



LUCAS REAL ESTATE & CHATTELS LIVE AUCTION

Saturday, June 28, 2025 9:30 a.m.

Real Estate Sells at 12:00 p.m.

181 5th St NE Carrollton, OH 44615 - Carroll County

Investor Opportunity or Perfect First Home!



OPEN HOUSE: Wednesday, June 18, 2025, 5:00-7:00 p.m. and one hour prior to the Auction.

Whether you're looking to invest or buy your first home, this property offers incredible potential at the right price. Located on a corner lot next to the community park and walking track, this 3-bedroom home features a first-floor bathroom, making it ideal for a variety of living arrangements. With the right updates, it could serve as a long-term rental, a first-time buyer's affordable start, or even be converted into a duplex for added income potential. Two storage sheds and a spacious yard add to the value. Don't miss this opportunity to build equity or start your real estate portfolio!

HOUSEHOLD, APPLIANCES AND MORE:

Love seat and matching chair, 2 electric lift chairs, Whirlpool washer, Conservator electric dryer, 18 cu HotPoint Refrigerator, Frigidaire gas range, Crosley upright freezer, microwave, corner curio cabinet, small hutch, misc. Beer Steins, secretary, one piece 4 door glass shelf, dressers, glider chair, lamps, lanterns, coat rack, buffet, antique dresser with mirror, holiday decorations, Longaberger baskets, old books, small grindstone, step ladders, organizers, wishing well, old school desk, hand tools, work bench, aluminum extension ladder and much more!

GUNS: Remington Mod 11 Sportsman
sn:1545865, J.Stevens 20 ga single shot, J Stevens 12 ga single shot, and more



REAL ESTATE TERMS: House 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.

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: Montrue L. Lucas Estate, Jeff Lucas & Rose McNinch Co-Executors, Carroll Co Probate # 20251062

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

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574

Auctioneer/Realtor: Bob Hall 330-440-5923



BOB HALL

Auctioneer / Realtor®
330-440-5923
Bob@cronebaughauctions.com



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
181 5th St. NW
Carrollton, Ohio 44615
Real Estate Auction
Saturday, June 28, 2025 at 12:00 p.m.

TERMS: 10% non refundable deposit required day of auction with balance due at closing on or around **July 31, 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.

Explore the potential of this classic home at 181 5th St NE, Carrollton, Ohio 44615, offered at live auction on Saturday, June 28, 2025 at 12:00 PM. This property features a spacious layout, original finishes, and a solid structure that is perfect for renovation or investment. While the interior is dated, it offers a great foundation for customization and value-added improvements. This property could be converted to a duplex as well. Located in a quiet residential area near downtown Carrollton, this home is close to schools, shops, and local amenities. With some vision and updates, this property could be transformed into a comfortable residence or profitable flip. **REAL ESTATE TERMS:** House 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 buyer's 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.

Total

\$ _____

181 5th ST. NW
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:
