



KAUFMAN
REALTY & AUCTIONS



CURT YODER

LIVE AUCTION



Trealayne Holsteins Family Farm - 3727 Bair Rd. NW, Dover, OH 44622

ICONIC DOVER OHIO 176.5 ACRE FARM

176.5 Acres | Dover Township | Tuscarawas County | 8 Parcels | Multiple Farm Buildings
Beautiful Country Building Sites | Excellent Tillable Farm Fields | Wooded Recreational Land
Mineral Rights | Strategically Located near Dover

Live Auction: Tuesday, June 24th, 2025, at 6:00 PM

Open for Inspection: Friday, June 13th, from 11:00 AM to 1:00 PM

(888) 852-4111 | kaufman-auctions.com | kaufmanrealty.com



Parcel 4
46.3 Acres+-

Parcel 3
36.3 Acres+-

Parcel 8
13.1 Acres+-

Parcel 7
6.1 Acres+-

Parcel 6
6.9 Acres+-

Parcel 5
6.6 Acres+-

Parcel 2
25.6 Acres+-

Parcel 1
35.6 Acres+-

The Zone AE Flood Line is approximate
and subject to a full elevation survey

Bair Rd. - TR 207

Bair Rd. - TR 207



Summary: An iconic generational farm is being offered for the first time since 1943. Trealayne Holsteins and the Specht Family were well known for their excellent dairy operation and their top-of-the-line registered dairy herd and along with that, their beautiful farm. The farm, once home to 120 head of cattle, offers good farm buildings, beautiful building sites, excellent creek bottom farmland, and wooded recreational land. Offered in 8 parcels ranging in size from 6.1 to 46.3 acres, this farm has something for all buyers. The buildings include a 250x42 dairy barn, 100x40 bank barn, and 22x50 equipment shed and are all in fair usable condition. With frontage on Bair Rd., this farm is easily accessible to major state routes and I-77. Selling with all rights, this is an opportunity you don't want to pass up. Join us for the preview to see all this farm has to offer or contact agent to walk or show the property.

Parcel 1: 35.6 Acres w/152' frontage.

Parcel 2: 25.6 Acres w/150' frontage.

Parcel 3: 36.3 Acres w/50' frontage.

Parcel 4: 46.3 Acres w/73' frontage.

Parcel 5: 6.6 Acres and buildings w/159' frontage.

Parcel 6: 6.9 Acres w/329' frontage.

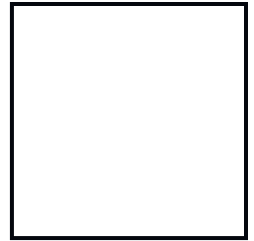
Parcel 7: 6.1 Acres w/327' frontage.

Parcel 8: 13.1 Acres w/60' frontage.

Legal: Parcel #10-01333-000 in Dover Twp of Tuscarawas Co and Dover City SD. Taxes per half year are \$2,550.02 based on CAUV; any recoupment is the buyer's responsibility.

Terms: 10% Buyer's Premium. 10% non-refundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing or other contingencies, property sells "AS IS." Any required inspections must be completed prior to bidding. Portions of the property lie within the flood zone. Property sells subject to all articles of record. Tenant farming rights granted for 2025 season - Rents will be prorated at closing. Acreage & frontage amounts are approximate and subject to final survey. Buyer to pay \$750 per surveyed parcel. The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. Announcements day of sale take precedence over all previous advertising and statements.

Sale: By order of Trealayne Holsteins LLC.



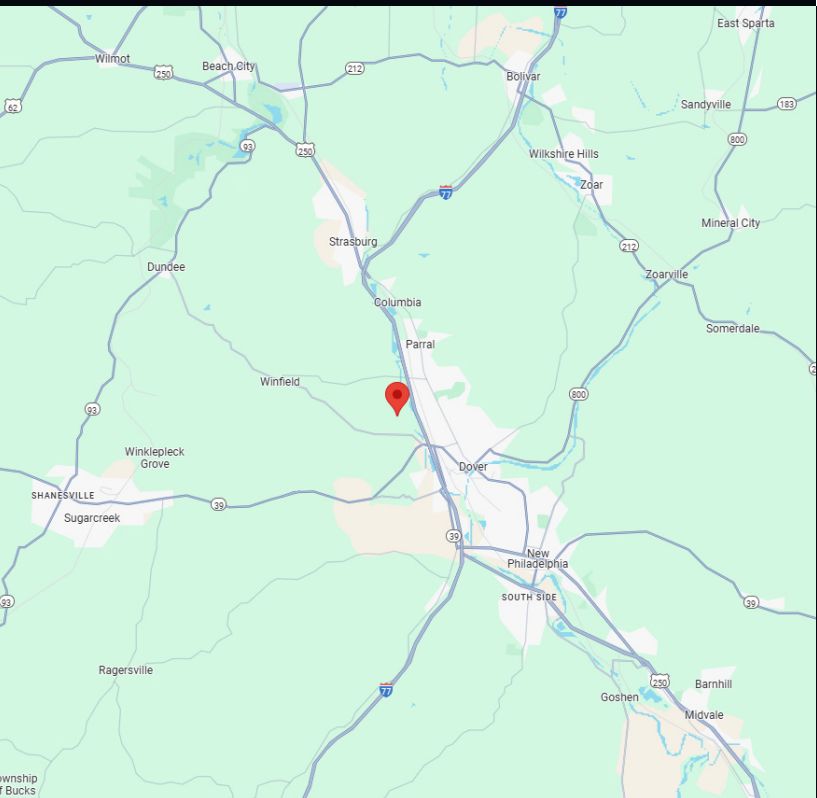
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GPS Coordinates: 40.538062926324386, -81.50748307673254

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Curt Yoder

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Dave Kaufman

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Directions: From I-77 (exit 83), in Dover, take SR 39 west to SR 516, east .7 mile to Bair Rd., turn north .5 mile to property. Signs Posted.