


AJ BILLIG**REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com****ONLINE REAL ESTATE AUCTIONS****RANDALLSTOWN****UNIMPROVED
RESIDENTIAL LOTS****BIDDING OPENS:
MONDAY, JULY 21, 2025****BIDDING CLOSES:
TUESDAY, JULY 22, 2025
AT TIMES LISTED BELOW**

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:

Randallstown, Maryland is an unincorporated community located in Baltimore County, just northwest of Baltimore City. With a diverse and growing population, Randallstown serves as a key residential and commercial hub within the county. Home to more than 33,000 residents, Randallstown offers a suburban feel with easy access to major metropolitan centers like Baltimore, Columbia, and Washington, D.C. The community benefits from close proximity to Northwest Hospital, numerous shopping centers, and a variety of local and national businesses, making it both a convenient place to live and work. Randallstown's location near major roadways such as I-695 (Baltimore Beltway), Route 26 (Liberty Road), and I-70 allow for excellent regional connectivity.

For outdoor and recreational enthusiasts, nearby amenities include Northwest Regional Park, the Liberty Reservoir, and a number of local trails and green spaces. The community is also home to public recreation centers, athletic fields, and a range of community services that add to the convenience and appeal of the area. Residents also enjoy convenient access to libraries, community programs, and public facilities located along Liberty Road, making everyday resources easily accessible. With its comfortable suburban setting, abundance of green space, and proximity to major urban centers, Randallstown continues to appeal to families, professionals, and longtime residents alike.

For more information about the area, please visit: Baltimore County, MD – <https://www.baltimorecountymd.gov/>

Bidding Closes: 11:00 A.M.

4835 Valley Forge Road

Baltimore County Tax ID: 04022100013223

Randallstown, Maryland, 21133

To The Highest Bidder Over \$25,000

0.243 ± Acre | Zoned DR 5.5, Residential

All Public Utilities.

Bidding Closes: 11:05 A.M.

Valley Forge Road

Baltimore County Tax ID: 04020207290070

Randallstown, Maryland, 21133

To The Highest Bidder Over \$10,000

0.149 ± Acre | Zoned DR 5.5, Residential

All Public Utilities.

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

<https://ajbillig.com/auction/unimproved-residential-lots/>



ONLINE REAL ESTATE AUCTION

To The Highest Bidder Above \$25,000

RANDALLSTOWN

0.243 ACRE ± UNIMPROVED LOT

– Residential Zoning–

Known As:

4835 VALLEY FORGE ROAD

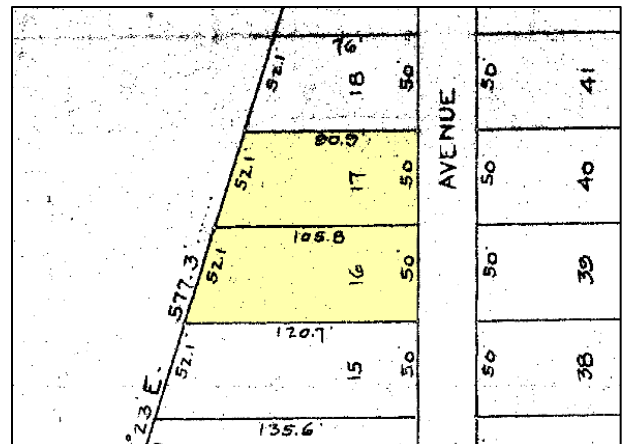
Baltimore County Tax ID: 04022100013223

Off Winands Road

Baltimore County, Maryland 21133

**BIDDING OPENS:
MONDAY, JULY 21, 2025**

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LOCATION:

4835 Valley Forge Road is located in the Randallstown community of northwest Baltimore County, Maryland. The area offers a suburban feel with convenient access to Baltimore City, Columbia and Washington, D.C. Nearby destinations include Northwest Regional Park, Liberty Reservoir and several local trails and recreation centers. Residents also benefit from proximity to Northwest Hospital, major shopping centers and a variety of dining and retail options along Liberty Road and Reisterstown Road. The community is well-connected by I-695, Route 26 and I-70, offering easy regional travel. According to the Baltimore County school locator, nearby schools include Winand Elementary School, Northwest Academy Middle School and Randallstown High School. Major employers in the area include the U.S. Social Security Administration, Baltimore County Public Schools and Government, the University System of Maryland (UMBC) and Northwest Hospital.

For more information about the area, please visit:

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

SITE:

Lot size – 0.243 Acre, more or less, according to public tax records.

The property is known as lots 16 & 17, Section A, Baltimore County Plat Book WPC No. 8, page 90. The parcel is located on Valley Forge Road. Paving ends at lots 14 & 37, but the street continues to provide direct access to the parcel.

Public water and sewer service are believed to be in the street.

ZONING:

DR 5.5, Residential.

More information on Baltimore County zoning can be found by following the link below:

Zoning Review – <https://www.baltimorecountymd.gov/departments/pai/zoning>

TITLE:

In fee simple; sold free and clear of all liens. Baltimore County Deed Book Liber SM 8178, folio 710.

TAXES:

Published annual real estate taxes are \$31.37, based on a full value assessment of \$10,500.

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. No adjustments will be made to the Purchase Price for acreage smaller or larger than stated herein. 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% buyer's premium, subject to a minimum fee of \$2,500, will be added to the final bid price.

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

<https://ajbillig.com/auction/unimproved-residential-lots/>





For more information about the area, please visit:
Baltimore County, MD – <https://www.baltimorecountymd.gov/>

SITE:

Lot size – 0.149 Acre, more or less, according to public tax records.

The property is known as Lot 15, Section A, Baltimore County Plat Book WPC No. 8, page 90. The parcel is located on Valley Forge Road. Street paving ends at lots 14 & 37.

Public water and sewer service are believed to be in the street.

ZONING:

DR 5.5, Residential.

More information on Baltimore County zoning can be found by following the link below:

Zoning Review – <https://www.baltimorecountymd.gov/departments/pai/zoning>

TITLE:

In fee simple; sold free and clear of all liens. Baltimore County Deed Book Liber EHK Jr. 6889, folio 787.

TAXES:

Published annual real estate taxes are \$19.21, based on a full value assessment of \$6,400.

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. No adjustments will be made to the Purchase Price for acreage smaller or larger than stated herein. 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% buyer's premium, subject to a minimum fee of \$2,500, will be added to the final bid price.

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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.

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.

INSTRUCTIONS FOR ONLINE AUCTIONS

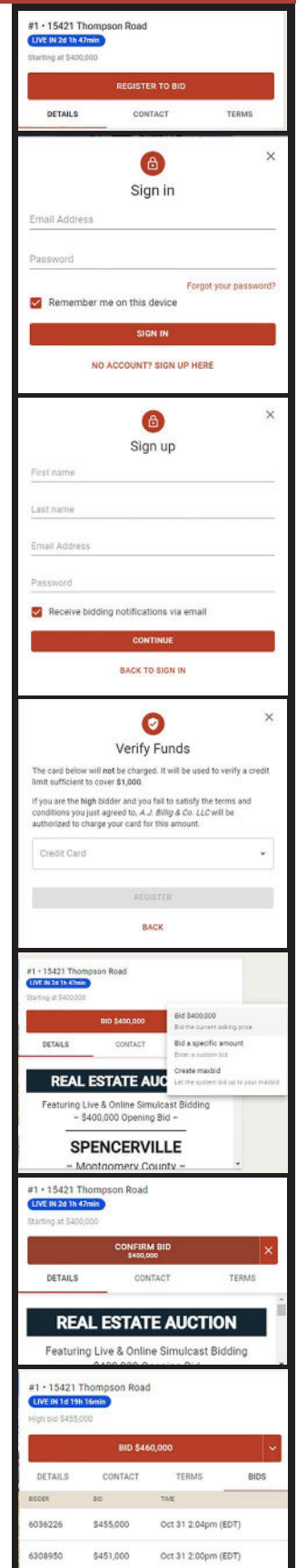
REGISTERING TO BID

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.



#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

☒ Remember me on this device

Forgot your password?

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

☒ Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
~ \$400,000 Opening Bid ~

SPENCERVILLE
~ Montgomery County ~

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
~ \$400,000 Opening Bid ~

#1 • 15421 Thompson Road
LIVE IN 1d 1h 11min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)