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TUSCARAWAS MULTI-PARCEL LAND WITH HOME & OUTBUILDINGS AUCTION

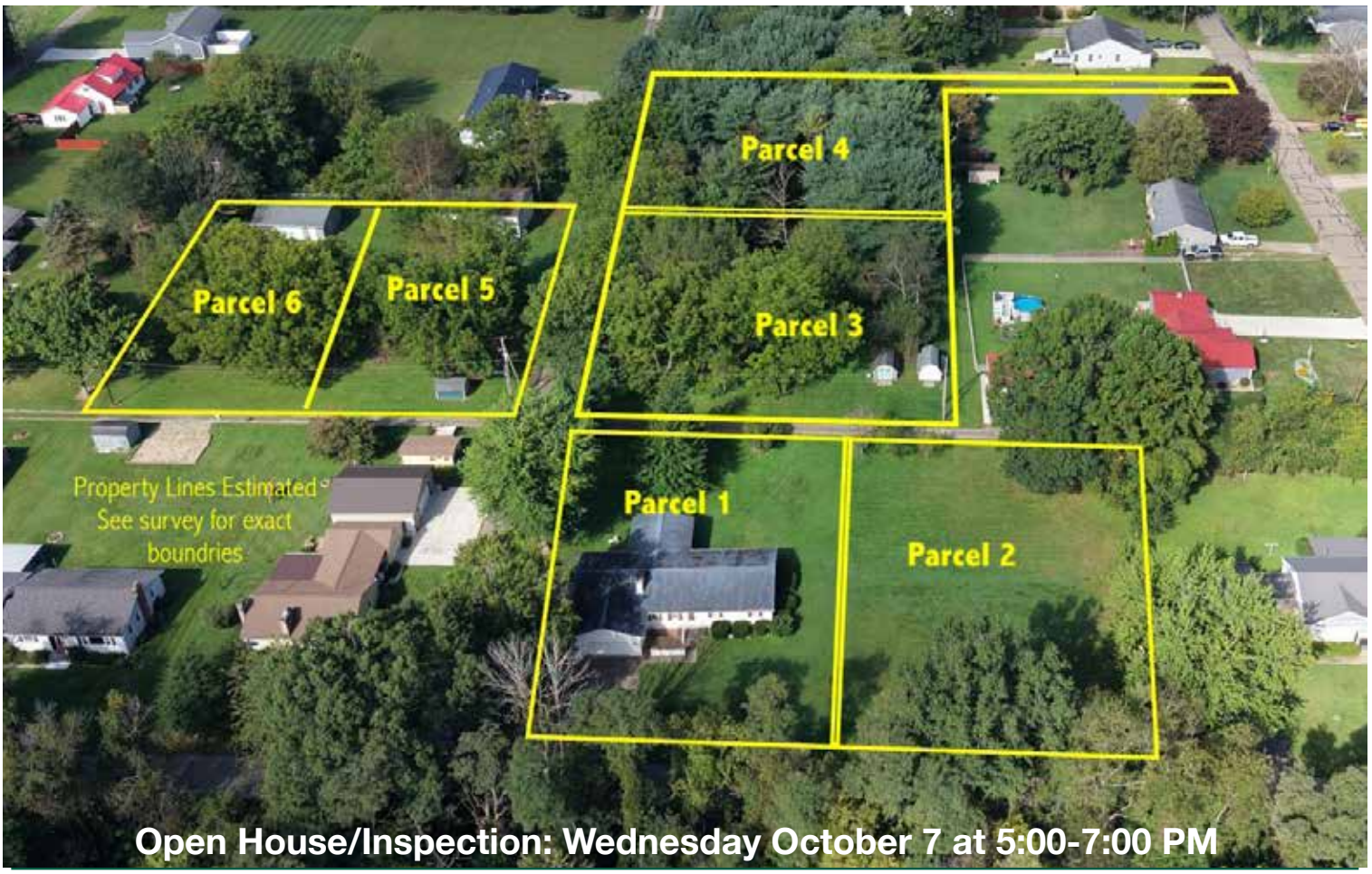
Outdoor Equipment, Tools & Household Personal Property Auction

Schumacher Estate Live on site Auction

Saturday, October 17, 2026

Chattels Sell at 9:30 AM • Real Estate Sells at 12:00 PM

122 High Street, Tuscarawas, OH 44682
Tuscarawas County | Indian Valley Local School District



Open House/Inspection: Wednesday October 7 at 5:00-7:00 PM

www.CronebaughAuctions.com • 330-295-2195

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

PERSONAL PROPERTY WILL SELL BEGINNING AT 9:30 A.M.

John Deere Gator CX 2004 model with 431 hours, Troy-Bilt walk-behind trimmer mower, 23-ton log splitter, John Deere 212, FMC Bolens mower, large selection of weed eaters, chainsaws, outdoor power equipment, hand tools, glassware, crocks, antiques, household items and much more.

VERY LARGE AUCTION—TWO RINGS WILL RUN MOST OF THE DAY

REAL ESTATE SELLS AT NOON
REAL ESTATE OFFERED IN SIX PARCELS

PARCEL 1: Approximately 1,700-square-foot, three-bedroom home on 1/2± acre with a partially finished basement and attached two-car heated garage.

PARCEL 2: Mowed 1/2±acre residential lot.

PARCEL 3: Partially wooded 1± acre residential lot.

PARCEL 4: Partially wooded 1± acre residential lot.

PARCEL 5: Open 1/2± acre lot with an approximately 1,300-square-foot pole building.

PARCEL 6: Open 1/2± acre lot with an approximately 850-square-foot garage.

The home features a kitchen with newer wood cabinetry and built-in pantry, an eat-in dining area, living room with wood-burning fireplace, three bedrooms, one full bathroom and one half bathroom. A private-entry home office with independent climate control provides flexible space for working, hobbies or recreation.

Additional features include an enclosed rear porch overlooking the backyard and a partially finished basement with a second kitchen area, recreation space, exterior exit, laundry hookups, utility sink, toilet, shower and abundant storage. The attached two-car garage offers an automatic overhead door, service door, water supply and gas radiant heat. The property is served by municipal water and sewer. Mineral rights do not convey.

Parcels 3 and 4 will be offered by buyer's choice, with the high bidder having the option to purchase both by multiplying the winning bid by two. Parcels 5 and 6 will also be offered by buyer's choice under the same procedure.

Auction by order of: Karen E. Schumacher, Annette M. Schumacher and Brian Schumacher

CHATTELS 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: 10% non refundable deposit required day of auction with balance due at closing. 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.









Auctioneer/Realtor: Steve Cronebaugh & Bob Hall | 330-295-2195
Broker: Sarah Kneuss

CRONEBAUGH
AUCTION & REALTY, LLC

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AUCTION OR TRADITIONAL.
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Selling at Auction – Don't Miss This Opportunity

122 High St.
Tuscarawas, Ohio 44682
Real Estate Auction
Saturday October 17, 2026 12:00 P.M.

TERMS: 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on November 17, 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 first in parcels. We will hold these bids and then offer the property in its entirety. To be considered to sell in its entirety, the total of all parcels must be raised by 1%.

	Total
Tract 1: ½ ± Acres w/ Home	$_____
Tract 2: ½ ± Acres	$_____
Tract 3: 1 ± Acres	$_____
Tract 4: 1 ± Acres	$_____
Tract 5: ½ ± Acres	$_____
Tract 6: ½ ± Acres	$_____

Total of individual parcels $_____

Combination Parcels 1-6: approx. 4± Acres $_____

IMPORTANT REMINDERS:

- ❖ No Buyers Premium
- ❖ Buyer assumes responsibility for the appraisal gap, if any.
- ❖ No oil, gas, mineral or royalties transfer.

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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