



FOR SALE BY AUCTION
Tuesday, April 8, 2025, 5:00 p.m.
80 Third Street, Carrollton OH 44615

CARROLLTON EVSD PROPERTY

Multiple Commercial or Investment Opportunities
Handicap accessibility and restrooms



***OPEN HOUSE: Wednesday, March 26, 2025 from 5:00-7:00 p.m and
one hour prior to Auction on April 8, 2025.***

This versatile building at 80 3rd St, Carrollton, Ohio, currently used for school programs, offers a range of possibilities for future use. Featuring handicap accessibility and restrooms on the first floor, the property is well-equipped for offices, businesses, or community-based services. With its spacious layout, it also presents an open canvas for conversion into a duplex, providing an excellent opportunity for residential development. Whether you're looking for a functional commercial space or an adaptable property with investment potential, this location is ready to meet your needs. Buyer responsible for future use zoning changes.

www.CronebaughAuctions.com • 330-295-2195

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



REAL ESTATE TERMS: *House to sell on CONFIRMATION of the Sellers. 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.*

AUCTION BY ORDER OF: Carrollton EVSD

AUCTIONEER/REALTOR: Steve Cronebaugh, 330-243-6574, William Newell 330-323-4832

Cronebaugh Auction and Realty, LLC, Sarah E. Kneuss, Broker

Newell Realty and Auction, LLC, Bonnie Chiurco, Broker

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



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Confirmation
80 3rd St. NE
Carrollton, Ohio 44615
Real Estate Auction
Tuesday, April 8, 2025 at 5:00 P.M.

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around May 9, 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.

This versatile building at 80 3rd St, Carrollton, Ohio, currently used for school programs, offers a range of possibilities for future use. Featuring handicap accessibility and restrooms on the first floor, the property is well-equipped for offices, businesses, or community-based services. With its spacious layout, it also presents an open canvas for conversion into a duplex, providing an excellent opportunity for residential development. Whether you're looking for a functional commercial space or an adaptable property with investment potential, this location is ready to meet your needs. Buyer responsible for future use zoning changes. Auction will be held on April 8th at 5PM property will sell on Confirmation of the Carrollton Exempted Village School District Board of Education. Terms will be 10% NON-REFUNDABLE deposit the day of auction. No Contingencies will be added to contract, any inspections must be completed prior to the auction at the buyer's expense. All information derived from sources deemed reliable but no warranty guaranty to be expressed or implied. All announcements day of auction will take precedence over any previous advertising.

Total

\$ _____

80 3rd St. NE
Carrollton, Ohio 44615

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: _____

