



LAND & HOME AUCTION

70.1 AC± | 7 TRACTS | STARK CO, OH



10% BUYERS PREMIUM | LIC. #2022000271

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 70.1± 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 70.1± 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.

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.

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.

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.

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



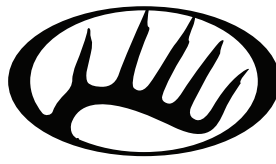
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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HUNTING | RANCH | FARM | TIMBER

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction

Sellers will provide a marketable deed and convey the property as per the terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment, if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title. The Escrow Agent shall be chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the Buyer's Lender

Seller shall pay for 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 fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for use of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.

Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damages.

Buyer agrees to indemnify and save harmless RES and Whitetail Properties Real Estate, its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not it is known to the Seller at the time of the execution of the purchase agreement.

The property sells subject to any announcements made on the day of sale.

