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ONLINE REAL ESTATE AUCTION

\$25,000 OPENING BID

WASHINGTON D.C AREA "Fairmount Heights"

**0.143± ACRE
RESIDENTIAL LOT**

Known As:

1023 58th AVENUE

Prince George's County Tax ID: 17182019404

Off Eastern Avenue SE

Fairmount Heights, Prince George's County, MD 20743

**BIDDING OPENS:
MONDAY, MARCH 20, 2023**

**BIDDING CLOSES:
TUESDAY, MARCH 21, 2023 AT 12:30 P.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:

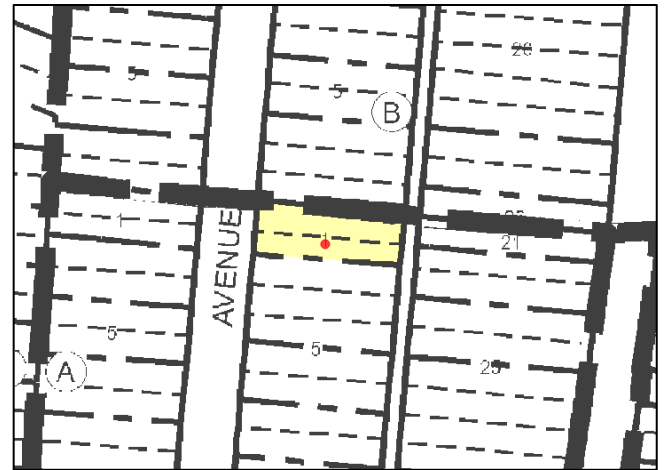
1023 58th Avenue is located in the town of Fairmount Heights in southern Prince George's County, Maryland. Fairmount Heights was founded as one of the country's first planned communities for African Americans and is comprised of single family homes. Located within 2.5 miles of the Baltimore Washington Parkway, 1 mile off Martin Luther King Jr. Highway and a half mile from Washington DC, the lot is centrally located and commuter friendly. The Deanwood and Cheverly metro line stops are equidistant from the lot. Bus lines are available on both Sheriff Road and Eastern Avenue NE. Residents of the area have grocery stores, restaurants, banks and community centers within a mile of the lot. Major employers in the area include various commercial distribution centers, several government offices and FedEx Field. According to the Prince George's County Public Schools locator, the area public schools include Robert R. Gray Elementary School, G. James Gholson Middle School and Fairmont Heights High School.

For more information about the area, please visit:

History – <https://www.fairmountheightsmd.gov/148/History>

Prince George's County – <https://www.princegeorgescountymd.gov/>

Fairmont Heights High School – <https://www.pgcps.org/fairmontheights/>



SITE:

Lot size – 0.143 acre, more or less, according to public tax records.

Public water and sewer are believed to be available for hookup.

The lot is believed to be wooded with a flat topography.

ZONING:

Zoned RSF-65, Residential

The lots were previously zoned R-55 (one-family detached residential). The lots retained their same zoning, but the new zoning name is RSF-65 (residential single family 65). There is a two year transitional period (up to March 31, 2024) that allows an applicant, in most zones, to develop a property using the prior zoning ordinance.

Please see the [letter from Prince George's County Planning Information Services](#) for a breakdown of the zoning and permitted uses.

TITLE:

In fee simple; and sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$1,035.04, based on a full value assessment of \$47,000.

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, and subject to existing zoning. 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.