

Another ^{J.G.}Cochran Auction

LIVE ON-SITE REAL ESTATE AUCTION

WEDNESDAY • NOVEMBER 5, 2025 • 6:00 P.M.

110 Maple Avenue, Boonsboro, Washington County, Maryland 21713

NOTE: Will sell for the Estate of Fannie Flook at auction:



The **Real Estate** with improvements is located at **110 Maple Avenue, Boonsboro, Washington County, Maryland** and is better described in Liber 03860, Folio 00491, Tax Map 0600, Grid 0023 and Parcel 1379 of the land records for Washington County, Maryland. 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 home is in need of repair. The property is being **conveyed AS IS**.

The improvements include a two-story home with living room, dining room, eat-in kitchen, pantry, three(3) bedrooms, two(2) baths, attic and basement on approximately .65 acre lot. Home has vinyl siding, metal roof, oil heat, detached garage, town water and sewer.

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

TERMS OF THE REAL ESTATE SALE include a **non-refundable deposit of \$15,000.00** (Fifteen 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. Contents of home sold with the property. Sale subject only to approval of the Personal Representative.

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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J. G.
Cochran

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Boonsboro, MD 21713

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Estate Auction of Real Estate Only

Live On-Site Wednesday, November 5 @ 6:00 p.m.

Investment Opportunity

Near Schools, Shopping and Interstate

Visit www.CochranAuctions.com for Details and Photos

Marilee Kerns
Director of Real Estate



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