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KINGSVILLE

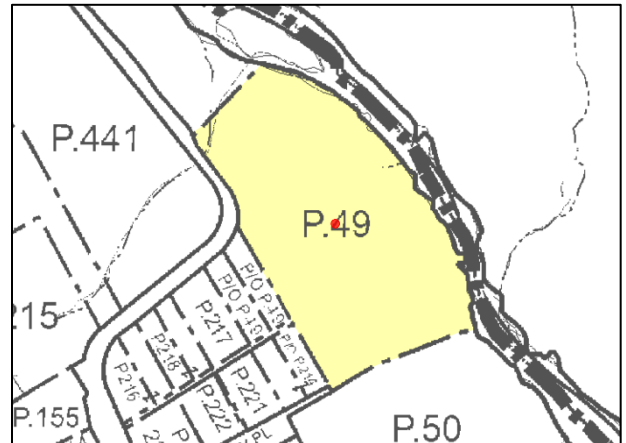
3 ± ACRE RIVER VIEW RESIDENTIAL DEVELOPMENT SITE

Known As:

11931 JERICO ROAD

Baltimore County Tax ID: 1110039002

Near Franklinville Road 21156



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:

The parcel is located in picturesque Kingsville with direct lot access to the Little Gunpowder Falls. Greenery is in abundance in the surrounding residential area. Hiking trails border the banks of the Little Gunpowder Falls with acres of lush forest giving privacy and tranquility to the site. Kingsville Park is located less than a mile away and has playgrounds, ball fields and walking trails.

Once home to the now demolished Franklinville Mill, the site is conveniently located near major highways such as I-95 and Route 1. There is easy access to surrounding towns, grocery stores, restaurants and other amenities. Baltimore City is a 30 minute drive south and Bel Air is a 20 minute drive north. Major employers in the area include the Aberdeen Proving Grounds, several logistics warehouses and University of Maryland Upper Chesapeake Medical Center. Local schools include Kingsville Elementary School, Perry Hall Middle School and Perry Hall High School.

For more information about the area, please visit:

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

Facts About Belko Property –

<https://mde.maryland.gov/programs/land/MarylandBrownfieldVCP/Documents/www.mde.state.md.us/assets/document/Belko%281%29.pdf>

SITE:

The site comprises 3+/- acres with approximately 200' of frontage on Jericho Road

A concrete foundation from the prior factory buildings covers the majority of the lot.

Several previous monitoring wells are believed to be on the property, and there may be an existing water well. Septic is required.

Baltimore County Tax ID: 1110039002

Please see this auction's web page for MDE status and reports: <https://ajbillig.com/auction/11931-jericho-road/>

ZONING:

RC-7 – Resource Preservation.

According to the Baltimore County Zoning Department, the RC-7 zoning district is intended "To protect and preserve valuable cultural, historical, recreational and environmental resources through a low density rural zone.

Typical uses permitted by zoning include: single family detached dwelling, farm, farm roadside stand and more.

For more information about Baltimore County Zoning, please visit: A Citizen's Guide to Zoning see the Permitted Use Table (page 13) - <https://www.baltimorecountymd.gov/files/Documents/Planning/citizensguidetozoning/citizensguide.pdf>

Please see this auction's web page for the Zoning Map: <https://ajbillig.com/auction/11931-jericho-road/>

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$2,702.25 based on a real value assessment of \$225,000.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information:

<http://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by wire transfer or cashier's check will be required of the purchaser. No exceptions. 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. The Purchaser agrees to waive any right of rescission under the Baltimore County Code regarding well water requirements. 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.

Please visit this auction's web page for more photos, and sample contract:

<https://ajbillig.com/auction/11931-jericho-road/>