



BUY IT NOW

UPPER MARLBORO
 Southern Prince George's County

**POTENTIAL
 EXECUTIVE HOMESITE**

Known As:
15902 TANYARD ROAD
 Off Croom Road
 Upper Marlboro, Maryland, 20770



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:

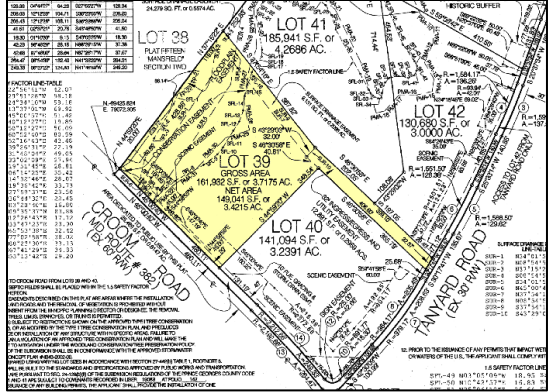
15902 Tanyard Road is located near the town of Upper Marlboro in southern Prince George's County. The rural location offers an escape from city life while maintaining a close proximity to major municipalities. Nearby cities and towns include Washington DC, National Harbor, Waldorf and several others. Prince George's County has received an abundance of redevelopment and investment with a steady population increase over the last several years. Within 15 minutes of the homesite are grocery stores, restaurants, banks and other entertainment venues. For nature lovers, Patuxent River Park and Merkle Wildlife Sanctuary are nearby offering miles of hiking trails, camp sites, river views and playgrounds. Major employers in the area include Andrews Air Force Base, MedStar Southern Maryland Hospital and the various government offices and private sector jobs in Washington DC. According to the Prince George's Public Schools locator, the area public schools include Baden Elementary, Gwynn Park Middle School and Gwynn Park High School.

For more information about the area, please visit:

- Prince George's County, MD – <https://www.princegeorgescountymd.gov/>
- School Finder – <https://gis.pgcps.org/schoolfinder/findschool2.asp>
- Prince George's County Infographic – https://www.princegeorgescountymd.gov/sites/default/files/media-document/dcv23460_pgc_infographic_combined.pdf

SITE:

- Flag shaped lot – 3.71 Acres ±
- Well & septic systems required.
- For a copy of the plat, previous percolation test and previous site and septic plans, please see this auction's web page: <https://ajbillig.com/auction/15902-tanyard-road/>



Zoning AG – Agricultural

According to the Prince George's County Zoning Guide, "The purposes of the Agriculture and Preservation (AG) Zone are: To provide for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; and to provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources."

TITLE:

In fee simple; and sold free and clear of liens. Prince George's County Deed Book Liber 34452, folio 230.

TAXES:

Published annual real estate taxes are \$442.92 based on a real value assessment of \$31,800.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$10,000 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. 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, including agricultural transfer tax, if applicable, 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.



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