



REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
\$100,000 Opening Bid

– ESTATE SALE –

FALLSTON

13.29± ACRE CORNER MIXED-USE PARCEL

\$33,000+/Year Gross Scheduled Income
Zoned B3 – Business & AG – Agriculture

Known As

BELAIR ROAD & RECKORD ROAD

HARFORD CO. TAX ID: 03196399

A/K/A 0 BELAIR ROAD

Corner of Reckord Road
Fallston, Harford County, MD 21047



Live Auction to be Held:

MAIN STREET TOWER

Lower Level – Rear Entrance

29 S. Main Street

Bel Air, MD 21014

[Google Maps](#)

WEDNESDAY, APRIL 5, 2023

AT 2:00 P.M.

– Further Details Below –

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.

MANNER OF SALE:

AJ Billig is pleased to offer 6 commercial and mixed-use properties in Harford County. The full list of properties can be found here:

- 963 Pulaski Highway
- 605 Pulaski Highway and 1035 Joppa Road
- 0 Belair Road
- 527 Underwood Lane
- 4376 Norrisville Road

The live auction will begin at the time stated above, with on-site registration and deposit verification beginning at 1:00 P.M. Pre-registration is available online. Online bidding will be open on Monday, April 3, 2023 at midnight. Online bidders must provide deposits in advance pursuant to the terms stated below. Properties will be offered in the order stated in the schedule, with separate and entirety offerings on 605 Pulaski Highway & 1035 Joppa Road. Contact us with any questions about preparing for the auction day.

LOCATION:

0 Belair Road is located at the corner of Reckord Road in the Fallston area of Harford County. The property is roughly halfway between Bel Air and Kingsville, a little over 4 miles north of I-95. Conveniently situated on Belair Road and Reckord Road, with good proximity to Harford Road and Mountain Road, access throughout the area from the site is excellent. Exposure at the site is strong, with 20,164 cars per day (AADT) passing the site along Belair Road. Nearby property uses include commercial businesses, agricultural operations and residential homes. Immediately surrounding properties include restaurants, automotive uses, a golf facility, farmettes and large home-sites. The auction provides an opportunity to purchase a property with existing cash flow with ample potential for further commercial, agricultural or possibly residential development.

For more information about the area, please visit:

Harford County, MD – <https://www.harfordcountymd.gov/>

Harford County WebGIS – <https://hcgis.harfordcountymd.gov/planning/harfordgis/>

SITE:

Lot size – 13.29 acres according to public tax records

The site is mostly wooded, and is currently occupied by a lumber business and two leased billboards. Portions of the property are located in non-tidal wetlands and the 75' buffer surrounding the Rocky Branch Stream. An existing well is on site, and public sewer is believed to be available. There are existing frame buildings at the site, predominantly used for storage, staging and truck loading. Existing gravel and dirt driveways are located along both Reckord Road and Belair Road. According to Harford County, "The closest public sewer is approx. 150' away at an adjoining property (Parcel 72). Public water is not available (within approximately one-half mile)."

The lumber operation has been at the site for at least 5 years, with the current lease running through January 31, 2024 at the rate of \$2,750/month, or \$33,000 per year. The billboards were formally leased through 2019, with the seller continuing to receive annual lease payments of \$4,654 through the most recent pay period (October 2022). Formal arrangements with the billboard tenants will be at the discretion of the new owner. Please complete a [Waiver and Confidentiality agreement](#) to obtain copies of the lease.

Note: The site drawing below, titled Zoning Exhibit on the document, is believed to predate the existing zoning. Further zoning details outlined below.

See [this property's web page at ajbillig.com](http://thisproperty'swebpageatajbillig.com) for the Site Drawing, Harford County GIS Map, and SDAT Map.

ZONING:**B3 – General Business District & AG – Agriculture**

The corner of Belair Road and Reckord Road, comprising approximately 5.87 acres, is zoned B3, General Business District. Net usable acreage within the B3 district is believed to be 3.78 acres after subtracting portions of the property located in non-tidal wetlands and 75' buffer surrounding a stream. Total commercial frontage is estimated to be 703' along Belair Road, and 450' along Reckord Road.

According to the Harford County Zoning Department, this district "is intended to provide a wide range of retail, service and business uses serving local and county-wide areas. Such activities are generally located along arterial roads." A variety of property uses are available within the B3 district.

The balance of approximately 7.42 acres is zoned AG. According to Harford County, the "purpose of this district is to provide for continued farming activities, conserve agricultural land, and reaffirm agricultural uses, activities and operations within the agricultural zoned areas. It is the further purpose of this district to maintain and promote the rural character of this land as well as promote the continuance and viability of the farming and agricultural uses."

Please visit Harford County Zoning for additional details on permitted uses and zoning regulations:

Zoning Administration – <https://www.harfordcountymd.gov/1156/Zoning-Administration>

See [this property's web page at ajbillig.com](#) for the Zoning Map.

TITLE:

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

TAXES:

Current annual real estate taxes are \$5,017.90 based on a full value tax assessment of \$460,400.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$15,000 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 (wire or cashier's check).

Online Auction Bidders – a \$15,000 deposit, payable by cashier's check or wire, will be required of all online bidders by 12:00 Noon on Tuesday, April 4, 2023. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:30 P.M. on the day of auction. [Deposit Escrow Agreement](#)

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, ground rent and 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 the existing leases. The Property will be sold subject to Harford County violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. 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% buyer's premium will be added to the final bid price.

INSTRUCTIONS FOR ONLINE AUCTIONS

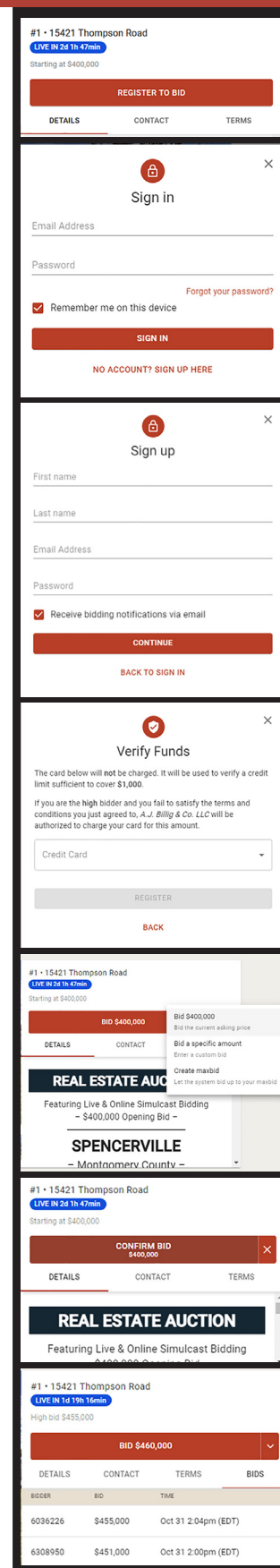
REGISTERING TO BID

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.



The image displays a vertical stack of five screenshots from the AJ Billig online bidding platform. The first screenshot shows the auction details for property #1, 15421 Thompson Road, with a starting bid of \$400,000 and a live timer. It features buttons for 'REGISTER TO BID', 'DETAILS', 'CONTACT', and 'TERMS'. The second screenshot is the 'Sign in' page, asking for email and password, with a 'Remember me' checkbox and a 'Forgot your password?' link. The third screenshot is the 'Sign up' page, requiring first and last names, email, and password, with a 'Receive bidding notifications via email' checkbox. The fourth screenshot is the 'Verify Funds' page, explaining that the card is for verification only and not for a deposit, with a 'Credit Card' dropdown and 'REGISTER'/'BACK' buttons. The fifth screenshot shows the bidding interface with a current bid of \$400,000 and a dropdown menu for bidding options: 'Bid the current asking price', 'Bid a specific amount', 'Enter a custom bid', and 'Create maxbid'. Below this is a 'REAL ESTATE AUCTION' banner for Spencerville, Montnomery County, featuring live and online simulcast bidding. The final screenshot shows the 'CONFIRM BID' screen for a bid of \$400,000, with tabs for 'DETAILS', 'CONTACT', 'TERMS', and 'BIDS'. The 'BIDS' tab is active, showing a table of bids.

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)

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.