



BUY IT NOW

RANDALLSTOWN – Valley Forge –

RESIDENTIAL LOT

0.14± Acre • Zoned DR 5.5

4812 VALLEY FORGE ROAD

Off Winands Road
Randallstown, Baltimore County, MD 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.

GENERAL INFORMATION:

4812 Valley Forge Road comprises a 0.138-acre residential parcel in the Randallstown area of western Baltimore County. The location provides excellent access to the Baltimore Beltway, I-795, major employers, retail shopping and dining. Immediately surrounding homes are of mixed architecture and age, and range from about 900 to more than 3,400 interior square feet. Newly constructed homes in Randallstown have sold for between \$510,000 and \$774,900 over the past two years.

LOCATION:

The property is located in the Valley Forge subdivision of Randallstown in Baltimore County. Valley Forge is a small subdivision comprised of approximately 30 properties. Immediately surrounding neighborhoods include Heather Glenn, Stoneybrook North, Wynans Woods and Scotts Crossing. The neighborhood sits immediately west of Winands Road, 0.4 mile from Old Court Road, 1.4 miles from Liberty Road and in close proximity to both the Baltimore Beltway (I-695) and I-795. Ample options for groceries, retail shopping and countless service businesses can be found along both Liberty Road and Reisterstown Road. 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.

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

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

SITE:

Lot size: 0.138 acre, more or less

50' front on Valley Forge Road by 120' deep

The lot is mostly level and partially wooded. Storage containers believed to be on the property.

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

Please see this property's web page for the Plat and GIS Map: <https://ajbillig.com/auction/4812-valley-forge-road/>



6	50	50	29	50
178.6	5	50	28	50
169.2	4	50	27	50
155.8	3	50	26	50
144.4	2	50	25	50

ZONING:

DR 5.5 Residential

For more information about zoning, please visit:

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

Note: Some or all of the property may be located in a forest conservation easement. Buyers are encouraged to perform their own due diligence as to potential use of the site.

TITLE:

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

TAXES:

Current annual real estate taxes are \$749.41 based on a full value tax assessment of \$61,833

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. 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. No adjustment for price will be made for acreage greater or smaller than what is being conveyed by the Seller's right, title and interest. The property will be sold subject to any encroachments that a survey may reveal. 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, subject to a minimum fee of \$2,500, will be added to the final bid price.

Please visit this property's web page for more photos, and sample contract:

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