

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

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## ONLINE REAL ESTATE AUCTION

To The Highest Bidder Over \$12,500

**STEVENSVILLE**  
"Chesapeake Estates"

**TWO RESIDENTIAL  
UNIMPROVED LOTS**

~ 0.696 ± Acre Total ♦ Entirety Sale Only ~

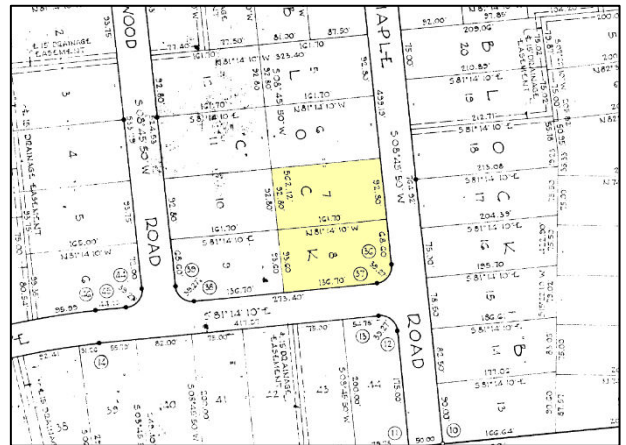
Known As:

**Queen Anne's County Tax IDs:  
1804014340 & 1804014332**

Off Chesapeake Estates Drive  
Stevensville, Maryland, 21666

**BIDDING OPENS:  
WEDNESDAY, AUGUST 12, 2026**

**BIDDING CLOSSES:  
THURSDAY, AUGUST 13, 2026  
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:**

Two adjoining unimproved residential lots totaling 0.696 acre, more or less, offered as an entirety in the Chesapeake Estates subdivision of Stevensville, Maryland. Situated on Kent Island in Queen Anne's County, the property is located within an established residential neighborhood with convenient access to area amenities, waterfront recreation and major commuter routes via U.S. Route 50 and the Chesapeake Bay Bridge. Zoned NC-20 (Neighborhood Conservation), the wooded lots front on Maple Road and Bay Drive, both unimproved paper streets. The auction provides an opportunity to acquire residential land in one of Maryland's most desirable Eastern Shore communities. Full terms of sale are below.

### **LOCATION:**

Stevensville, located on Maryland's Kent Island, is one of the Eastern Shore's most desirable residential communities, offering a unique combination of small-town charm, waterfront recreation and convenient access to the western shore. As the largest island in the Chesapeake Bay, Kent Island is known for its rich maritime history, scenic shoreline and relaxed lifestyle. Residents enjoy easy access to public parks, marinas, fishing, boating, waterfront dining and a variety of local shops and services throughout Stevensville, Chester, Kent Narrows and Grasonville.

Despite its coastal setting, the area remains a practical choice for commuters. The Chesapeake Bay Bridge provides direct access to Annapolis, Baltimore and Washington, D.C., while nearby U.S. Route 50 connects Kent Island with the broader Eastern Shore. Whether for a primary residence, vacation home or long-term investment, the area continues to attract buyers seeking the benefits of Eastern Shore living while remaining within commuting distance of major employment centers.

The lots are located in the Chesapeake Estates subdivision, an established residential neighborhood in the northern portion of Kent Island. The community consists primarily of single-family homes on wooded residential lots, with a mix of long-established residences and newer construction reflecting continued investment in the area. Nearby parks, marinas, shopping, restaurants and public amenities provide everyday convenience, while the surrounding natural setting offers a peaceful residential atmosphere. The offering presents an opportunity to acquire two adjoining residential lots in a well-located Kent Island community with convenient access to area amenities, recreational opportunities and major commuter routes.

For more information about the area, please visit:

Queen Anne's County, MD – <https://www.qac.org/>

Top Things To Do Stevensville – <https://www.visitmaryland.org/list/top-things-to-do-stevensville>

### **SITE:**

The property comprises two adjoining platted residential lots, known as Lots 7 & 8, Block C, in the Chesapeake Estates subdivision. According to public tax records, the lots contain approximately 30,294 square feet of gross land area or 0.696 acre, more or less. The parcels front on Maple Road and Bay Drive, both of which are currently unimproved paper streets.

The lots are wooded and generally level in appearance. Surrounding development consists of a mixture of established single-family homes, newer residential construction and additional undeveloped lots within the subdivision.

According to the Queen Anne's County Department of Public Works, public water and sewer service stop at the adjoining properties known as 102 Maple Road and 105 Dogwood Road. The subject lots are currently identified by the County as not buildable due to the inability to connect to the public sewer system. Prospective purchasers are encouraged to perform their own due diligence regarding utility availability, access, and any future development potential or permitted uses.

Address	Lot Size
Queen Anne's County Tax ID: 1804014340	15,228 square feet or 0.350 Acre
Queen Anne's County Tax ID: 1804014332	15,066 square feet or 0.346 Acre
<b>Total</b>	30,294 square feet or 0.696 Acre ±

### **ZONING:**

NC-20, Residential

According to Queen Anne's County Department of Planning and Zoning, "The NC Districts are intended to preserve the character, density, and scale of existing residential neighborhoods." The NC-20 District is designated for existing residential developments with a twenty-thousand-square-foot average lot size.

For more information on Queen Anne's County zoning, please visit: <https://www.qac.org/234/Planning-Zoning>

### **TITLE:**

In fee simple; and sold free and clear of liens. Queen Anne's County Deed Book KBH 3154, pages 162 and 172.

Address	Real Estate Taxes	Assessment
Queen Anne's County Tax ID: 1804014340	\$45.60	\$5,000
Queen Anne's County Tax ID: 1804014332	\$45.60	\$5,000
<b>Total</b>	\$91.20	\$10,000

### **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, by 4 P.M. on the day of the 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. 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, ground rent 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 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. 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 except where otherwise mandated by local, State or Federal law. Time is of the essence. A 10% buyer's premium 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/chesapeake-estates-lots/>

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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](http://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](http://ajbillig.com/buyers-faqs)

\*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

