

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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REAL ESTATE AUCTION

Live Onsite & Simulcast Online Bidding
\$400,000 Opening Bid

SEVERNA PARK

“Ben Oaks On The Severn”

TRI-LEVEL HOME

6 Bedrooms ♦ 2 Baths

Known As

408 BEN OAKS DRIVE WEST

Off Benfield Road
Anne Arundel County, MD 21146

Online Bidding Opens

MONDAY, DECEMBER 19, 2022

Live Onsite Auction

**TUESDAY, DECEMBER 20, 2022
AT 12:00 NOON**

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:

408 Ben Oaks Road West is located in the Ben Oaks on the Severn neighborhood of Severna Park, in central Anne Arundel County. The water privileged community fronts along the Severn River, and features an array of amenities further described below. Annapolis and Baltimore are about 15 miles to the south and north, respectively. Washington D.C. is about 25 miles west. Benfield Road provides proximate access to I-97 and Ritchie Highway (MD-2), via Robinson Road, making major employment centers, shopping, dining and other services easily within reach. According to the Anne Arundel County school locator, nearby schools are Benfield Elementary, Severna Park Middle and High.

For more information about the area, please visit:

Anne Arundel County, MD – <https://www.aacounty.org/>

Locate Your School –

<https://www.aacps.org/locateyourschool>



COMMUNITY:

Ben Oaks on the Severn, more commonly referred to as "Ben Oaks," is a water privileged community fronting along the Severn River. Neighborhood homes are situated away from the waterfront, allowing all community residents to experience and enjoy the amenities situated thereon and excellent views. There are approximately 150 homes in the neighborhood. The homes were constructed predominantly in the 1950s and 1960s, and have largely been updated and expanded over the years. A handful of homes have been constructed more recently.

Water access includes a marina, pier, boat launch and kayak launch. Additional features include a pool with sandy beach, playground, waterfront park and additional recreational facilities. Water depth at the end of the community pier is 5' (MLW), according to [NOAA depth chart 12281](https://charts.noaa.gov/PDFs/12282.pdf) – <https://charts.noaa.gov/PDFs/12282.pdf>.

Annual HOA charges are \$428, including annual assessment, dues, pier and dock repair funds. Slip fees are applicable only for slip holders, as well as other associated marina usage items. See Civic Association bill within the [HOA Documents](#) for more details.

SITE:

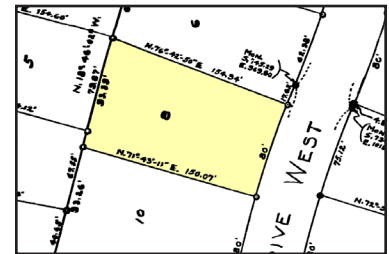
Level lot – approximately 80' x 154', comprising 0.30 acre

Zoning R2, residential

Public water and sewer

3 storage sheds

4-car concrete driveway



IMPROVEMENTS:

Two Story Tri-Level Home, built in 1960, containing 2,118 square feet of living area and 598 square feet of basement space, according to public tax records.

Exterior – frame with siding, architectural roof, double-hung windows, concrete block foundation, rear wood sun deck

First Level

- Entry Foyer – tile
- Living Room – carpeting, brick fireplace
- Dining Room – carpeting, sliding doors to sun deck
- Eat-in Kitchen – knotty pine cabinets, laminate counters, island with sink and dishwasher, electric range/oven, microwave, refrigerator
- Laundry Room – vinyl floor

Second Level

- Bedroom #1 – carpeting, access to bathroom
- Bedroom #2 – carpeting
- Bedroom #3 – carpeting
- Full Ceramic Tile Bathroom
- Attic with pull-down access and flooring

Third Level

- Bedroom #4 – carpeting
- Bedroom #5 – carpeting
- Bedroom #6 – vinyl
- Full Ceramic Tile Bathroom

Basement

- Paneled Recreation Room and unfinished area with utility sink

Mechanical – oil hot water heat, central air conditioning, electric water heater, 150 ampere electrical service, Verizon Fios



TITLE:

The property is in fee simple and sold free and clear of liens. Anne Arundel County Deed Book 2362, Page 48.

TAXES:

Published annual real estate taxes are \$5,473, based on a full value assessment of \$491,100. Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information: <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A \$40,000 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 within 24 hours at the Auctioneer’s office.

Online Auction Bidders – A 10% deposit, payable by cashier’s check or wire transfer, is required of the purchaser by 4:00 p.m. on the day of auction.

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. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. 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 contract and assumed thereafter by the purchaser. The property will be sold in “AS IS” condition, and subject to existing zoning and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. The purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law, and waives any right of rescission under the Maryland Homeowner’s Act, have reviewed the HOA documents before bidding. 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.



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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INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

