LAND & HOME AUCTION

WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

RES AUCTION SERVICES

71.5 AC± | 7 TRACTS | STARK CO, OH

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 11/14/26 **AUCTION TIME:** REAL ESTATE AT 10:00 AM ET
PERSONAL PROPERTY AT 11:00 AM ET

AUCTION HELD AT: ON-SITE, 3345 BATTLESBURG ST. SE, EAST SPARTA, OH, 44626

PROPERTY PREVIEW: 11/01 FROM 1:30 PM TO 3:30 PM AND 11/05 FROM 4:00 PM TO 5:30 PM AT 3345 BATTLESBURG ST. SE, EAST SPARTA, OH, 44626

ABSOLUTE AUCTION

Live and Online at RES.bid

Live Real Estate Auction | Saturday, November 14, 2026

An incredible opportunity to purchase an established blueberry farm, beautifully remodeled country home, agricultural buildings, recreational acreage, and scenic building sites in Stark County, Ohio!

Live Real Estate Auction | Saturday, November 14, 2026 | Stark County, Ohio

SELLING ABSOLUTE: Welcome to Blossom Creek Farm! Located between Canton and East Sparta, Ohio, this remarkable 71.5± acre property offers a rare combination of agricultural production, business potential, country living, and recreational opportunities. Currently operating as an established blueberry and flower farm with a direct-to-consumer retail business, this property has the infrastructure in place for a buyer to continue the existing operation or bring an entirely new vision to life.

The property will be offered at auction in 7 individual tracts, combinations of tracts, or as an entire 71.5± acre farm, creating opportunities for a wide range of buyers. Whether you're looking to own an established agricultural business, expand your farming operation, purchase a country home, invest in a short-term rental, or build your dream home overlooking the countryside, this auction offers something for everyone.

Blossom Creek Farm is an established blueberry and specialty flower operation featuring approximately 6,000 blueberry bushes across four varieties: Duke, Bluecrop, Elliott, and Brigitta. In addition to direct-to-consumer sales through the farm's retail shop, the farm also supplies blueberries to Gervasi Vineyard, highlighting an existing commercial relationship and additional market for its production.

These established plantings provide a strong foundation for continued blueberry production, with an irrigation system supplied by a beautiful 1.8± acre pond. Approximately 12 acres of tall fencing surrounds the blueberry and flower fields to help protect the plants from wildlife.

In addition to the established blueberry operation, Blossom Creek Farm features approximately 800 peony plants and an impressive variety of specialty cut flowers. The flower fields were planted in 2026 with 14 varieties, including snapdragons, yarrow, statice, feverfew, dill, sunflowers, zinnias, ageratum, amaranth, gomphrena, spike celosia, cockscomb celosia, marigolds, and cosmos.

This diverse flower production offers additional opportunities for direct-to-consumer sales, fresh-cut bouquets, farmers' markets, floral arrangements, and potential agritourism experiences. Combined with the existing retail farm shop, blueberry production, and greenhouse space, the flower operation adds another exciting dimension to this established agricultural business.

Multiple agricultural outbuildings provide valuable storage, workspace, and operational flexibility. Several buildings feature concrete floors, electricity, and water, along with two large cooler spaces that could continue serving the agricultural operation or potentially be repurposed for other uses. Two older outbuildings had their metal roofs resurfaced in 2026, adding to the recent improvements throughout the property.

The possibilities for growth are exciting! Continue operating the established blueberry and flower farm, expand the retail business, introduce additional crops, or explore agritourism opportunities. With approximately 6,000 established blueberry bushes, peony production, blackberry plantings, irrigation infrastructure, and significant agricultural improvements already in place, this property provides a tremendous foundation for its next owner.

On the north side of the road sits a beautifully remodeled 3-bedroom, 2-full-bath home, updated in 2026, offering modern comforts while maintaining the charm of country living. The home features two fireplaces, a convenient main-level laundry, and an attached two-car garage currently transformed into a game room and entertainment space. Just outside, a large concrete paver driveway provides additional room for parking and gatherings.

Near the home are a charming red barn, an additional detached garage, and a gazebo overlooking the blueberry fields, creating an inviting setting to relax and enjoy the countryside. The red barn, gazebo, and garage all received new roofs in 2025, providing additional value to these improvements.

Currently operating as a successful Airbnb, the home offers flexibility for its next owner. Continue utilizing the property as a short-term rental investment, enjoy it as a weekend retreat, or make it your own full-time country residence. With its recent remodel, attractive improvements, and beautiful setting, this property offers excellent versatility.

Beyond the farm improvements, the remaining acreage features rolling terrain, open ground, scenic hilltops, and beautiful views of the surrounding countryside. Several areas offer outstanding potential building sites where you can enjoy the peaceful rural setting. Additional opportunities could include expanding agricultural production, establishing a hobby farm, creating a fenced pasture for livestock, or enjoying the property for recreational purposes. A wooded section with abundant deer sign adds hunting appeal, while frontage along Nimishillen Creek provides another unique natural feature.

One of the most attractive aspects of this auction is the flexibility to purchase the acreage that best fits your needs. Buyers interested in the complete blueberry operation should strongly consider combining Tracts 1 and 2, which together offer 30.3± acres and bring together the established blueberry fields, primary irrigation pond, retail shop, greenhouses, and supporting farm infrastructure. Buyers interested in a country residence or investment property can focus on Tract 3, while the remaining tracts offer opportunities for future homesites, additional agricultural acreage, and outdoor recreation.

TRACT 1: 15.1± ACRES – ESTABLISHED BLUEBERRIES, IRRIGATION POND & WOODS

An outstanding opportunity to own a productive portion of this established blueberry farm! This tract features approximately 6 acres of established blueberry plants and a beautiful 1.8±-acre pond that serves as the primary irrigation water source for the farm. The blueberry fields benefit from existing irrigation infrastructure, making this an attractive opportunity for anyone looking to continue or expand agricultural production.

A wooded area adds recreational appeal, providing wildlife habitat and hunting opportunities. Whether you're interested in agricultural production, outdoor recreation, or a combination of both, this tract offers tremendous potential.

Consider combining this tract with Tract 2 to acquire the primary components of the existing blueberry farm operation, including approximately 9 acres of established blueberries, irrigation infrastructure, retail facilities, and agricultural outbuildings.

TRACT 2: 15.2± ACRES – RETAIL FARM MARKET, OUTBUILDINGS, GREENHOUSES & BLUEBERRIES

Here is your opportunity to own the heart of an established blueberry farm business! This 15.2± acre tract includes the existing retail farm shop, multiple agricultural outbuildings, three hoop greenhouses, approximately 3 acres of established blueberries, a flower field, and a small pond.

The buildings provide valuable storage and workspace, with improvements including concrete floors, electricity, water, and two large cooler spaces. These facilities offer excellent flexibility for continued agricultural use or other potential business opportunities.

The property also features frontage along Nimishillen Creek, adding natural beauty and recreational appeal.

For buyers interested in operating the complete blueberry farm, combining Tracts 1 and 2 creates an exceptional opportunity! Together, these tracts offer approximately 30.3 acres, including the established blueberry production acreage, primary irrigation pond, retail farm market, greenhouses, and supporting infrastructure. Whether you envision continuing the current operation, expanding direct-to-consumer sales, or exploring agritourism, this combination deserves serious consideration.

TRACT 3: 2.5± ACRES – BEAUTIFULLY REMODELED HOME, BARN, GARAGE & PAVILION

Country living meets investment opportunity! This 2.5± acre tract features a beautifully remodeled 3-bedroom, 2-full-bath home with two fireplaces, main-level laundry, and an attached two-car garage currently set up as a game room and entertainment area. The seller took great pride in the remodel to make this home like new!

The large concrete paver driveway provides an attractive outdoor gathering space with plenty of additional parking. Other improvements include a smaller barn, detached garage, and a pavilion overlooking the blueberry farm, providing a wonderful setting to relax and enjoy the surrounding countryside.

Currently operating as a successful Airbnb, this property offers two exciting possibilities: continue its use as a short-term rental investment or make it your own country residence. With its updated home, attractive improvements, and peaceful setting, this is a property that appeals to both investors and buyers looking for a place to call home.

TRACT 4: 6± ACRES – SCENIC COUNTRY BUILDING SITE

Looking for the perfect place to build your dream home? This 6± acre tract offers a beautiful country setting with outstanding views of the surrounding landscape. The rolling terrain and open space provide room for a future residence, outbuilding, or hobby farm.

Enjoy the privacy and peaceful atmosphere of rural living while remaining conveniently located between Canton and East Sparta.

TRACT 5: 6.5± ACRES – OPEN GROUND & COUNTRY HOMESITE

This 6.5± acre tract offers an excellent combination of open ground, scenic views, and flexibility for future use. Whether you're looking to build a country home, expand your agricultural acreage, or purchase land as an investment, this property has plenty of possibilities.

The beautiful surrounding countryside provides an inviting setting for anyone looking to enjoy more space and the rural lifestyle.

TRACT 6: 10.5± ACRES – HILLTOP VIEWS & AGRICULTURAL POTENTIAL

If you've been searching for a property with incredible views, this tract deserves your attention! Featuring 10.5± acres, this property offers an elevated hilltop setting overlooking Blossom Creek Farm and the surrounding countryside.

With plenty of room for a future home, hobby farm, additional crops, or pasture, this tract provides an excellent opportunity to create your own country property. The combination of rolling terrain, acreage, and panoramic views makes this a particularly attractive piece of land.

TRACT 7: 14.3± ACRES – SCENIC VIEWS, WOODS & HUNTING OPPORTUNITIES

Build your dream home and enjoy the outdoors right out your back door! This 14.3± acre tract features beautiful countryside views, open acreage, and a wooded section with an abundance of deer sign.

The combination of open ground and woods offers excellent opportunities for hunting, recreation, and a potential country homesite. Whether you're looking for a recreational getaway, additional acreage, or a place to establish your dream home, this tract offers a great balance of privacy, natural beauty, and usable land.

Mark your calendar for Saturday, November 14, 2026, and don't miss your chance to bid on this unique Stark County property!

Possession:	At closing
Survey:	Yes - If split
Brief Legal:	Located SW ¼ S11 T9N R8W Stark Co OH
PIDs:	10005973 & 04801206
Lat/Lon:	40.70240, -81.35045
Zip Code:	44626

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

MARK ZIMMERMAN, AGENT: 330.705.2567 | mark.zimmerman@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM RES.BID

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Zimmerman, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.705.2567 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



ABSOLUTE AUCTION

RES AUCTION SERVICES

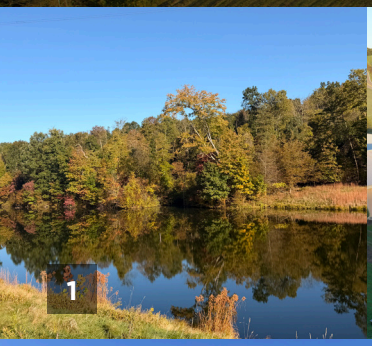
71.5 AC± | 7 TRACTS | STARK CO, OH

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 11/14/26 **AUCTION TIME:** REAL ESTATE AT 10:00 AM ET
PERSONAL PROPERTY AT 11:00 AM ET

AUCTION HELD AT: ON-SITE, 3345 BATTLESBURG ST. SE, EAST SPARTA, OH, 44626

PROPERTY PREVIEW: 11/01 FROM 1:30 PM TO 3:30 PM AND 11/05 FROM 4:00 PM TO 5:30 PM AT 3345 BATTLESBURG ST. SE, EAST SPARTA, OH, 44626















IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com
MARK ZIMMERMAN, AGENT: 330.705.2567 | mark.zimmerman@whitetailproperties.com
RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM RES.BID

IN COOPERATION WITH WHITETAIL PROPERTIES | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Zimmerman, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.705.2567 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services