



ONLINE ONLY

With Extended Bidding



Heart of Sugarcreek - 806 W. Main St, Sugarcreek, OH 44681

“PIRATES COVE DEVELOPMENT” AUCTION

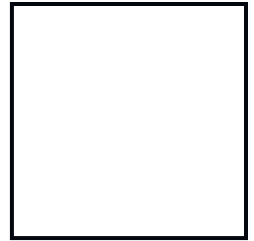
12.87 Acres | Village of Sugarcreek | Sugarcreek Township | Tuscarawas County | 8 Parcels
Building Sites | Rental Home

Approved 19 Home Development Plan & 22 Unit Condo Association Area | Zoned R3

**Auction: Begins Ending Tuesday, October 28th, 2025, at 6:00 PM
With Extended Bidding, Bidding Station at Kaufman Office**

Open For Inspection: Monday, October 20th, from 4:00 to 6:00 PM

(888) 852-4111 | kaufman-auctions.com | kaufmanrealty.com



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806 W. Main St, Sugarcreek, OH 44681

GPS Coordinates: 40.50788800958008, -81.65016197398492

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Summary: An awesome auction opportunity for turnkey subdivision, building sites, residential home or investments. This property consists of nearly 13 acres with a rental home, offered in 8 individual parcels or as a combination. Additionally, an approved 19 homesite development plan will be offered separately which is only pending the development bond to begin sitework. This property has been rezoned to R3 which provides all residential housing including apartments. In addition to the 19-lot subdivision, there is an accommodating area with preliminary siteworks and renderings of a 22-unit condo association. This well-thought-out plan provides an extensive front-loaded expense already paid for and provides a developer a huge head start in the process. Building sites for the auction range in size from 1/2 acre to 8.47 acres and offer a wide range of building possibilities or development. The home is used as a rental home and sits on a .59 acre city lot and would make a great investment property or affordable housing. This exciting auction will offer something for most people and nestled in the heart of Sugarcreek, provides a great opportunity for building in town when there's rarely building sites available.

Parcel 1: 114'x174' Lot – Includes Home & Barn; **Parcel 2:** 73'x172' Lot – Building Site; **Parcel 3:** 108'x200' Lot – Building Site; **Parcel 4:** 8.472 Acres w/ 50' Frontage – Building Site & Development Potential; **Parcel 5:** 130'x200' Lot – Building Site; **Parcel 6:** 130'x200' Lot – Building Site; **Parcel 7:** 130'x200' Lot – Building Site; **Parcel 8:** 188'x282' Lot – Building Site; **Parcel 9:** Development Plan – 19 Homesites & 22 Unit Condo Association.

Legal: Parcel #'s 58-01047-003, 58-01047-004, 58-01047-005, 58-01047-006, 58-01047-007, 58-01048-000, 58-00102-000, 58-00493-000 in Village of Sugarcreek, Sugarcreek Township of Tuscarawas County and the Garaway SD. Taxes are \$ 3,125.41 per half year.

Real Estate Terms: 10% Buyer's Premium. 10% non-refundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing and or any additional contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. All seller's owned mineral rights transfer. The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. Announcements day of sale take precedence over all previous advertising and statements. Online Terms Apply. For online bidding assistance, contact agent or bidding center available at the Sugarcreek Kaufman office 1047 W. Main St. Sugarcreek OH 44681.

Sale: By order of Pirates Cove Development LLC.

Directions: Located between Miller Ave. & W. Main St. Sugarcreek Ohio. From SR 93 & SR 39, go east on SR 39 (Main St) .2 mile to the "Y" bear right onto W. Main St. to property. From SR 93 & SR 39, take SR 93 (Mill St) south .2 mile to Miller Ave., turn east .2 mile to property. Signs Posted.



Curt Yoder

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