

# Rosenberry Real Estate Auction

*Thurs. August 22, 2019 • 6:00 p.m.*

Open house: Weds. Aug. 14 5:00 - 7:00 p.m.

**60.9 Acres • Two Parcels • Beautiful Log Home • 32' x 48' Garage  
Stocked Pond • Peaceful Setting • Mostly Wooded • Excellent Hunting and  
Recreational Land • Dover Twp. • Tuscarawas County • Dover Schools**

**Location: 4662 Blacksnake Hill Rd. NE, Dover, OH 44622**  
***Directions: From Dover, OH take St. Rte. 800 east to Dover-Zoar Rd. east,  
to Blacksnake Hill Rd. left to the property on the left.***



Mast Auctions, LLC  
330-473-9077



BERKSHIRE HATHAWAY  
HomeServices  
Northwood Realty Services



## 60.9 Acres • Two Parcels • Beautiful Log Home • Pond • 32x48 Heated Garage/Shop

Rare opportunity in Dover area! Beautiful, well-built log home in a peaceful wooded setting overlooking a huge stocked pond!

This quality-built log home has been well maintained and the park-like private setting can't be beat. Too many features here to list, but some of them include: beautiful brick chimney, tile floors, deck and hot tub off mater bedroom that overlooks the pond, vaulted ceilings, kitchen island, clawfoot tub, finished walkout lower level and much more. Lots of living space here on three levels. Deck/gazebo overlooking the pond. All appliances stay. Great family home or retreat!

In addition to a propane forced-air system, the home features two whole-house woodburners: One in the lower level that is connected to the ductwork, and one outdoor hot-water-based unit. The central A/C unit is just two years old. Also included is an excellent 32x48 shop with metal roof and siding that is wired, heated and insulated and has its own bath. Plenty of room for vehicles, mowers, 4-wheeler, tractor, etc.

You'll love the location, which is out in the country, yet just a few miles from everything that Dover has to offer. Whether you're looking for a place to raise your family, your own private country retreat or even maybe a Bed and Breakfast at the gateway to Ohio's Amish Country, this one offers lots of possibilities. Plan

to attend the open house or call to schedule a private showing.

### Parcel information/Taxes/Legal:

**Parcel #1:** Home, garage and pond on 6.42 acres, situated well off the road.

Tuscarawas County Parcel #10-03029-000

Taxes: \$1,319.75/half

**Parcel #2:** 54.547 mostly wooded acres w/ponds and trails and small hunting cabin. Lots of wildlife on this parcel including deer and turkey, as well as a number of ponds. Trails throughout.

Tuscarawas County Parcel #10-03178-005

Taxes: \$116.32/half.

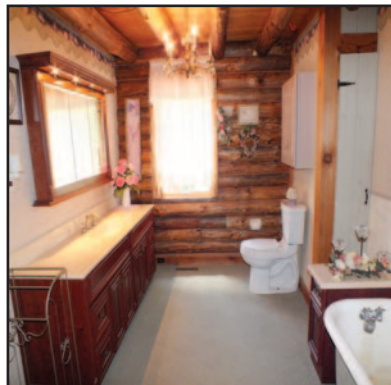
**Note:** All seller owned mineral rights transfer to the new owner.

**Terms:** A 10% nonrefundable deposit is due at the auction. The balance is due at closing in approx. 45 days. A 5% Buyer's Premium is in effect. Buyers will be charged \$500 per parcel for survey. The property sells as is and subject to all articles of record. Announcements at the auction precede previous statements and advertisements.

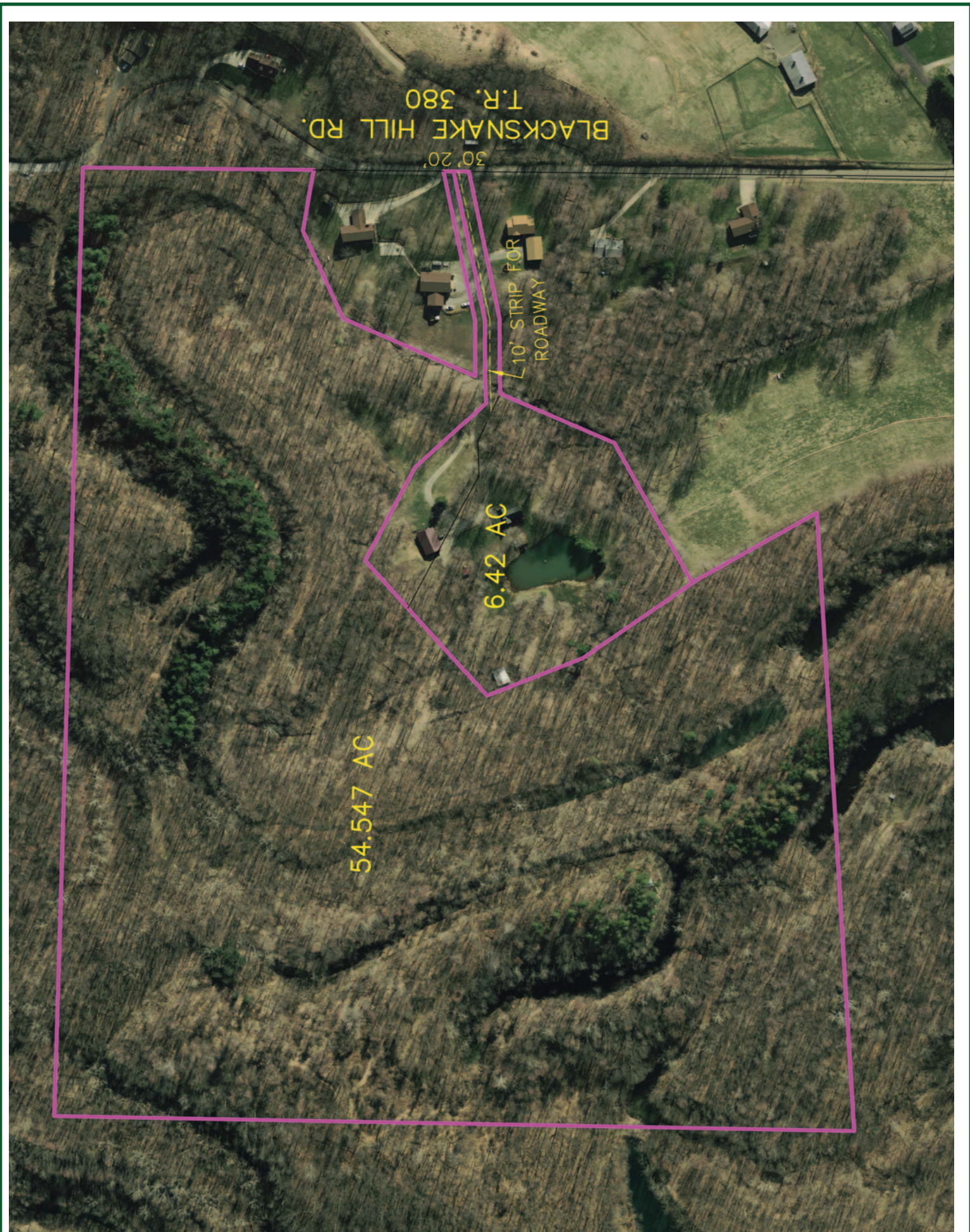
**Note:** 1% commission will be offered to a buyer's agent

**Owners:** Lanny and Lisa Rosenberry

**Auctioneer/Realtor:** Orus Mast, 330-473-9077







NOTE: Acreage and frontage amounts are approximate and subject to final survey and approval from Coshocton County. This is not a legal document.



# Rosenberry Real Estate Auction

*60.9 Acres • Two Parcels • Beautiful Log Home • 32' x 48' Garage  
Stocked Pond • Peaceful Setting • Mostly Wooded • Excellent Hunting and  
Recreational Land • Dover Twp. • Tuscarawas County • Dover Schools*



**Thurs. August 22,  
2019 6:00 p.m.**

*Open House:  
Weds. Aug. 14  
5:00 - 7:00 p.m.*

**Location:** 4662 Blacksnake Hill Rd. NE, Dover, OH 44622

**Directions:** From Dover, OH take St. Rte. 800 east to Dover-Zoar Rd. east, to Blacksnake Hill Rd. left to the property on the left.

  
Orus  
Mast Auctions, LLC  
330-473-9077



BERKSHIRE HATHAWAY  
HomeServices  
Northwood Realty Services