



REAL ESTATE AUCTION

\$100,000 Opening Bid • On-Site Only

Estate Sale

NORTHERN BALTIMORE COUNTY

– Freeland Area –

Const. 2004 LOG CABIN STYLE HOME ON 0.76± ACRE

Sale On Premises:

2449 E. RUHL ROAD

Off Middletown Road

Freeland, Baltimore County, Maryland 21053

Sale On Premises:

**FRIDAY, SEPTEMBER 26, 2025
AT 12:00 NOON**



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:

Estate sale of a two level log cabin style home in the rolling hills of Freeland, Maryland in the northern portion of Baltimore County. The home, constructed in 2004, is currently arranged for two bedrooms and three full baths, with ample opportunity to fully finish the basement for additional bedrooms or living area. The home sits on a hill with views down to the bucolic valley below. The auction provides an opportunity to purchase a newer home that needs TLC, whether intended for a primary residence, second home, short or long term rental investment property.

LOCATION:

The property is located in the Freeland area of Northern Baltimore County. The property sits approximately one mile east of Middletown Road, one mile south of the Pennsylvania line, and approximately 7 miles west of I-83. The area is predominantly rural, surrounded by farms of various sizes and undeveloped, wooded tracts and sparse clusters of homes. According to the Baltimore County Public Schools website, nearby schools are Pretty Boy Elementary, Hereford Middle and High Schools.

For more information about the area, please visit:

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

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

SITE:

Lot size – 0.76 acre, more or less, according to public tax records

Fronts approximately 166' on E. Ruhl Road. Gravel driveway. Lot slopes down from East to West towards the road. Mature trees. Well and private septic.

Note: The property is being sold by an Estate, and no well or septic tests are to be provided. The property was constructed in 2004 and has been occupied until very recently. Buyers are encouraged to contact Baltimore County for any information relating to permits, health department reports or any other public records information about the property. Buyers are encouraged to conduct any well or septic testing that they deem fit in advance of the auction with prior seller approval.

IMPROVEMENTS:

Raised ranch log cabin style home – constructed in 2004, containing 1,125 square feet above grade and 1,125 square feet at grade in the front, according to public tax records.

Exterior:

- White cedar logs
- Asphalt architectural shingle roof
- Wood windows
- 2 car carport
- Deck

Interior:

First floor: Vaulted ceilings

- Eat-in kitchen – wood floor
- Living room – fireplace, wood floor
- Bedroom – carpet
- Full bath – Vinyl tile flooring, shower/tub enclosure
- Primary suite – carpet, walk-in closet
 - En-suite bath with vinyl tile flooring, jetted tub and shower

Basement/Mechanical:

- Full unfinished basement with 10' ceilings and existing framing.
- At grade on the front with sliding door
- Full bath – ceramic tile floor and shower stall
- Oil fired boiler
- 50 gallon electric water heater
- 200 amp electrical service
- Sump Pump

The home requires interior and exterior cosmetic improvements.

TITLE:

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

TAXES:

Current annual real estate taxes are \$4,994.34 based on a full value tax assessment of \$452,733.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$15,000 deposit, 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, September 29, 2025 at the Auctioneer's office (wire or cashier's check). 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, 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. 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.

Please visit this auction's web page for more photos, GIS Map, SDAT Map, sample contract, and auction registration:

<https://ajbillig.com/auction/2449-e-ruhl-road/>

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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