



# DORIS POLAND LIVE REAL ESTATE AUCTION

## Saturday, October 4, 2025 11:00 a.m.

6599 Buckhorn Rd, Newcomerstown, Ohio 43832 - Tuscarawas County

### Country Setting w/Farmhouse & Pole Building



*Well Maintained property just minutes from I-77 Stone Creek Exit*

## 2 Tracts up for bid totaling 38+/- acres

**OPEN HOUSE: Wednesday, September 24, 2025, 5-7 pm**

Directions: From SR 77 take Stone Creek exit to CR 21 north into Stone Creek, turn left at stop sign SR 751 follow SR 751 to CR 20 Buckhorn Rd turn left, auction on left.

**Tract 1: 10 acres + home and pole building**

Step into this beautifully maintained farmhouse and feel right at home. Featuring 2 bedrooms and 1 bath, this gem has been lovingly cared for and is neat as a pin. Start your mornings in the sunny eat-in kitchen, sipping coffee while watching deer roam the front yard. The living room welcomes you with instant comfort, and a bonus room offers flexible space—perfect for a home office, rec room, or creative studio. Nestled on approximately 10 acres, this property also includes a spacious 40x60 pole building.



**Tract 2: 27.7 +or - wooded and open land**

Property will be offered by tract and then as a whole, with a final opportunity to defend your bid. Final per-acre pricing will be determined by survey results. Buyer to contribute \$1000 per tract toward survey cost if property sells in tracts. ALL OWNED MINERAL RIGHTS WILL TRANSFER!



REAL ESTATE TERMS: Real Estate to sell on CONFIRMATION of the Sellers. Any CAUV recoupment costs are the buyer’s responsibility. 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. If sold in separate tracts, buyers will contribute \$1,000 per tract toward survey costs. All announcements day of auction take precedence over any previous advertising.

AUCTION BY ORDER OF: Doris T. Poland  
Cronebaugh Auction and Realty, LLC, Sarah E. Kneuss, Broker  
Auctioneer/Realtor: Steve Cronebaugh 330-243-6574  
Auctioneer/Realtor: Bob Hall 330-440-5923



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





**On Confirmation**  
**6599 Buckhorn Rd.**  
**Newcomerstown, Ohio 43832**  
**Real Estate Auction**  
**Saturday, October 4, 2025**

**TERMS:** 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on or before **December 4, 2025**. 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%.

	Price per Acre	Total		Defend Position
Tract 1: 10.± Acres w/ Home		\$ _____		\$ _____
Tract 2: 27.7 ± Acres	\$ _____	\$ _____		\$ _____
Total of individual parcels	\$ _____			
Combination Parcels 1-2: approx. 37 Acres	\$ _____			

**DEFEND YOUR POSITION:**

If the property is combined following the parcel bidding, each parcel buyer will be given one opportunity to raise the bid on their parcel only. The parcels will not be reopened to everyone, only those who held the parcel prior to the combination. The total of the bids must be raised by 1% of the combined total.

Total of individual parcels after Defend Your Position \$ \_\_\_\_\_

After Defend Your Position with the parcel bidders, the property is opened as its entirety to any and all registered bidders. The total must be raised by 1% of the defend your position parcel totals.

Final Combination Parcels 1-2: approx. 37 Acres \$ \_\_\_\_\_

**IMPORTANT REMINDERS:**

- ❖ Buyer is responsible for any CAUV tax recoupment due.
- ❖ Buyer assumes responsibility for the appraisal gap, if any.
- ❖ Buyers will pay \$1000/parcel survey if sold in parcels.
- ❖ All owned mineral rights will transfer.

**Summary of Auction Terms & Conditions**

Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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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