


AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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REAL ESTATE AUCTION

Live Onsite & Simulcast Online Bidding
- Opening Bid: \$300,000 -

BEL AIR

3.69± ACRE FARMETTE

3,144+ Sq. Ft Home
5-6 Bedrooms & 3.5 Baths
Zoned R2 – Subdivision Potential

Sale On Premises

39 LAKE DRIVE

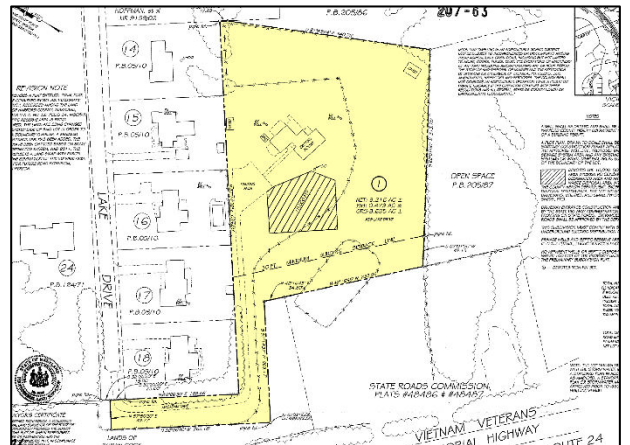
Off Emmorton Road
Bel Air, Harford County, Maryland 21014

Online Bidding Opens

FRIDAY, DECEMBER 15, 2023

Live Onsite Auction

**TUESDAY, DECEMBER 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:

39 Lake Drive is located in the Bel Air area of Harford County. Nestled between the Evergreen Heights and Barrington Subdivisions, between Emmorton Road (MD-924) and Veterans Memorial Highway (MD-24), the location offers the very rare combination of agrarian seclusion while retaining excellent proximity to major employment centers and area conveniences. The Town of Bel Air, including both the historic Main Street district as well as the Baltimore Pike commercial corridor are only 2 miles north. The Emmorton commercial district, including Festival at Bel Air and surrounding retail and flex strips, are just one mile south. According to the Harford County Public School locator app, nearby schools are Ring Factory Elementary, Patterson Mill Middle and High Schools.

The property has been lovingly maintained as a home and small farm by one family for most of the past 50 years. Evidence of that history can be found throughout the site, including the paddock, field shelter and remaining fencing. A small stream bed lines the eastern boundary of the property. A tunnel beneath Veterans Memorial Highway provided access to the Bel Air Veterinary Hospital, the owner of the property prior to 1975. While development has been steady throughout the area over the time the current owners have resided in the home, it still retains the bucolic feel many people relate to Harford County.

Whether intended as a large home site in a convenient location, pursuit of subdivision or an in-line real estate investment, the auction provides an exceptional opportunity to acquire a unique property in a very well-demanded area.

For more information about the area, please visit:

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

Town of Bel Air, MD – <https://www.belairmd.org/>

Harford County Public Schools – <https://www.hcps.org/>

SITE:

Lot size – 3.69 acre, more or less, according to public tax records. See legal description for complete dimensions.

The property is mostly clear with some mature trees. Tidy landscaping is featured around the home. Additional features include a riding ring, patio with barbeque, field shelter, mixed fencing, one large and one smaller shed.

A portion of the riding ring may be located within an easement provided to the current owners from the State Roads commission. There are currently stakes marking some of the property lines. These were not placed by a surveyor, and should be taken as approximate. See legal description and plat for a more complete description.

The property is served by 2 private wells and septic system.

Please see this auction's web page to view the legal description, plat, zoning map, and well tests:

<https://ajbillig.com/auction/39-lake-drive/>

ZONING:

R2 – Residential

According to the Harford County Zoning website, R1, R2, R3 and R4 "districts are intended to accommodate urban residential needs by providing for a wide range of densities and building types where public water and sewer are available. Conventional Development with Open Space (COS) and Planned Residential Development (PRD) are permitted where open space and environmental features are provided or preserved...R2 zoning permits single family residences on 7,500 – 10,000 square foot lots and may permit townhouses in 4 unit buildings."

Buyers are strongly encouraged to perform their own due diligence as to subdivision and building requirements.

For more information about Harford County Zoning, please visit:

Planning & Zoning – <https://www.harfordcountymd.gov/164/Planning-Zoning>

IMPROVEMENTS:

Two story traditional home with in-law suite addition. According to tax records, the home was constructed in 1974, with the addition coming later, and contains a total of 3,144 square feet above grade and 2,280 square feet of basement space enclosed in two sections. Further details are as follows:

Exterior

- Siding
- Asphalt shingle mansard style roof
- Mixed windows
- Aluminum down spouts and rain gutters

Interior

First Floor:

- Living room – carpet
- Galley style kitchen – laminate floor
- Dining area – laminate floor
- Powder room
- Family room – carpet
- In-law suite –
 - Living room – carpet
 - Kitchen and laundry area
 - Bedroom (originally two bedrooms)
 - Full Bath
 - Bedroom/Bonus Room – No closet, stairs to basement and safe room
 - Full Bath

Second Floor:

- Three bedrooms including larger primary bedroom
- Full bath

Basements & Mechanical

- Two separate unfinished basements – one with walk-out at grade
- 2 heat pumps (one with oil back-up)
- CAC
- Electric baseboard heat (second floor main house)
- Water treatment system
- 2 electric water heaters
- Two electrical panels with one sub-panel

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$3,949.12, based on a full value assessment of \$370,767.

SUMMARY TERMS OF SALE:

Please see the contract of sale for terms.

Live Auction Bidders – a \$35,000 deposit complete, 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 \$35,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. 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 4:00 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, 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!

Sale Conducted in Collaboration with:
Laura Snyder Home Group of
American Premier Realty



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INSTRUCTIONS FOR ONLINE AUCTIONS

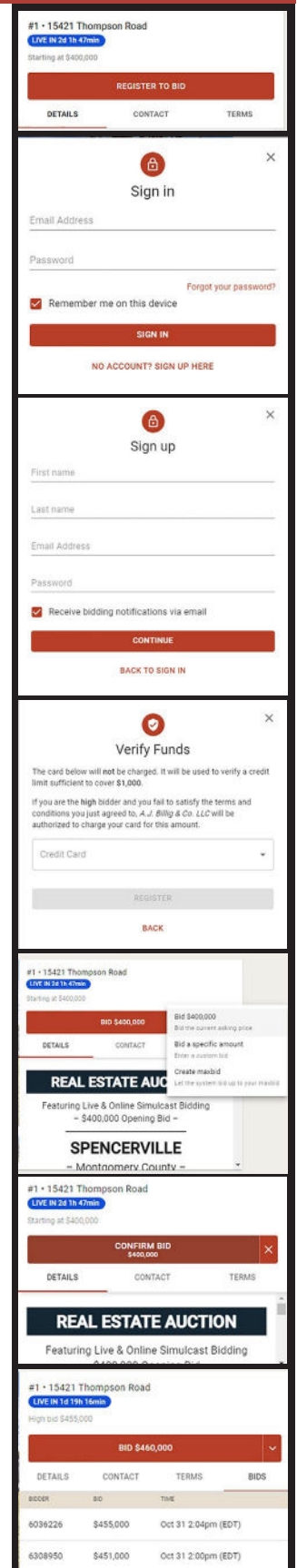
REGISTERING TO BID


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.



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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.