



BUY IT NOW: \$10,000

RANDALLSTOWN

**0.149 ACRE ±
UNIMPROVED LOT**

– Residential Zoning–

Known As:

VALLEY FORGE ROAD

Baltimore County Tax ID: 04020207290070

Off Winands Road

Baltimore County, Maryland 21133

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:

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:

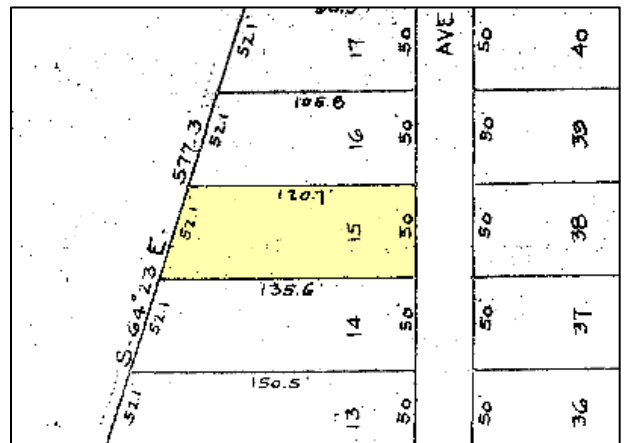
Baltimore County, MD – <https://www.baltimorecountymd.gov/>

SITE:

Lot size – 0.149 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, 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 and sample contract:

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

