


AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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ONLINE REAL ESTATE AUCTION

– Starting Bid: \$150,000 –

RANDALLSTOWN

18.87± ACRE RESIDENTIAL LOT

Zoned RC-5 – Subdivision Potential

Known As:

4301 WINDY HILL ROAD

Near Liberty Road

Randallstown, Baltimore County, Maryland 21133

Online Bidding Opens

MONDAY, OCTOBER 2, 2023

BIDDING CLOSES

THURSDAY, OCTOBER 5, 2023

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:

4301 Windy Hill Road is located at the western edge of Randallstown in northwest Baltimore County, near the communities of Granite, Eldersburg and Owings Mills. The area is also sometimes referred to as Harrisonville. The property sits about 3 miles east of the Liberty Reservoir and 5 miles west of the Liberty Road exit of I-695. I-795 is just 4 miles north. The location provides an impressive balance of proximity to major employment centers, retail shopping and dining, all while retaining an exceedingly private, rural environment. Liberty Road, Lyons Mill Road, Owings Mills Boulevard and Marriotsville Road provide good access to an array of area conveniences. The Baltimore Ravens Under Armour Performance Center is approximately two miles north. According to the Baltimore County Public Schools website, nearby schools are Hernwood Elementary, Deer Park Middle and New Town High. McDonogh School is also nearby.

The auction provides an opportunity to purchase a significant amount of acreage in an attractive location. The property has a rich history of its own, once home to a local landmark known as the Watters House. The site previously received (2010) a conditional approval for subdivision to a total of 4 lots, providing some opportunity for additional development at the site. The property is also well suited for use as a single, large estate lot for a homeowner looking for a private residence with great access to surrounding conveniences and recreational opportunities.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

SITE:

Lot size – 18.87 acres, more or less, according to public tax records

The site represents a previously developed lot, formerly home to the “Watters House.” A handful of outbuildings and foundations remain on the site. The lot is positioned at the end of a spur of Windy Hill Road, immediately south of 4300 and 4305 Windy Hill Road.

The north side of the lot comprising roughly 2 acres is mostly clear, fairly level, and was the site of the former residence. The portion of the property features an asphalt/gravel driveway and the remaining structures mentioned above.

The balance of the lot is mostly wooded with mixed topography. A contour map is available below and on the [Baltimore County GIS \(MyNeighborhood\) site](#). Well and septic are believed to be required. The status of any existing wells or septic system is unknown.

In 2010, the current owners applied for a variance or waiver of regulations to permit subdivision of the lot to a total of 4 lots, which was conditionally approved. No minor subdivision was ever completed. A full due diligence package regarding that process is available after completion of a [Waiver and Confidentiality agreement](#).

Additional documents are available to view: [SDAT Map](#), [Property GIS Map](#), [Contour GIS Map](#), [Subdivision Drawing](#)

ZONING:

RC-5 – Rural Residential

According to the Baltimore County Citizen’s Guide to Zoning, the purposes of the RC-5 Zone is “to provide for rural residential development in areas of Baltimore County where public water and sewer are not anticipated.”

More information about Prince George’s County Planning and Zoning can be found here:

Planning Department – <https://www.mncppc.org/166/Planning-Department>

Zoning Ordinance – <https://zoningpgc.pgplanning.com/>

[Zoning Map](#)

TITLE:

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

TAXES:

Current annual real estate taxes are \$2,063.27 based on a full value tax assessment of \$166,800.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$20,000 deposit, or 10% of the purchase price, whichever is greater, payable by wire transfer or cashier’s check, will be required of the Purchaser by 4:00 p.m. on the day of the 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. The Purchaser agrees to waive the well yield and water chemical quality requirements under the Baltimore County Code. The Purchaser waives and releases the Seller, their Attorneys, 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. 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 6% buyer’s premium will be added to the final bid price.

Sale Conducted in Collaboration with:
Commercial Real Estate Services of Maryland



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.



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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