



**CRONEBAUGH**  
AUCTION & REALTY, LLC

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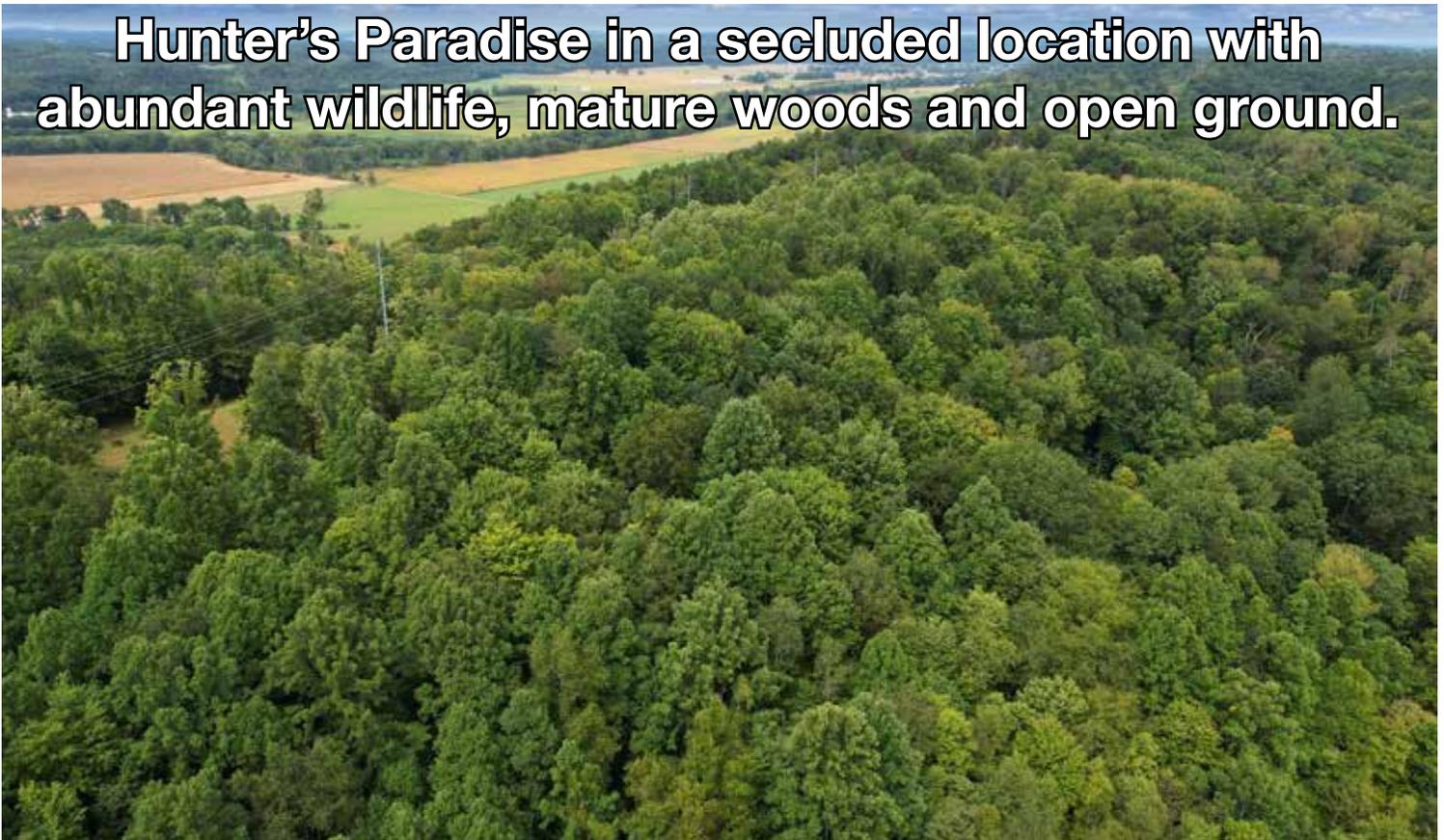


# Hunting Property! Live Real Estate Auction

## Wednesday, October 8, 2025 5:00 p.m.

0000 Fansler Lane SW. Newcomerstown, OH 43832 - Tuscarawas County

**Hunter's Paradise in a secluded location with abundant wildlife, mature woods and open ground.**



## 2 Tracts up for bid totaling 80+/- acres

**OPEN HOUSE: Thursday, September 25, 2025, 5-7 pm**

ATV Will be on Site for Auction and Open House

DIRECTIONS: From SR 77 @ Newcomerstown take SR 36 West to SR 258 follow SR 258 to Tusc. CR 5 Gravel Lick RD turn left go to Fansler Lane SW turn left. Follow Fansler RD to a fork in the road. Turn right onto grass road way to the gate. The auction will take place at the top of the hill if weather permits. The road to the top is grassed, an atv will be on site.

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

**PARCEL 1:** 37.4 +/- acres of prime hunting and sportsman land. This property has both open and wooded land with a wide variety of timber sizes, along with several spots perfect for food plots. This property is ready for someone to make it their hunting haven.

**PARCEL 2:** 47.8 +/- acres of wooded and open land, this is just another great hunting and sportsman parcel. Both parcels show abundant wild life and endless outdoorsman possibilities. Please Note: Those who want to inspect this property should be accompanied by a licensed Realtor. Please make sure the gate is closed when you enter and leave. There may be cattle on the property as it is currently leased for grazing.

**Property will be offered by parcel and then as a whole, with a final opportunity to defend your position.** Final per-acre pricing will be determined by survey results. Buyers to contribute \$1000 per parcel toward survey cost if property sells in parcels. ALL OWNED MINERAL RIGHTS WILL TRANSFER!



REAL ESTATE TERMS: Real Estate to sell on CONFIRMATION of the Sellers. Any CAUV recoupment costs are the buyer's responsibility. 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. If sold in separate tracts, buyers will contribute \$1,000 per parcel toward survey costs. All announcements day of auction take precedence over any previous advertising.

AUCTION BY ORDER OF: Hinkel Family

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

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574

Auctioneer/Realtor: Bob Hall 330-440-5923



**BOB HALL**

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**STEVE  
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**Confirmation**  
**0000 Fansler Lane**  
**Newcomerstown, OH 43832**  
**Real Estate Auction**  
**Saturday October 8, 2025 5:00 PM**

**TERMS:** 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on **November 30, 2025**. All inspections should have been completed prior to bidding and NO CONTINGENCIES will be added to the contract. Acreage and frontage amounts, including lot markers are approximate and subject to final survey and all sell "as is." All information contained herein is derived from sources believed to be accurate but not warranted.

**Sale Order Addendum**

Property will be offered first in parcels. We will hold these bids and then offer the property in its entirety. To be considered to sell in its entirety, the total of all parcels must be raised by 1%.

	Price per Acre	Total		Defend Position
Tract 1: 37.4± Acres		\$ _____		\$ _____
Tract 2: 47.8 ± Acres	\$ _____	\$ _____		\$ _____
Total of individual parcels		\$ _____		
Combination Parcels 1-2: approx. 85.2 Acres		\$ _____		

**DEFEND YOUR POSITION:**

If the property is combined following the parcel bidding, each parcel buyer will be given one opportunity to raise the bid on their parcel only. The parcels will not be reopened to everyone, only those who held the parcel prior to the combination. The total of the bids must be raised by 1% of the combined total.

Total of individual parcels after Defend Your Position \$ \_\_\_\_\_

After Defend Your Position with the parcel bidders, the property is opened as its entirety to any and all registered bidders. The total must be raised by 1% of the defend your position parcel totals.

Final Combination Parcels 1-2: approx. 85.2 Acres \$ \_\_\_\_\_

**IMPORTANT REMINDERS:**

- ❖ Buyer is responsible for any CAUV tax recoupment due.
- ❖ Buyer assumes responsibility for the appraisal gap, if any.
- ❖ Buyers will pay \$1000/parcel survey if sold in parcels.
- ❖ All oil, gas, minerals will transfer.

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.

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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: \_\_\_\_\_

\*\*\*\*\*

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