

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 🏠

ajbillig.com

**ONLINE REAL ESTATE AUCTION**

Starting Bid: \$20,000

PASADENA
"Green Haven"**RESIDENTIAL PARCEL**

1.59± Acres – Zoned R-5 & OS

– *Fronting on Stoney Creek* –

Known As

817 202nd STREET

Anne Arundel County Tax ID:

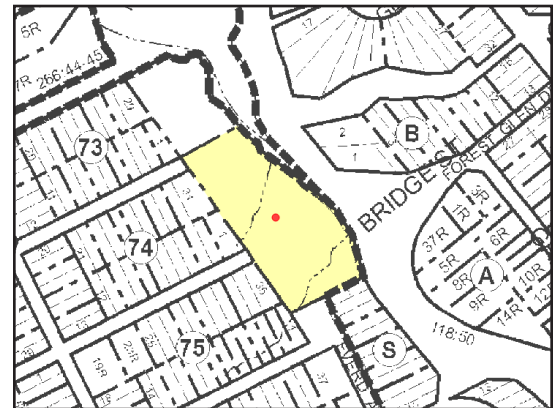
338890229664

Pasadena, Anne Arundel County, MD 21122

Online Bidding Opens

TUESDAY, JANUARY 17, 2023

Online Bidding Closes

THURSDAY, JANUARY 19, 2023**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:

The property is located in the Green Haven community in the Pasadena area of northern Anne Arundel County. Green Haven is a large community, with a couple of thousand homes spread mostly between Mountain Road (MD-177) and Stoney Creek. The neighborhood was originally developed in the 1920's, with homes constructed in the neighborhood consistently since that time. Mountain Road, Solley Road and Raynor Boulevard each provide options for and access to shopping, dining and entertainment. The Green Haven Wharf, located at the end of Outing Avenue, provides water access to Stoney Creek and the surrounding coves. According to the Anne Arundel County school locator map, nearby schools are High Point Elementary School, Northeast Middle School and Northeast High School.

For more information about the area, please visit:

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

Locate Your School – <https://www.aacps.org/locateyourschool>

SITE:

Lot size – 1.599 acres, more or less, according to public records.

The lot is wooded. The northeast portion of the property fronts along Stoney Creek, with tributaries thereof (Joy Harbor and Glen Lake) running along the east side of the property.

A portion of the property is believed to be in a "Zone AE" regulatory floodway designation on FEMA flood maps. See the attached pages for the Survey and Legal Description.

ZONING:

R-5 residential & OS – open space

Most of the property is zoned R-5. A portion along the streamline on the east side of the property is zoned OS – open space.

See the attached page for the Zoning Map.

For more information, please visit:

Planning and Zoning – <https://www.aacounty.org/departments/planning-and-zoning/>

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$1,994.91, based on a full value assessment of \$190,900.

SUMMARY TERMS OF SALE:

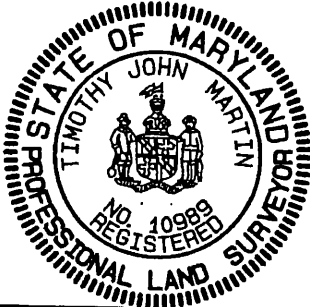
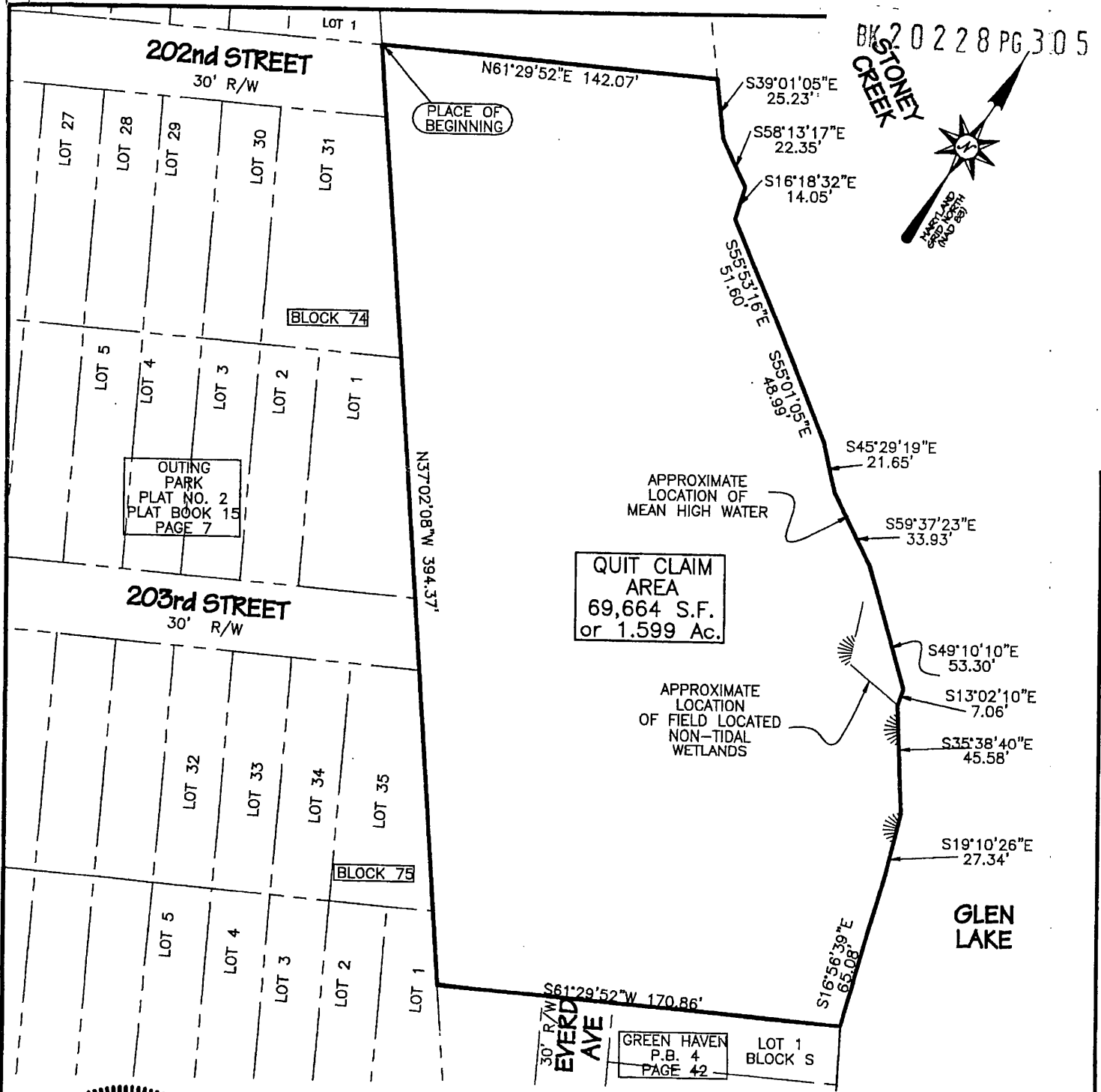
*Please see the **contract of sale** for complete terms.*

A \$3,000 or 10% deposit, whichever is greater, 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. 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 easements, agreements, restrictions or covenants of record affecting same, if any. 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. A 5% or \$1,500 buyer's premium, whichever is greater, will be added to the final bid price. Purchaser to use Progressive Title (1460 Ritchie Hwy., Suite 212, Arnold, MD 21012; 410-974-0670) for closing.



ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 20228, p. 0305, MSA_CE59_20572. Date available 06/23/2008. Printed 12/22/2022.

BK 20228 PG 305



THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR, TITLE 9, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AS OF 1995.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY SHOW ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OR ENCUMBRANCES NOT SHOWN HEREON AS WELL NO BOUNDARY SURVEY WAS PERFORM AT THIS TIME.

[Signature]
TIMOTHY J. MARTIN
PROFESSIONAL LAND SURVEYOR #10989

1/23/07
DATE

Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.8290
410.897.8295 fax
email: info@bayengineering.com

PROPERTY EXHIBIT		DRAWN BY: R. IMHOF
QUIT CLAIM AREA		SCALE: 1"=60'
ADJACENT TO BLOCKS 74 & 75 - GREEN HAVEN		DATE: Jan 23, 2007
TAX MAP 17 GRIG 7 PARCEL 444		JOB NO.: 03-947
3rd DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND		FOLDER READER
		REF: 202nd ST.
		CADD FILE: SEE BELOW



**Description of
Quit Claim Area
Adjacent to Blocks 74 & 75
Greenhaven Subdivision
Tax Map 17, Grid 7, Parcel 444
Third Tax District
Anne Arundel County, Maryland**

Beginning for the same at a point located on the northern right-of-way line of 202nd Street, a 30 foot wide right-of-way as shown as Second Street on a plat entitled "Plat 2, Outing Park" and recorded in Plat Book 15, Page 7; said place of beginning further located at the southeast corner of Lot 1, Block 73, as shown on said plat; thence leaving said Lot and running for a new line of division, with bearing referred to Maryland Grid North, as now surveyed,

1. North 61°29'52" East, 142.07 feet to a point located on the approximate mean high water line of Stoney Creek; thence running with said high water line, the following courses and distances viz:

2. South 39°01'05" East, 25.23 feet to a point; thence
3. South 58°13'17" East, 22.35 feet to a point; thence
4. South 16°18'32" East, 14.05 feet to a point; thence
5. South 55°53'16" East, 51.60 feet to a point; thence
6. South 55°01'05" East, 48.99 feet to a point; thence
7. South 45°29'19" East, 21.65 feet to a point; thence
8. South 59°37'23" East, 33.93 feet to a point; thence
9. South 49°10'10" East, 53.30 feet to a point; thence
10. South 13°02'10" East, 7.06 feet to a point; thence
11. South 35°38'40" East, 45.58 feet to a point; thence
12. South 19°10'26" East, 27.34 feet to a point; thence
13. South 16°56'39" East, 65.08 feet to a point located on the northern boundary

of Lot 1, Block S, as shown on a plat entitled "Green Haven, Armiger Addition", dated June 1, 1925 and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 4, Page 42; thence running with the northern boundary of Lot 1 and the extension thereof, crossing the right-of-way line of Evered Avenue, as shown on said plat,

14. South 61°29'52" West, 170.86 feet to a point located on the eastern boundary line of Lots 1 and 25, Block 75, as shown on the aforesaid "Outing Park" plat; thence running with said boundaries, and the eastern boundaries of Lots 1 and 31, Block 74 and crossing the aforesaid 202nd street right-of-way,

15. North 37°02'08" West, 394.37 feet to the place of beginning.

Containing 69,664 square feet or 1.599 acres of land, more or less.





Features

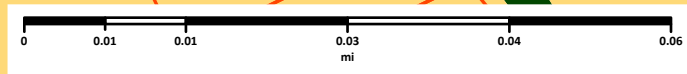
- Parcels
- Zoning**
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- MXD-E Mixed Use Employment
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TRA Odenton Transition
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water
- County Boundary

Paper Map DISCLAIMER:
By acceptance of this map material, you agree as follows:
This map material (the "material") is made available by Anne Arundel County, Maryland (the "County") as a public service.

The material is for reference purposes only, and the County makes no representations, warranties, or guarantees of the accuracy of the material. THE COUNTY MAKES NO, AND DISCLAIMS ALL, EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

You release the County, its agents, servants, and employees, from any and all liability related to the material or any of it, including its accuracy, availability, use, and misuse. In no event shall the County be liable for any direct, indirect, incidental, consequential, or other damages, including savings, profits, fees, costs, loss of data, or business interruption, related in any way to the material or any of it, including its accuracy, availability, use, and misuse.

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Land Use and Zoning Map

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.

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.

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.

