

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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ONLINE REAL ESTATE AUCTION

**ABSOLUTE AUCTION TO THE
HIGHEST BIDDER ABOVE \$20,000**

CHURCHTON

– SOUTHERN ANNE ARUNDEL COUNTY –

3.04 ACRE ± UNIMPROVED LOT

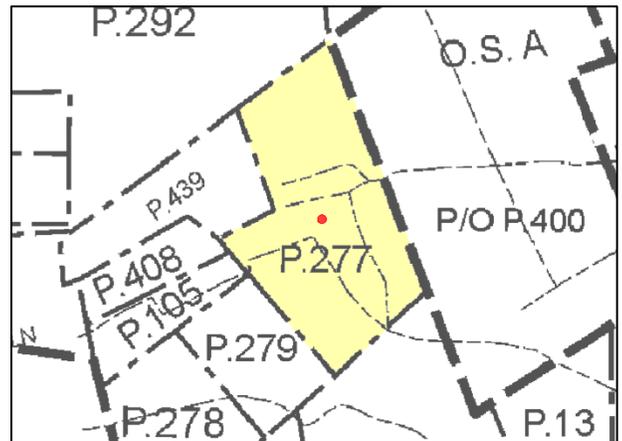
Known As:

5347 OFFER LANE

Off Deale Churchton Road
Anne Arundel County, Maryland 20733

**BIDDING OPENS:
TUESDAY, JUNE 3, 2025**

**BIDDING CLOSSES:
THURSDAY, JUNE 5, 2025
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:

5347 Offer Lane is located in the Churchton area of southern Anne Arundel County. Churchton sits between Shady Side and Deale, approximately 15 miles south of Annapolis, Washington, D.C. is 34 miles to the west, and Baltimore is 45 miles to the north. Surrounding communities are water oriented, with a number of proximate marinas, waterfront restaurants, marine businesses and waterfront homes. Nearby waterways include the Chesapeake Bay, Herring Bay, West River and Rockhold Creek. Restaurants, retail and grocery options are available within a 3 mile radius. According to the Anne Arundel County public schools website, nearby schools are Shady Side Elementary, Southern Middle and High.

For more information about the area, please visit:

<https://www.aacounty.org/>

<https://www.aacps.org/>

SITE:

Lot size – 3.04 Acres, more or less, according to public tax records.

Offer Lane begins at Deale Churchton Road and continues through the parking lot of Franklin United Methodist Church. Access to the property is through a 20' right-of-way from 5357 Offer Lane.

Private well and septic required

There are headstones located at the eastern edge of the property.

ZONING:

R1 – Residential

Per the Anne Arundel County Zoning classifications guide, “This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of 1 dwelling unit per 40,000 square feet. Minimum lot size is 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet.”

TITLE:

In fee simple; sold free and clear of all liens. Anne Arundel County Deed Book Liber SAP 39962, folio 55.

TAXES:

Published annual real estate taxes are \$944.76, based on a full value assessment of \$80,800.

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 \$3,000 or 10% deposit, whichever is greater, payable by cashier’s check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, 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. No adjustments will be made to the Purchase Price for acreage smaller or larger than stated herein. 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% buyer’s premium, subject to a minimum fee of \$2,500, will be added to the final bid price. Purchaser to use Progressive Title (1460 Ritchie Hwy., Suite 212, Arnold, MD 21012; 410-974-0670) for closing.

Please visit this auction’s web page for more photos and online bidding:

<https://ajbillig.com/auction/scattered-unimproved-lots-june-5-2025/>



REAL ESTATE • AUCTIONEERS



ONLINE REAL ESTATE AUCTIONS

ANNE ARUNDEL COUNTY

**SCATTERED
UNIMPROVED LOTS**

**BIDDING OPENS:
TUESDAY, JUNE 3, 2025**

**BIDDING CLOSSES:
THURSDAY, JUNE 5, 2025
AT TIMES LISTED BELOW**

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LOCATION:

Anne Arundel County is home to Maryland's capital, Annapolis. With almost 54,000 businesses, the county is a major hub of commerce and development with a steady population increase over the last decade. According to the Anne Arundel County government website, "Over 570,000 residents call Anne Arundel County home due to the area's superior quality of life on the Chesapeake Bay, a rich heritage, and proximity to Baltimore and Washington, D.C. The county boasts diverse communities, numerous attractions, educational and employment opportunities and several amenities.

With over 533 miles of coastline, Anne Arundel County is known for boating, fishing, crabbing, water skiing, sailing and swimming. For nature lovers, there are two State parks, four regional parks, 95 community and neighborhood parks, 119 school recreation parks, two sports complexes, and 34 special use areas, including an ice rink, aquatic center, recreation center and boat ramps. The County also offers numerous greenways, including the Anne Arundel County Trails that is an extensive network of recreation and transportation trails that include the B&A Trail, BWI Trail, Broadneck Peninsula Trail, and WB&A Trail, enjoyed by hundreds of walkers, runners, bicyclists and equestrians."

For more information about the area, please visit: <https://www.aacounty.org/>

Bidding Closes: 11:00 A.M.

5347 Offer Lane

Anne Arundel County Tax ID: 0700003494400

Churchton, Maryland, 20733

3.04 ± Acres | Zoned R-1, Residential

Private Well and Septic Required.

To The Highest Bidder Over \$20,000



Bidding Closes: 11:10 A.M.

5097 Ed Prout Road

Anne Arundel County Tax ID: 020100007237895

Lothian, Maryland, 20711

0.95 ± Acre | Zoned RA, Residential Agricultural

Private Well and Septic Required.

To The Highest Bidder Over \$10,000



Bidding Closes: 11:20 A.M.

51 Ark Road

Anne Arundel County Tax ID: 020100004115100

Lothian, Maryland, 20711

1 ± Acre | Zoned RA, Residential Agricultural

Private Well and Septic Required.

\$5,000 Opening Bid



SUMMARY TERMS OF SALE:

Please see the contracts of sale for complete terms.

A 10% deposit (\$5,000 minimum deposit on 51 Ark Road) payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, 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. No adjustments will be made to the Purchase Price for acreage smaller or larger than stated herein. 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. Purchaser to use Progressive Title (1460 Ritchie Hwy., Suite 212, Arnold, MD 21012; 410-974-0670) for closing.

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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.

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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.

