



3931 State Route 39 NW, Dover Ohio 44622

## BROWN REAL ESTATE AUCTION

5.46 Ares | 3 Bedroom Home | Bank Barn | Dover Township | Tuscarawas County  
Dover City LSD | Vinyl Fenced Pasture | Prime Location | Lots of Potential



5.46 acre hobby farm in a prime location with 1,190 ft of road frontage. Featuring a 3 bedroom true brick home built in 1930 with an attached 1 car garage and full basement. Main floor has a dine-in kitchen, living room, office, full bathroom & laundry room. Upstairs has 2 bedrooms, one with a walk-in dressing room, full bathroom, and an additional bedroom turned into a library room. Utilities include central air, private well and septic and set-up for propane heat. A beautiful well-maintained bank barn with many updates through the years. Has a north facing wall of glass windows and includes (2) 10'x 10' horse stalls in the lower level. Vinyl fencing surrounds most of the property, along with mature landscaping. Truly a great opportunity to use your imagination on what all this property has to offer, whether it be to own your own hobby farm or consider the many possibilities being located along a state route and only minutes from I-77. Plan on joining us for preview or call to schedule your own private showing.

**Terms:** 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS" with Reserve subject to Seller Confirmation. Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Acreage & frontage amounts are approximate & subject to final survey. Announcements day of sale take precedence over all previous advertising and statements.

**Legal:** Parcel #1003151000 in Dover Township of Tuscarawas County and the Dover City LSD. Taxes per half year are \$1418.34

**Auction by order of:** Jerry & Jane Brown

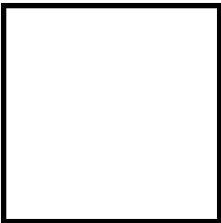
**CONTACT RAY FOR ALL BIDDING OPTIONS!**

**Auction Ends: Thursday, October 29th, 6:00 PM**

with Extended Bidding

Open for Inspection: Wednesday, October 21st, 4:00-6:00 PM

(888) 852-4111 | [kaufman-auctions.com](http://kaufman-auctions.com) | [kaufmanrealty.com](http://kaufmanrealty.com)



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**Address:**  
3931 State Route 39 NW, Dover Ohio 44622

**GPS:**  
40.510727, -81.535494

**Directions:**  
From Sugarcreek take State Route 39 East 5.6 miles to location. From I-77 exit 83 near Dover, take State Route 39 West 2.7 miles to location. Signs Posted.

**Location:**  
Dover, OH | Tuscarawas Co. | Dover Twp.

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**Dave Kaufman** | Broker, Auctioneer

**Ray Yoder** | Realtor, Auctioneer  
330-204-0110 | ray@kaufmanrealty.com

