

Another ^{J.G.}Cochran Auction

LIVE ON-SITE REAL ★★★★★★



AUCTION



THURSDAY • JUNE 5, 2025 • 7:00 P.M.

The **Real Estate** with improvements is located at **8818Mapleville Road, Boonsboro, Washington County, Maryland** and is better described in Liber 05472, Folio 00283, Tax Map 0063, Grid 0018 and Parcel 0187 of the land records for Washington County, MD **1.37 Acres lot on Route 66**. 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**

The improvements include a split level two-story home on approximately **1.37 acres**. Brick home with composite roof. Rooms include living room with fireplace insert, dining room, kitchen, three (3) bedrooms, two (2) baths, hall closet, linen closet and enclosed rear porch on the upper level. Lower level has large family room, utility room, and two other rooms. Home has radiant ceiling and electric baseboard heat, air conditioning, well and septic. Attached two car garage.

Personal Property selling at 9:00 a.m. at the Cochran Auction Complex

TERMS OF THE REAL ESTATE SALE include a **non-refundable deposit of \$20,000.00** (Twenty 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.**

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

Professional Auctioneers & Appraisers Since 1972

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

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7704 Mapleville Rd
Boonsboro MD 21713



FIRST CLASS MAIL

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Investment Opportunity

Visit www.CochranAuctions.com for Details and Photos

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Marilee Kerns
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