

# Another <sup>J.G.</sup> Cochran Auction

**LIVE ON-SITE REAL ESTATE AUCTION**

**TUESDAY • JANUARY 28, 2025 • 1:00 P.M.**

**NOTE: Will sell for the Estate of Jerry Bidle at auction:**

**9025 Myersville Road, Myersville, Frederick County, Maryland 21773**

**SELLS ABSOLUTE • NO MINIMUM • NO RESERVE**



The **Real Estate** with improvements is located at **9025 Myersville Road, Myersville, Frederick County, Maryland** and is better described in Liber 02398, Folio 00392, Tax Map 0046, Grid 0021 and Parcel 0064 of the land records for Frederick County, MD **3.5 Acres near Myersville and Interstate 70**. The property will be conveyed together with and subject to all applicable conditions, restrictions, covenants, limitations, rights of ways, streets, alleys, reservations, easements and appurtenances of record. The property is being **conveyed AS IS and Selling ABSOLUTE to the Highest Bidder**.

The improvements include a two-story brick farm house on approximately **3.5 acres**. Rooms include living room, eat-in kitchen, two (2) bedrooms and one (1) bath. Home is heated by wood stoves, electric base board heat (not working), and water provided by a spring and septic. Brick Spring House, Small Shed, Stone Walls and pond on the 3.5 acres.

Visit [www.CochranAuctions.com](http://www.CochranAuctions.com) for Details and Photos and Upcoming Auctions

**TERMS OF THE REAL ESTATE SALE** include a **non-refundable deposit of \$10,000.00** (Ten Thousand and 00/100 DOLLARS) in cash, certified check, approved check with bank letter of credit or in other forms as the Auction Company may determine acceptable prior to the auction. Taxes, water, sewer, and other public charges and assessments shall be pro-rated on and as of the date of settlement. Purchaser shall pay the costs of all documentary stamps, transfer taxes, agricultural transfer taxes, if any, document preparation, title insurance, and other costs of settlement. Settlement to be made within 30 days. Additional terms and conditions may be made at time of auction. **The property with improvements is being sold in an "AS IS" condition. SELLS ABSOLUTE** **INSPECTION OF THE REAL ESTATE** may be made by contacting the Auction Company for an appointment – *Marilee Kerns 301-964-7047 or 301-739-0538* - or viewing the property 1 hour prior to the Auction.

**NO BUYER'S PREMIUM ON REAL ESTATE**

Marilee Kerns  
Director of Real Estate

James G. Cochran  
CEO / Auctioneer

Jamie V. Cochran  
VP / Auctioneer



**J.G. Cochran**

**AUCTIONEERS & ASSOCIATES LTD**

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7704 Mapleville Road, P.O. Box 222 • Boonsboro, MD 21713-0222

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**NATIONALLY RECOGNIZED - AWARD WINNING AUCTIONEERS SINCE 1972**

J. G.  
**Cochran**

7704 Mapleville Road  
Boonsboro, MD 21713

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AUCTION**

**TUESDAY • JANUARY 28, 2025 • 1:00 P.M.**



**MUST SELL REAL ESTATE AUCTION**

**9025 Myersville Road, Myersville, Frederick County, MD 21773**

**Estate Auction of Real Estate • MUST SELL**

**Live On-Site TUESDAY, JANUARY 28 @ 1:00 p.m.**

**Investment Opportunity • Sells Absolute**

**No Minimum • No Reserve**

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**3.5 Acres in Frederick County, Maryland near Interstate 70**

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