



## REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding  
– \$25,000 Opening Bid –

### BROOKLYN PARK

“Pumphrey”

### RANCHER

– Needs Full Renovation –

Known As

**234 ELIZABETH AVENUE**

Off East Coast Greenway  
Brooklyn, Anne Arundel County, MD 21225

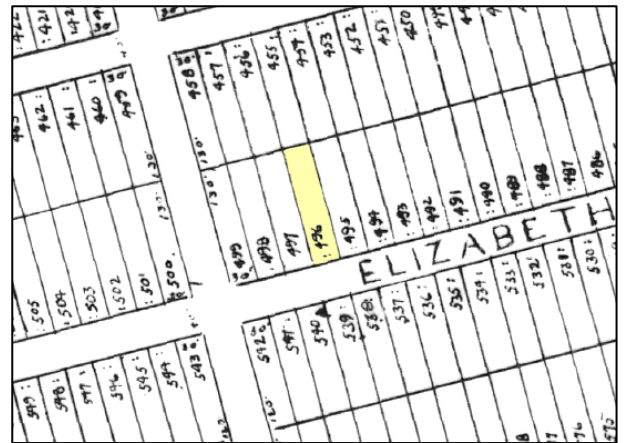
Online Bidding Opens

**MONDAY, MARCH 6, 2023**

Live Onsite Auction

**TUESDAY, MARCH 7, 2023**

**AT 12:15 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:

234 Elizabeth Avenue is located in the Pumphrey neighborhood in northern Anne Arundel County, just south of Baltimore City. Surrounding neighborhoods include Brooklyn Park Area, Linthicum Heights, and Lansdowne. The location is exceedingly convenient for commuters, with proximate access to the Baltimore Beltway (I-695), Baltimore Washington Parkway (MD-295), and I-895, along with a number of other major commuter routes. The BWI commercial corridor, home to a significant number of major employers, is located immediately southwest of the neighborhood. Retail shopping, dining and neighborhood services are plentiful in the immediate area. According to the Anne Arundel County Public School locator app, nearby schools are Brooklyn Park Elementary School, Brooklyn Park Middle School and North County High School.

For more information about the area, please visit:

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

Anne Arundel County Public Schools – <https://www.aacps.org/>

### SITE:

Lot size – 29' x 130' or 0.09 Acre, according to public tax records

All public utilities

Zoned R-5, Residential

**IMPROVEMENTS:**

Ranch home with enclosed porch, containing 572 square feet of living area, plus 572 square feet of basement space. See [this property's web page at ajbillig.com](http://thisproperty'swebpageatajbillig.com) for more information and photos

**TITLE:**

Subject to an annual \$69 ground rent due in semi-annual installments on 5/1 & 11/1 (unregistered); sold free and clear of liens.

**TAXES:**

Published annual real estate taxes are \$1,320.39, based on a full value assessment of \$86,400.

**SUMMARY TERMS OF SALE:**

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

Live Auction Bidders – a \$5,000 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, 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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!