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RANCH HOME, W/ WOODSHOP & PERSONAL PROPERTY AUCTION

6063 East State Road, Newcomerstown, OH 43832
Tuscarawas County | Newcomerstown Exempted Village School District

Schworm Estate Live on site Auction
Saturday, October 10, 2026

Chattels Sell at 9:30 AM • Real Estate Sells at 12:00 PM



Open House/Inspection: Wednesday September 30th 5:00-7:00 PM

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

PERSONAL PROPERTY WILL SELL BEGINNING AT 9:30 A.M.

2002 Chevrolet Avalanche 128,000 miles, large selection of wood working tools, drill presses, wood clamps of all sizes, hand tools, nice selection of blow molds, quality household and glassware, Wicker patio set, older bicycle built for two, Sentry fire proof gun safe and tons more! Mr. Schworm was a long time wood worker therefore we have a large auction. We may sell 2 rings at some point so bring a friend!!

REAL ESTATE SELLS AT NOON

Discover a well-maintained home for sale in Newcomerstown, Ohio, offering much more room than meets the eye. Situated on a 75' x 200' lot, this three-bedroom home features convenient main-floor living, a partially finished basement, an attached two-stall garage, and a separate building currently arranged as a wood-working shop.

Located near Newcomerstown and the I-77/US Route 36 interchange, the property provides convenient access to Cambridge, New Philadelphia and Dover in under 30 minutes drive.

The home offers 1420 sq. ft. on the main floor and 1240 sq ft of lower level living space. With a comfortable living room, eat-in kitchen, bonus room, multiple storage spaces and partially finished basement this home offers practical spaces for everyday living.

The partially finished basement expands the home's possibilities with an open entertainment area, second kitchen, full bathroom, laundry hookups, and storage. If you need room for family gatherings, recreation, or hobbies, this lower level provides a versatile starting point.

A separate building (35' x 40') is currently set up as a woodworking shop. It has electric service, water supply (no sewer), pellet stove, 1 garage door and 2 man door entries. This additional building may appeal to woodworkers, craftspeople, collectors, small-business owners, or buyers looking for dedicated workshop and storage space.

Auction by order of: Richard Gene Schworm Sr.Estate, Tusc. Co. Probate # 2026 ES 63296, Randy Schworm, Executor

CHATELS TERMS: 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.

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 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.



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
6063 E. State Rd.
Newcomerstown, OH 43832
Real Estate & Chattel Auction
October 10, 2026 9:30 A.M., Real Estate @ 12:00 P.M.

TERMS: 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on November 13, 2026. 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.

This well-maintained home for sale by auction in Newcomerstown, Ohio, offers more space than its exterior suggests. Situated on a 75' x 200' lot, the home features 1,420 sq. ft. on the main floor, 1,240 sq. ft. in the lower level, three main-floor bedrooms with cedar-lined closets, two full bathrooms, an attached two-stall garage, and a separate 35' x 40' workshop with electric service. The main floor includes a comfortable living room, eat-in kitchen with a wood-burning fireplace, full bathroom with walk-in shower, laundry hookups, and multiple storage closets. A bonus room connecting the kitchen, garage, and exterior entrances could serve as a mudroom, pantry, hobby room, or additional storage area. An enclosed porch with windows and screens provides additional seasonal living space. The partially finished basement expands the home's possibilities with a recreation, brick mantel with decorative electric-log fireplace, second kitchen with eat-at bar, full bathroom, additional laundry hookups, storage room, and cold-storage space. Additional features include mature landscaping, public sewer, private water, and a separate building currently arranged as a woodworking shop. Conveniently located near Newcomerstown and the I-77/US Route 36 interchange, with Cambridge, New Philadelphia, and Dover all approximately 30 minutes away. Property sells at live public auction subject to the published auction terms and conditions.

IMPORTANT REMINDERS:

- ❖ NO Buyers Premium
- ❖ Buyer assumes responsibility for the appraisal gap, if any.
- ❖ No Oil, gas, mineral or royalties 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.

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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