fixtures, furniture, and equipment included. Ideal for owner-operators or investors, strong potential for continued operation or rebranding. Step right into ownership with everything in place to keep the doors open from day one. The property has had many updates both on the exterior and the interior including new roof, furnace, A/C, flooring and more in the kitchen. Don't miss the opportunity to own your own business. Bid your price and own DK's Bar and Grill! Leased items not included in the sale: ATM, slot machines, pool tables, punching machine, and jukebox. New owner may continue leasing by contracting with the vendors.

Total

\$ _____

2959 Brightwood Rd. SE
New Philadelphia, OH 44663

IMPORTANT REMINDERS:

- ❖ No Buyer's Premium
- ❖ Time is of the essence.
- ❖ PROPERTY SELLS "AS IS"
- ❖ Minimum Bid Price is \$165,000
- ❖ Buyer Responsible to apply and transfer the D5 Liquor license.

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: _____

