

**REAL ESTATE AUCTION**

Featuring Live & Online Simulcast Bidding
– \$250,000 Opening Bid –

WINDSOR MILL**RANCH HOME**

– On 1.43± Acres –

Featuring:

- Large ADA Accessible In-Law Suite
- 5+ Bedrooms, 4 Baths & 2 Modern Kitchens
- Convenient Location with Rural Surroundings

Known As

9011 OLD COURT ROAD

Near Windsor Mill Road

Windsor Mill, Baltimore County, MD 21244

Online Bidding Opens

WEDNESDAY, NOVEMBER 2, 2022

Live Onsite Auction

**FRIDAY, NOVEMBER 4, 2022
AT 11:00 A.M.**

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

LOCATION:

9011 Old Court Road is located in the Windsor Mill area of Baltimore County. The property is nestled among a collection of farms and well-sized homesteads. The rural feel the surrounding area provides is coupled with good proximity to the Baltimore Beltway (I-693, 3 miles), I-70 (5 miles), US-29 (7 miles), and a significant number of major employers, retail shopping and dining. Several State parks, County parks and recreational facilities are also nearby, including Patapsco Valley State Park, Woodlands and Diamond Ridge Golf Courses, King Memorial Park and the Liberty Reservoir. According to the Baltimore County Public Schools website, nearby schools are Winfield Elementary, Windsor Mill Middle and Randallstown High.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County Public Schools – <https://www.bcps.org/>

Patapsco Valley State Park –

<https://dnr.maryland.gov/publiclands/pages/central/patapsco.aspx>



SITE:

Lot size – 1.428 acres, more or less, according to public records

The lot is irregularly shaped, mostly clear with some small undulations. Roughly 400' of frontage along Old Court Road. Some mature trees, landscaping and small gardens. Outbuilding.

Private well and private septic.

[Septic Report](#), [Well Yield Report](#), [Water Test Report](#)

ZONING:

Zoned RC-2 Agriculture

According to the Baltimore County Citizen's Guide to Zoning, pertinent details of the RC-2 zone are as follows: "Intent: To foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Typical Uses Permitted by Right: Farm, farmette, single-family detached dwelling,

farmer's roadside stand, tenant house. Typical Uses Permitted by Special Exception: Antique shop, animal boarding place, church, farm market, landscape operation, agricultural support uses.

Note: The minimum lot size is one acre."

[Zoning Map](#)

IMPROVEMENTS:

Updated and expanded ranch home – primary structure constructed in 1967, and large in-law suite addition constructed 2013-2014. The home contains a total of 2,425 square feet of living area above grade, and 1,305 square feet of mostly finished basement space. Total finished area is estimated to be 3,349 square feet. The home features an ADA accessible in-law suite with separate kitchen, baths and separate exterior entrances. Additional features are as detailed below.

Exterior:

- Brick and vinyl-siding exterior
- Asphalt shingle roof
- Mixed wood and vinyl replacement windows
- Aluminum down spouts and rain gutters
- Side deck – wood

Original Structure Interior:

- Living room – wood floor
- Eat-in kitchen – ceramic tile in the kitchen area, updated cabinetry, granite countertops, wood floors in the dining area
- Primary bedroom suite – wood floor, full, updated bathroom with ceramic tile floor, ceramic tile shower with built-in bench
- Bedroom – wood floor
- Bedroom – wood floor
- Full hall bath – ceramic tile floor and surround, shower/tub combination
- Mostly finished basement featuring family room (wood stove, ceramic tile floor), fitness room or office (ceramic tile floor), two utility rooms with laundry area.

Addition Interior:

- Kitchen – wood floor, granite countertops
- Large living room and dining room combination – wood floor
- Laundry/Mud Room – stacking washer/dryer, laminate floor
- Primary suite – wood floor, full bath with tile floor, dual vanity, walk-in tile shower with automatic chair lift
- Bedroom or office – wood floor
- Full bath – laminate floor, shower/tub combo

Utilities/Mechanical – Oil fired boiler, forced air heat (propane), CAC, oil fired hot water heater, whole house fans (2), upgraded 200 amp electrical service.



TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$3,699.02, based on a full value assessment of \$308,800.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$25,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 11:00 A.M., Monday, November 7, 2022 at the Auctioneer's office.

Online Auction Bidders – a 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 p.m. on the day of auction, at the Auctioneer's office.

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence.

No Buyer's Premium!



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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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