



CRONEBAUGH
AUCTION & REALTY, LLC

Visit the
website for
more details
on this auction
and others.



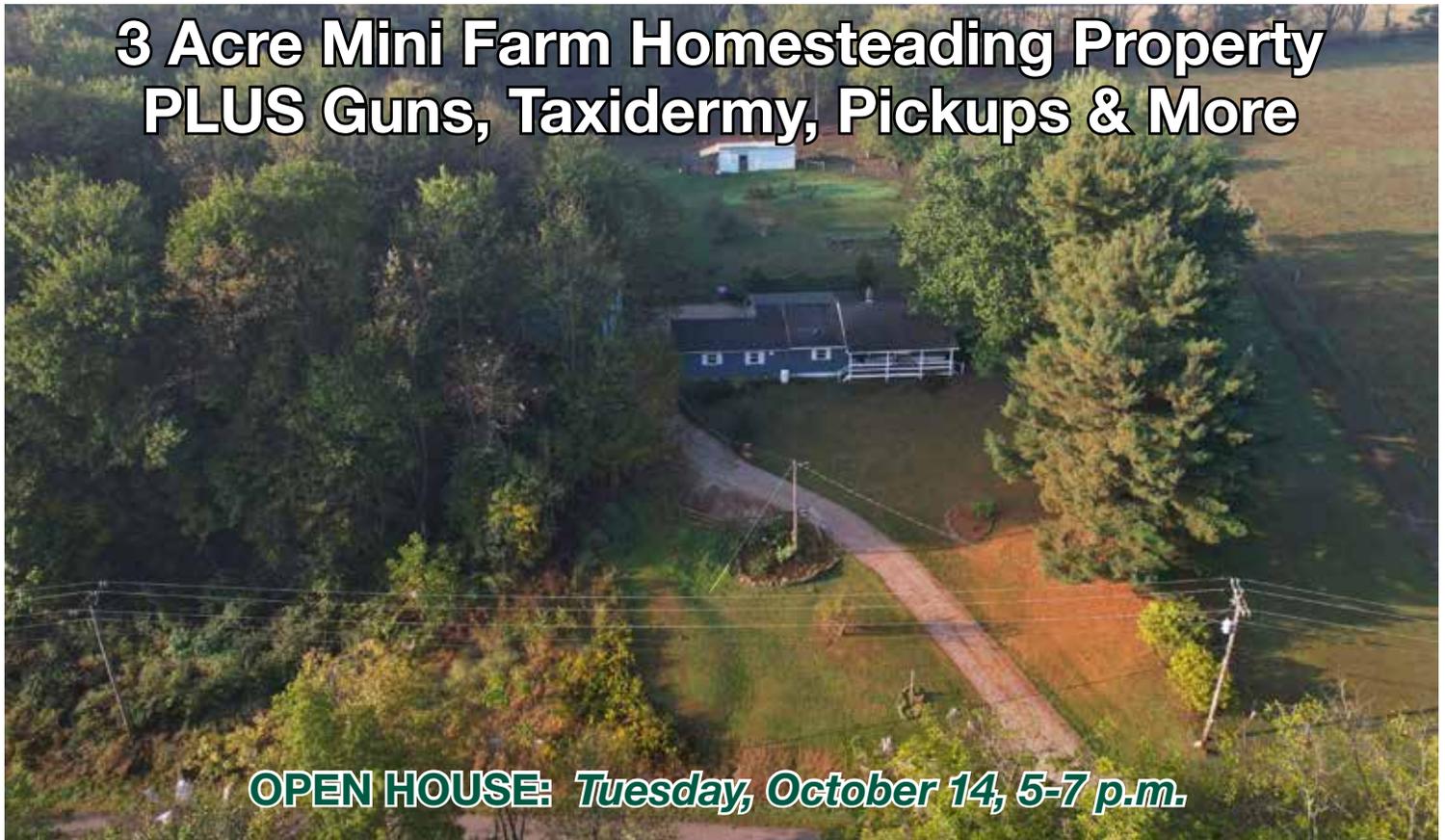
Saturday, October 25, 2025

9:30 a.m. | Real Estate Sells at Noon

3366 Bronze Rd Carrollton, OH 44615 - Carroll County

Directions: Take SR 171 to Avalon Rd towards Malvern to Bronze Rd. Turn right on Bronze Rd.

3 Acre Mini Farm Homesteading Property PLUS Guns, Taxidermy, Pickups & More



OPEN HOUSE: Tuesday, October 14, 5-7 p.m.

REAL ESTATE: Nestled on a generous 3-acre site, you will find the perfect blend of rustic charm and rural opportunity. This property features a cozy rustic-style home brimming with potential, accompanied by a variety of outbuildings that open the door to endless possibilities—whether you're dreaming of raising chickens, keeping a few cows or horses, or launching your own homestead. Most of the land is already fenced, making it ready for your next adventure. A spacious 2-car detached garage adds even more flexibility, ideal for storage, a workshop, or creative expansion.

Please note: minerals will be retained by the seller.

Don't miss your chance to own this unique property.

www.CronebaughAuctions.com • 330-295-2195

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

VEHICLES: 2004 Toyota Tacoma XTR extra cab 4 cyl 5 speed 160,000 miles, 1987 Chevy ¾ pickup truck 148,000 miles runs good body is rough, Small Livestock Trailer, Husqvarna Lawn Tractor w/ positraction, Husqvarna push mower self propelled, and Trailer for a 4-wheeler.

WILD LIFE MOUNTS: Deer Mounts of all types from shoulder to head or full body mounts, we also have mounts of the following species: turtle, ducks, wolf, rattle snakes, squirrels, various styles of turkeys, pheasants, porcupine, coyotes, various types of wild boars, elk, rams, numerous fish, possum, fox, piebald deer, racoon, geese, very unique deer mounts, flying squirrel, and several wild life lamps. Please note we have over 80 mounts of all types. Joe was outstanding in his field and has some very creative mounts. All mounts were legally taken and have tags or papers as required. We will also have several tanned hides to offer.

GUNS: SKS 7.62X39, Winchester semi-auto 22, Echo Ordinance AR-15 (custom made) 223, Revelation Model 117 22 short long (long rifle-lever action, Antonio Zoo-olie 58 cal muzzleloader, Savage Arms Model 73Y coon hunter special 22-bolt action, Marlin skeleton (22) frame semi auto, Mossburg 500 20 ga w/ scope pump, Remington 1100 12 ga w/ slug and shot barrel, Marlin 917V 22HMR-boltaction, Savage Arms 954LS-22, Stevens Model 56C 22 boltaction, Stevens Model 67 series E 20ga pump, Ithaca 12 ga double barrel, Centurion Sporter AR-15 223 (front bi-pod), Traditions 50 cal Pursuit XLT muzzleloader (thumbhole stock), Thompson Center Contender 22 and 44mag barrels, Daisy BB gun, 36 cal muzzleloader/ knife pistol (custom made), 44 Black powder Pietta Revolver, Misc scopes, stun gun, and Ruger 10-22 clips (2-new).



OTHER MISC. ITEMS: 3 Phase Biro Commercial Meat Saw, 2 Refrigerators, washing machine and dryer (5 months old), electric range, small chest freezer, miscellaneous household items, Total exercise equipment, multiple gun cabinets, bedroom furniture, and miscellaneous tools various traps, saddle and stand, fishing poles, chain saw, (2) dog boxes for a pick-up, misc chicken waterers and feeders, air compressor, 2 fleshing machines, (2) dog tracking systems, antique corn sheller, 2 cast iron kettles with stands, and a 30 gal aluminum pot.

CHATTEL TERMS: 4% Buyers Premium Waived for Cash or Check with Positive ID. No buyers premium on this auction. 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.

AUCTION BY ORDER OF: Joe & Chris Evans

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

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574

Auctioneer/Realtor: Bob Hall 330-440-5923



www.CronebaughAuctions.com • 330-295-2195

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





Confirmation
3366 Bronze Rd.
Carrollton, Ohio 44615
Real Estate Auction
Saturday, October 25, 2025 at 12:00 p.m.

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around December 15, 2025. 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.

Nestled on a generous 3-acre site, 3366 Bronze Rd in Carrollton, OH offers the perfect blend of rustic charm and rural opportunity. This property features a cozy rustic-style home brimming with potential, accompanied by a variety of outbuildings that open the door to endless possibilities—whether you're dreaming of raising chickens, keeping a few cows or horses, or launching your own homestead. Most of the land is already fenced, making it ready for your next adventure. A spacious 2-car detached garage adds even more flexibility, ideal for storage, a workshop, or creative expansion. Please note: minerals will be retained by the seller.

Total

\$ _____

3366 Bronze Rd.
Carrollton, Ohio 44615

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: _____
