

LIVE ON-SITE REAL ESTATE AUCTION

THURSDAY • MAY 1, 2025 • 7:00 PM



**980 NORTHERN AVENUE,
HAGERSTOWN,
WASHINGTON COUNTY,
MD 21742**

Unique & Charming Two-Story Stone Home Close to Schools,
Shopping & Interstate Three (3) Bedrooms ·
Large Living Room · Lovely Landscaping

Visit www.CochranAuctions.com for Details and Photos

Marilee Kerns
Director of Real Estate

James G. Cochran
CEO / Auctioneer

Jamie V. Cochran
VP / Auctioneer



**J.G.
Cochran**

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WASHINGTON COUNTY, MD 21742

NOTE: WILL SELL FOR BETTY METZ & THE LATE CHARLES METZ SR. AT AUCTION:



The Real Estate with improvements is located at 980 Northern Ave., Hagerstown, Washington County, Maryland and is better described in Liber 01255, Folio 00913, Tax Map 0037, Grid 0005 and Parcel 0140 of the land records for Washington County, Maryland. The improvements include a Charming Two-Story Stone Home on an approximately 200' x 150' corner lot located just outside the city limits of Hagerstown, Maryland. Large Living Room with Fireplace, Dining Room, Eat-In Kitchen and Half Bath on the first floor. 3 Bedrooms, Full Bath and Unfinished Attic Area on the second floor. Hardwood floors throughout the home, beautiful porches and landscaping. Detached One Car Garage with work area – heated, air conditioner & electric. Off Street Parking and a Playhouse adds to the home's character and charm.

Full Basement, hot water radiator heat with new natural gas furnace. The home is serviced by municipal water and sewer.

Visit www.CochranAuctions.com for Details and Photos and Upcoming Auctions

Personal Property to be Sold – Thursday, May 1 at 9:00 A.M. at Cochran Auction Complex in Boonsboro, MD

TERMS OF THE REAL ESTATE SALE include a non-refundable deposit of \$25,000.00 (Twenty Five 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 45 days. The property with improvements is being sold "AS IS" and "WHERE IS." 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. Additional terms and conditions may be made at time of auction.

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

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