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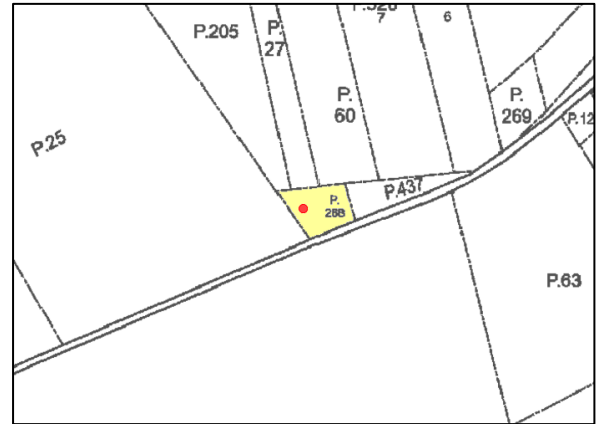
ST. MARY'S COUNTY

DETACHED HOME ON 1.5± ACRES

– Raze or Rehabilitate –

Known As:
49220 CURLEYS ROAD

Near Point Lookout Road
Ridge, Maryland 20680



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:

49220 Curleys Road is located near the southernmost tip of Maryland in the town of Ridge. Surrounded by water on both sides, the area offers scenic views and access to various waterfront activities. For nature lovers, Point Lookout State Park, featuring swimming, fishing and camping, is within 5 miles of the home and offers a peaceful environment for outdoor activities. The area is rich in biodiversity, including many species of birds, fish and marine life. St. Mary's County is a hub for agriculture and seafood, hosting several seafood and oyster festivals as well as being a supporter of local farming. Nearby on Point Lookout Road are dining, retail and entertainment venues. Major employers in the area include St. Mary's College of Maryland, Naval Air Station Patuxent River and a variety of local businesses throughout the County. According to the St. Mary's County public school's locator, the area public schools include Ridge Elementary School, Spring Ridge Middle School and Great Mills High School.

For more information see:

St. Mary's Public Schools – <https://www.smcps.org/>

St. Mary's County, MD – <https://www.stmaryscountymd.gov/>

SITE:

Primarily flat lot comprising 1.5± acres. The lot is believed to be primarily clear with a wooded area surrounding the property.

Serviced by private well and septic. Well and septic conditions are unknown.

Zoning RPD – Rural Preservation District. For more information see the St. Mary's County Zoning Code.

Zoning Districts – <https://www.stmaryscountymd.gov/docs/ZoningDistricts.pdf>

IMPROVEMENTS:

Two story frame home, constructed in 1900, containing 1,024 square feet of living area and no basement, according to public tax records. The house contains four bedrooms and one bathroom.

EXTERIOR:

Vinyl and wood siding
Vinyl replacement windows
Concrete block foundation
Asphalt shingle roof

INTERIOR:

First floor:

Living area - carpet
Eat-in kitchen - laminate floorings
Bedroom - carpet with second floor access
Bedroom - carpet
Bathroom - vinyl tile

Second floor:

Bedroom - carpet
Bedroom - carpet

TITLE:

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

TAXES:

Published annual real estate taxes are \$1,616.79, based on a full value assessment of \$138,400.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$20,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. 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 Property will be sold subject to St. Mary's County violation notices, if any. Purchaser agrees to waive any right of rescission under the State of Maryland Code well yield 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. 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. 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/49220-curleys-road/>