



## PAMELA K. STIMMEL ESTATE LIVE REAL ESTATE AUCTION

**Tuesday, February 17, 2026 | 5:00 pm**

**8026 Lee Rd NW, Malvern, Ohio 44644 | Carroll County**

### Large Log Home on 5+/- Acres



**Open Concept Layout | 4 Stall Garage  
In ground pool | Minutes from town!**

**OPEN HOUSE: Sunday, February 8 from 1-3 PM and Sunday, February 15 from 1-3 PM.  
Inspect the real estate and preview auction items selling online  
February 10 - 24 at [www.cronebaughtauctions.com](http://www.cronebaughtauctions.com)**

**Do not miss this rare opportunity to own a true diamond in the rough.** This beautiful log home sits on 5 secluded acres just two minutes from town and offers 4 bedrooms, 2 baths (plumbed for 3!), and an impressive open-concept living room and kitchen with a gorgeous gas-log fireplace perfect for entertaining or relaxing. A formal dining room provides a quiet setting for more intimate meals, and all four bedrooms feature generous closet space. The spacious basement is an open canvas with many walls already studded in and includes a newer hot tub. From the basement you can walk out to the lower patio or step directly into the four-car garage, offering exceptional storage and hobby space. Outside, the property features a large in-ground swimming pool with a custom cover (condition unknown), creating the potential for your own private oasis. Minerals will be retained by the seller.



*Contents being sold in Online Auction  
Join us a open house to preview items.*

Featuring an outstanding mix of vehicles, arcade games, handcrafted wooden art, collectibles, furniture, appliances, and seasonal décor. This auction offers something for collectors, restorers, decorators, and resellers alike.

February 10 - 24 at [www.CronebaughAuctions.com](http://www.CronebaughAuctions.com)  
See website for details on contents and terms of sale.



**REAL ESTATE TERMS:** Land to sell on CONFIRMATION of the Sellers. Mineral rights retained by the seller. 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 parcels, buyers will contribute \$1,000/parcel toward survey costs. All announcements day of Auction take precedence over any previous advertising.

**CHATEL TERMS:** 4% Buyers Premium Waived for Cash or Check with Positive ID. No buyer's premium on this auction. All announcements day of Auction take precedence over any previous advertising.

**AUCTION BY ORDER OF:** Pamela J. Carlisle, Trustee of Patsy Y Carlisle Trust

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

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574

Auctioneer/Realtor: Bob Hall 330-440-5923



**CRONEBAUGH**  
AUCTION & REALTY, LLC



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





Confirmation
8026 Lee Rd.
Malvern, Ohio 44644
Real Estate Auction
Tuesday, February 17, 5:00 p.m..

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around March 20, 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.

Looking for seclusion just minutes from town? This is it. Nestled on 5 private acres and only 2 minutes from town, this log home offers the rare combination of privacy and convenience. This is your chance to make that dream come true. This spacious 4-bedroom, 2-bath (plumbed for 3!) log home is ready for your finishing touches. The main living area features a beautiful open-concept living room and kitchen, perfect for entertaining or simply relaxing in a warm, inviting space. Beneath the home, you'll find a 4-stall garage, providing exceptional storage for vehicles, equipment, or recreational toys. With its size, layout, and setting, this property offers tremendous potential—far more than we can list. All inspections should be completed prior to auction. Please note: minerals will be retained by the seller.

Total

\$ \_\_\_\_\_

8026 Lee Rd.
Malvern, Ohio 44644

IMPORTANT REMINDERS:

- No Buyer's Premium
Time is of the essence.
PROPERTY SELLS "AS IS"
All minerals, oil, gas, and constituents are reserved.

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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