



BUY IT NOW

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

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:

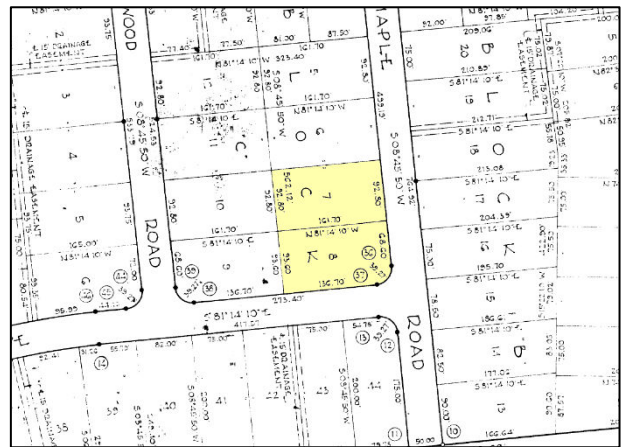
Two adjoining unimproved residential lots totaling 0.696 acre, more or less, offered as an entirety in the Chesapeake Estates subdivision of Stevensville, Maryland. Situated on Kent Island in Queen Anne's County, the property is located within an established residential neighborhood with convenient access 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.

The property is subject to the Chesapeake Estates Improvement Association Declaration of Covenants, Conditions and Restrictions. The annual mandatory HOA fee is \$120 for both lots combined. *Please see this property's web page for the complete HOA documents and resale package:* <https://ajbillig.com/auction/chesapeake-estates-lots/>

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
Total	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
Total	\$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. 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, homeowner association fees, 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 and subject to the Declaration, By-Laws, Rules and Regulations of the Chesapeake Estates Improvement Association, Inc. 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 property's web page for more photos and sample contract:

<https://ajbillig.com/auction/chesapeake-estates-lots/>