



**STEVE
CRONEBAUGH**
Auctioneer / Realtor®
330-243-6574
Steve@cronebaughauctions.com



BOB HALL
Auctioneer/Realtor®
330-440-5923
Bob@cronebaughauctions.com

15+ ACRE RECREATIONAL RETREAT

1054 Bergholz Rd SE, Bergholz, OH 43908 Tuscarora-
Carroll County, Ohio | Carrollton Exempted Village School District

Selling at Live On Site Auction

Wednesday, September 16 | 6:00 p.m.



Primitive Hunting Lodge | Storage Shed | Stocked Pond
Abundant Wildlife

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

PRIMITIVE HUNTING LODGE & ON SITE STORAGE

Whether your goal is a private hunting camp, weekend retreat, recreational property or simply a place in the country to call your own, this property will deserve a look!

Already in place is a 24' x 60' modular primitive hunting lodge, giving you a ready-made base camp for hunting season and weekend trips.

A separate 12' x 20' storage building provides space for hunting equipment, tools, outdoor gear and property-maintenance supplies.

PROPERTY HIGHLIGHTS:

- 15.61± wooded acres
- 24' x 60' modular primitive hunting lodge
- 12' x 20' storage building
- Newly constructed stocked pond
- Wooded wildlife habitat
- Hunting and recreational opportunities
- Private rural setting
- Potential hunting camp or weekend getaway
- Fishing and outdoor recreation
- Potential future homesite, subject to applicable zoning, septic, utility and building requirements
- No oil, gas, mineral rights or royalties convey with the property

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.

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**



**BUY & SELL REAL ESTATE BY
AUCTION OR TRADITIONAL.**

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Confirmation
1054 Bergholz Rd. SE
Bergholz, Ohio 43908
Real Estate Land Auction
Wednesday, September 16, 2026 6:00 P.M.

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around October 16, 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.

15.61± wooded acres selling at public auction Wednesday, September 16 at 6:00 PM! Located at 1054 Bergholz Rd SE, this Carroll County recreational property offers an ideal setting for hunters, outdoor enthusiasts or buyers looking for a private weekend retreat. Improvements include a 24' x 60' modular primitive hunting lodge, 12' x 20' storage building and newly constructed stocked pond. Wooded acreage provides excellent hunting and wildlife habitat with additional outdoor recreation nearby at Brush Creek Wildlife Area, Jefferson Lake State Park, Fernwood State Forest, Atwood Lake and Tappan Lake. Convenient Eastern Ohio location within 90 minutes drive time of Steubenville, Canton, Wheeling and Pittsburgh. Potential recreational retreat, hunting camp or future homesite, subject to applicable requirements. No oil, gas, mineral rights or royalties convey (seller does not own). Property sells on confirmation at public auction September 16 at 6:00 PM.

Total

\$ _____

1054 Bergholz Rd. SE
Bergholz, OH 43908

IMPORTANT REMINDERS:

- ❖ No Buyer's Premium
- ❖ No oil, gas, mineral rights.
- ❖ 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:

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Sarah E. Kneuss, Broker
Steve Cronebaugh, Auctioneer/Realtor®
steve@cronebaughauctions.com
330-243-6574