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1 AUCTION - 2 COUNTRY HOMES

Tabor Ridge Rd, Mineral City, OH
Tuscarawas County • Tusky Valley Local School District

Live on site Auction
Saturday, September 5, 2026
Chattels Sell at 9:30 AM • Real Estate Sells at 11:00 AM

Auction 1: 3246 Tabor Ridge Rd
1.2 Acres | 5BR | 2BA | Detached Garage



Auction 2: 3260 Tabor Ridge Rd
1.75 Acres | 3BR | 2.5BA | Fireplace



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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.
Tractors, Vehicles, Tools, Household.

AUCTION PROPERTY 1:

3246 TABOR RIDGE RD., MINERAL CITY, OH

Opportunity awaits with this two-level brick home situated on approximately acres in a peaceful country setting. Featuring 5 bedrooms, 2 full baths, kitchen areas on both levels, a walk-out lower level with the potential for separate living space, and a detached 2-stall garage with steel roof, rear mower door, storage shed, spacious backyard and patio.

Auction by order of: Willard Kieffer Jr Estate Case #2024 ES62360, Mark Wagner, Attorney for Estate, Jamie Kieffer, Administrator for Estate

AUCTION PROPERTY 2:

3260 TABOR RIDGE RD., MINERAL CITY, OH

Solid brick country home on one level with endless potential! Situated on 1.75±, this 3-bedroom, 2½-bath ranch offers a spacious kitchen & living room with fireplace and potential to create a great room, large primary suite with en suite bath, attached 1½-car garage, full unfinished basement, and large front and back yard with beautiful countryside views.

Auction by order of: Jamie Kieffer

Both homes offer a great opportunity for investors, flippers or buyers ready to renovate and build equity. Conveniently located just minutes from New Philadelphia, Dover and Canton.

Visit our website for photos and additional information.

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.



**BUY & SELL REAL ESTATE BY
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Confirmation
3260 Tabor Ridge Rd.NE &
3246 Tabor Ridge Rd. NE
Mineral City, Ohio 44656
Real Estate Auction
Saturday September 5, 2026 - 11:00 a.m.

TERMS: 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on October 5, 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.

Sale Order Addendum

Property will be offered in 2 sales.

Sale 1: 1.92± Acres w/ Home 3260 Tabor Ridge Rd.

Total \$_____

Solid brick country home offering plenty of potential for an owner-occupant, investor, or buyer looking for a renovation project. The main level features 3 bedrooms and 2.5 baths, including a primary suite with private bath and walk-in closet. The kitchen offers ample cabinetry, an eat-at bar and adjoining dining area with French doors leading to the backyard. A spacious living area features a brick fireplace and countryside views. A convenient half bath and laundry room are located off the attached 1.5-car garage. The full unfinished basement provides a large, open space with an additional wood-burning fireplace and potential for future finished living or recreational space. Outside, enjoy a large front and backyard, concrete front patio with stone accents, and a peaceful rural setting. Property offers an excellent opportunity to update, renovate and add value. Selling at public auction September 5, 2026, at the property in addition to the neighboring property at 3246 Tabor Ridge Rd

Sale 2: 1.22 ± Acres w/Home 3246 Tabor Ridge Rd.

Total \$_____

Bring your ideas to this two-level brick home in a peaceful Mineral City country setting. An excellent opportunity for an investor, flipper or buyer looking for a renovation project. The main level offers 3 bedrooms, full bath, living room and eat-in galley kitchen. The walk-in lower level includes 2 additional bedrooms, full bath, living room and second kitchen setup, providing a flexible floor plan with potential for separate living spaces. Outside you'll find a detached 2-stall garage with steel roof and rear mower door, additional storage shed, open backyard and patio. Convenient to Mineral City, Atwood Lake, Dover and New Philadelphia. Selling at public auction September 5, 2026, at the property in addition to the neighboring property at 3260 Tabor Ridge Rd.

IMPORTANT REMINDERS:

❖ Buyer assumes responsibility for the appraisal gap, if any.

❖ No oil, gas, mineral or royalties transfer.

- Properties sell 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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