



**BUY IT NOW**

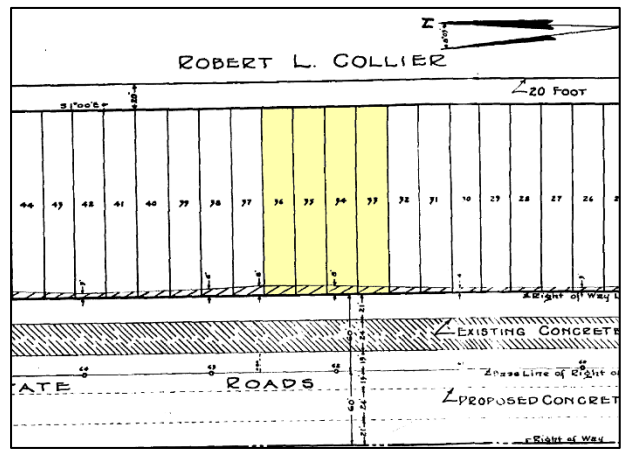
**EASTON**

**0.344 ± ACRE  
 RESIDENTIAL LOT**

Known As:

**OCEAN GATEWAY**

Talbot County Tax ID: 2101070215  
 Route - 50 • Next to 10273 Ocean Gateway  
 Talbot County, Maryland, 21601



**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 property is located in the Town of Easton, the county seat of Talbot County on Maryland's Eastern Shore. The property is ideally situated just 4 miles from the heart of downtown Easton, offering easy access to the town's amenities, including a variety of local shops, dining options and cultural attractions. The lot is also conveniently located near major roadways and is adjacent to Route 50, providing quick access to both the Chesapeake Bay Bridge and nearby towns like Cambridge and Salisbury. Residents enjoy local attractions, including the Academy Art Museum, the Avalon Theater, and the Easton Farmers Market. Numerous shopping options, such as Harris Teeter, Walmart, and Target, are within 5 miles of the lot. Major employers in the area include the University of Maryland Shore Medical Center at Easton, Allen Harim Foods and the Bayleigh Chase Retirement Community.

For more information about the area, please visit:  
 Easton, MD - <https://eastonmd.gov/>  
 Talbot County, Maryland - <https://talbotcountymd.gov/>  
 Academy Art Museum - <https://academyartmuseum.org/>

**SITE:**

Lot size - 0.344 acre, more or less, according to public tax records  
 Private well and septic believed to be required  
 Zoning AC, Agricultural Conservation

According to the Talbot County zoning code, "The AC District is characterized by rural agricultural and low-density residential uses. This district provides a full range of agricultural activities, forestry, agribusiness uses and limited single-family residential development."

**TITLE:**

In fee simple; and sold free and clear of liens. Talbot County Deed Book KMD Liber 3134, folio 3.

**TAXES:**

Published annual real estate taxes are \$253.74, based on a full value assessment of \$28,100.

**SUMMARY TERMS OF SALE:**

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

A \$5,000 deposit, payable by cashier's check or wire transfer, will be required of the purchaser, 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 Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its "AS IS/WHERE IS" "WITH ALL FAULTS" condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules affecting same, if any. 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 5% or \$2,500 buyer's premium, whichever is greater, 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/ocean-gateway/>

