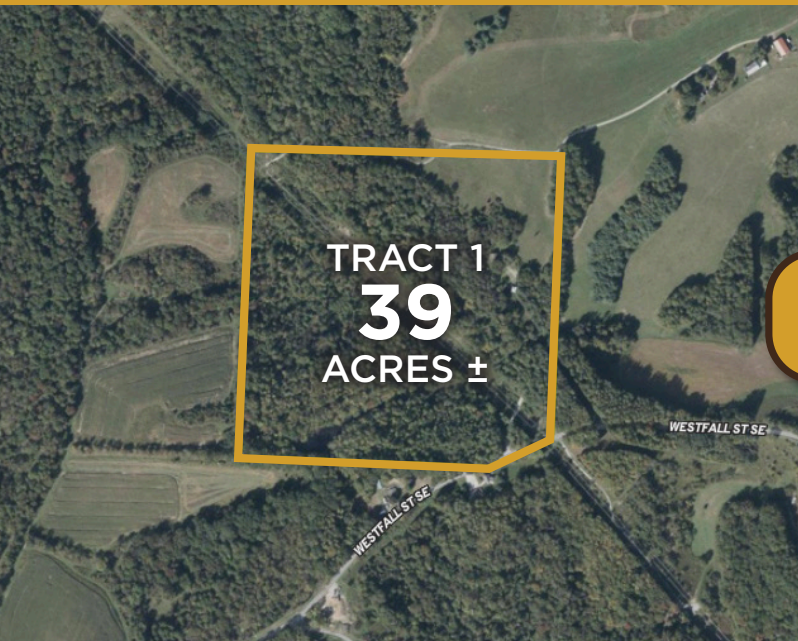




LAND/HOME AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



ABSOLUTE AUCTION

39 AC± | 1 TRACT | STARK CO, OH

ABSOLUTE AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 6/23/25 | AUCTION TIME: 5:30 PM ET

LOCATION: ON-SITE, 5861 WESTFALL ST. SE WAYNESBURG, OH 44688

PROPERTY PREVIEW: ON 6/6/25 | 4-6 PM ET AT 5861 WESTFALL ST. SE WAYNESBURG, OH 44688

Secluded Country Homestead with Woods & Private Pond

Tucked into a breathtaking natural setting, this charming two-story farmhouse sits on a sprawling, multi-use parcel featuring open pasture, wooded acreage, and a serene pond tucked beneath the forest canopy. Whether you're looking to homestead, hunt, hike, or simply unwind in total privacy, this property delivers endless opportunities.

The home blends rustic charm with everyday comfort, offering a spacious country kitchen with custom cabinetry and stainless appliances, light-filled bedrooms, and updated touches throughout. A wide front deck shaded by stately trees makes the perfect spot for morning coffee or evening relaxation.

Venture beyond the home to explore a diverse landscape that includes rolling open meadows, and a tranquil pond ideal for kayaking, fishing, or quiet reflection. Wildlife thrives here, making it a great fit for outdoor enthusiasts or sportsmen. Excellent deer and turkey sign seen throughout the property. Utility corridors offer added access and visibility for hunting or ATV use.

Whether you're starting a new rural lifestyle or searching for a private getaway, this unique property offers a rare blend of charm, natural beauty, and recreational potential.

Property Highlights:

- 2-story farmhouse with covered entry and shaded deck
- Nice kitchen with stainless appliances
- Bright bedrooms, laundry space, and unique bathroom design
- Beautiful mix of open ground and dense hardwoods
- Peaceful pond tucked in the woods — perfect for fishing or paddling
- Maintained trails and open utility right-of-way ideal for hunting or ATV access
- Private and secluded, yet within reach of town amenities

| | |
|------------------------|---|
| Taxes: | \$4,344 of record |
| Lease Status: | No leases |
| Possession: | Immediate possession at closing |
| Survey needed?: | Yes |
| Brief Legal: | 5981 Westfall St. SE Waynesburg, OH 44688 |
| PIDs: | 3703388 |
| Lat/Lon: | 40.7331, -81.2946 |
| Zip Code: | 44688 |

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

PETE PARAS, AGENT: 330.610.7460 | pete.paras@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Pete Paras, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.610.7460 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



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 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 chose by the Seller, however, if required as a condition of the load, the Escrow Agent shall be chosen by 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 usance 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 fundings 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 damage.

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

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

Property sells subject to any announcements made the day of sale.

