



CLAYMONT INTERMEDIATE SCHOOL & NORTHSIDE GYM LIVE AUCTION

Wednesday, October 21, 2026 • 6:00 p.m.

225 & 220 N. 3rd St., Dennison, OH | Tuscarawas County



2 Properties Selling Separately by Auction

OPEN HOUSE:

Wednesday, October 14 • 5–7 p.m. | Sunday, October 18 • 1–3 p.m.

Plus one hour prior to auction

**AUCTION 1 –
CLAYMONT INTERMEDIATE SCHOOL
220 N. 3RD ST., DENNISON, OH
Approx. 27,514 sq. ft. • Three Levels
Lot Size Approx.: 1± Acre**

Substantial facility with multiple classrooms, administrative and office areas, elevator, gym access, auditoria, commercial kitchen, library, laundry, multiple restrooms and large rear parking lot. Boiler system replaced in 2021 and chiller A/C system replaced approximately 2023/24. Public water and sewer.



**AUCTION 2 –
CLAYMONT NORTH SIDE GYM &
PLAYGROUND**

**225 N. 3rd St., Dennison, OH
Approx. 3,966 sq. ft. • Single Level
Lot Size Approx.: .789 acres**

Versatile facility featuring a full gymnasium with 10 fold-away picnic tables, commercial kitchen area, restrooms, five exterior entrances/exits and a fenced playground with composite surfacing. Public water and sewer.



Both properties are currently zoned Public per the Village of Dennison Zoning. Buyers are responsible for due diligence regarding zoning, intended use and required approvals.

REAL ESTATE TERMS: Property 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: Claymont City Schools Board of Education

Cronebaugh Auction and Realty, LLC, Sarah E. Kneuss, Broker, 330-295-1295

The Barnett Realtors, Inc. M. Kay Barnett, Broker, 330-339-1196

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574, steve@cronebaughauctions.com

Listing Agent Realtor: Amy Myers, 740-229-6773, amysellshomes79@gmail.com

**The Barnett
Realtors**



AMY MYERS

Realtor®
740-229-6773
amysellshomes79@gmail.com

CRONEBAUGH
AUCTION & REALTY, LLC



STEVE CRONEBAUGH

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

www.CronebaughAuctions.com • 330-295-2195

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





Confirmation
220 N. 3rd St.
Dennison, Ohio 44621
Claymont Intermediate Building
& Northside Gym
Real Estate Auction
October 21, 2026 6:00 P.M.



TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around November 21, 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.

Sale #1: Claymont Intermediate School, 220 N. 3rd St., Dennison, OH, is being offered at live public real estate auction authorized by the Claymont City Schools Board of Education. This substantial three-level facility offers approximately 27,514 sq. ft. with multiple classrooms, administrative and office areas, elevator, gymnasium, auditoria, commercial kitchen (licensing does not convey), library, laundry room, lockers and boys' and girls' restrooms on multiple levels. The boiler heating system was replaced in 2021 and the chiller A/C system was replaced approximately 2023 or 2024. Additional features include a mechanical/boiler room with separate exterior access, upper-level balcony and tower access, former bomb shelter access with secondary exit toward 3rd Street, public water and sewer, and an off-street parking lot. Gates previously used to block the street during recess will be removed prior to transfer. Most recently used during the 2025?26 school year. Property is currently zoned Public per the Village of Dennison Zoning. Buyer is responsible for due diligence regarding zoning, intended use, permitted or conditional uses, variances, building and occupancy requirements, and any governmental approvals necessary for intended use. Open for inspection October 14 from 5-7 p.m., October 18 from 1-3 p.m., and one hour prior to auction on Wednesday, October 21, 2026 at 6:00 p.m. **Property sells on CONFIRMATION of Claymont City Schools Board of Education.**

Sale #2: Claymont Northside Gym, 225 N. 3rd St., Dennison, OH, is being offered at a live public real estate auction authorized by the Claymont City Schools Board of Education. This versatile single-level facility offers approximately 3,966 sq. ft. centered around a gymnasium with 10 fold-away cafeteria tables incorporated into the walls, allowing the space to transition between open recreation and cafeteria/gathering space. The building includes boys' and girls' restrooms, a commercial kitchen area with pantry and kitchen hood (licensing does not convey; kitchen equipment not included), an additional bathroom, separate utility room, gas heat, gas hot water system and five exterior entrance/exit doors. Some chairs are included. Outside is a fenced playground with durable composite surfacing. Public water and public sewer. Most recently used during the 2025?26 school year. A survey will be completed to separate this property from the Claymont School property. The property is currently zoned Public per the Village of Dennison Zoning. Buyer is responsible for due diligence regarding zoning, intended use, permitted or conditional uses, variances, building and occupancy requirements, and any governmental approvals necessary for intended use. Open for inspection October 14 from 5-7 p.m., October 18 from 1-3 p.m., and one hour prior to auction on Wednesday, October 21, 2026 at 6:00 p.m. **Property sells on CONFIRMATION of Claymont City Schools Board of Education.**

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:

The Barnett Realtors, M. Kay Barnett, Broker
310 West High Ave, New Philadelphia OH 44623
Amy Myers, Realtor
740-229-6773, amysellshomes79@gmail.com
www.barnettrealtors.com



Cronebaugh Auction & Realty, LLC, Sarah E. Kneuss, Broker
410 S Fairview Ave REAR, Dover, OH 44622
Steve Cronebaugh, Auctioneer/Realtor®
330-243-6574, steve@cronebaughauctions.com
CronebaughAuctions.com