


AJ BILLIG

REAL ESTATE • AUCTIONEERS

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ajbillig.com



REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding
\$125,000 Opening Bids

WOODLAWN Tomber's Crossing

TWO ADJOINING SEMI-DETACHED HOMES

Each 3-4 Bedrooms – 2 Full & 2 Half Baths
– Each Rented for \$1,950 Per Month –

– *Separate & Entirety Offerings* –

Sale On Premises:

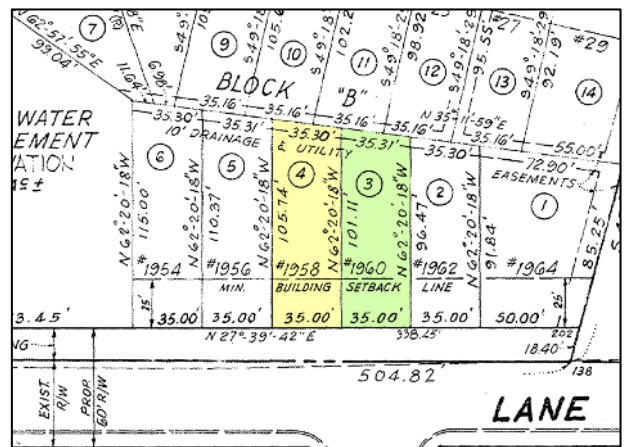
1958 & 1960

FEATHERBED LANE

Near Windsor Mill Road
Woodlawn, Baltimore Co., Maryland 21207

**Online Bidding Opens
THURSDAY, OCTOBER 9, 2025**

**Live Onsite Auction Begins
FRIDAY, OCTOBER 10, 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.

GENERAL INFORMATION:

Original owner selling two adjoining semi-detached homes constructed in 1979. The homes are located in the Woodlawn area of Baltimore County, just inside the Baltimore Beltway (I-695), with excellent access to the Beltway, I-70 and the Social Security complex. The well-maintained homes are each arranged for 3-4 bedrooms, 2 full and 2 half baths, and rented for \$1,950/month. Over 40 years of stable rental history. The auction provides an opportunity to purchase one or both homes for ongoing investment use or as owner occupants.

LOCATION:

The properties are located along Featherbed Lane between Windsor Mill Road and Dogwood Road. Access to the Baltimore Beltway is approximately 1.5 miles south via Security Boulevard, and about 2 miles north via Liberty Road. I-70 and the Social Security complex are each about 1.5 miles south. The area is exceedingly convenient to shopping and dining, in addition to the excellent access to major employers and commuter routes. Surrounding homes are a mix of detached single family homes, semi-detached homes and garden apartment buildings. According to the Baltimore County Public Schools website, nearby schools are Featherbed Lane Elementary, Woodlawn Middle and High Schools. A number of independent, parochial and charter schools are also in the area.

For more information about the area, please visit:

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

Baltimore County My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

TITLE:

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

PROPERTIES:

1958 Featherbed Lane:

- Semi-Detached Split Foyer Home
- Constructed in 1979 and containing 2,160 square feet on three levels
- Exterior finishes include brick and vinyl siding facade, asphalt shingle roof, vinyl windows, three entrances/exits.
- Interior finishes include carpet, LVP, granite counter-tops and updated cabinetry
- Arranged as follows:
 - First Floor – Living Room/Dining Combo, Eat-In Kitchen, Powder Room
 - Second Floor – Primary Suite with Full Bath, Two Additional Bedrooms and Full Hall Bath
 - Lower Level – Living Room, Bedroom, Powder Room, Utility & Laundry Room
- Mechanical/Utilities – Heat Pump, CAC, Electric Water Heater, Public Water & Sewer
- Lot Size – 0.083 acre, more or less
 - Fronts 35' on Featherbed Lane with depths of 101' and 105'
 - Front, side and rear yards
- Lease Information:
 - Rented for \$1,950/month, \$23,400/year.
 - Tenant pays own utilities, including water and electric.
 - Annual lease having commenced 7/1/23. Renews for 1 year period.
- Taxes:

Published annual real estate taxes are \$4,873.45, based on a full value assessment of \$216,100.

1960 Featherbed Lane:

- Semi-Detached Split Foyer Home
- Constructed in 1979 and containing 2,160 square feet on three levels
- Exterior finishes include brick and vinyl siding facade, asphalt shingle roof, vinyl windows, three entrances/exits.
- Interior finishes include carpet, LVP, granite counter-tops and updated cabinetry
- Arranged as follows:
 - First Floor – Living Room/Dining Combo, Eat-In Kitchen, Powder Room
 - Second Floor – Primary Suite with Full Bath, Two Additional Bedrooms and Full Hall Bath
 - Lower Level – Living Room, Bedroom, Powder Room, Utility & Laundry Room
- Mechanical/Utilities – Heat Pump, CAC, Electric Water Heater, Public Water & Sewer
- Lot Size – 0.079 acre, more or less
 - Fronts 35' on Featherbed Lane with depths of 101' and 96'
 - Front, side and rear yards
- Lease Information:
 - Rented for \$1,950/month, \$23,400/year.
 - Tenant pays own utilities, including water and electric.
 - Annual lease having commenced 9/1/24. Renews for 1 year period.
- Taxes:

Published annual real estate taxes are \$3,621.39, based on a full value assessment of \$218,400.

ADDITIONAL INFORMATION:

Please see the Auction Information board to view the leases.

MANNER OF SALE:

The properties will be offered individually first, with the bids reserved. They will then be offered as an entirety. The properties will be sold in the manner producing the greatest result in the Seller's sole discretion.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$15,000 deposit for each property, \$30,000 as an entirety, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 11:00 A.M., Monday, October 13, 2025, at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders – a \$15,000 or 10% deposit for each property, \$30,000 or 10% as an entirety, whichever is greater, payable by cashier's check or wire, will be required of the purchaser by 4:00 P.M. on the day of auction.

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. All adjustments, including taxes, rents 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 settlement and assumed thereafter by the Purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore County violation notices, 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, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 5% buyer's premium will be added to the final bid price.



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.