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REAL ESTATE • AUCTIONEERS

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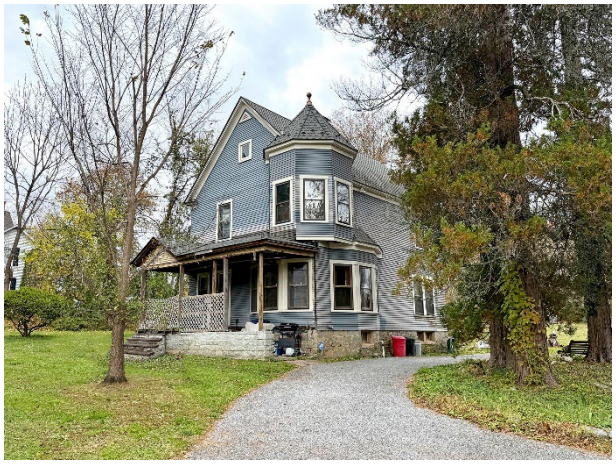
REAL ESTATE AUCTION

Simulcast Online & Live In-Person Bidding
– $150,000 Opening Bid –

GRANITE
Western Baltimore County

- Circa 1905 -

VICTORIAN STYLE HOME ON 1± ACRE



Known As

10500 OLD COURT ROAD

Near Melrose Avenue
Woodstock, Baltimore County, MD 21163



Online Bidding Opens
TUESDAY, DECEMBER 8, 2026

Live On-Site Auction
THURSDAY, DECEMBER 10, 2026
AT 1:00 P.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:

Sale pursuant to divorce settlement of a circa 1905 two story Victorian style home on 1± acre in the historic village of Granite, in western Baltimore County. The property fronts on Old Court Road, the main street of one of the county's best-preserved 19th century quarrying communities, a village whose granite helped build landmarks in Baltimore and Washington, D.C. Surrounded by wooded hills, the Patapsco River valley and quiet country roads, yet within easy reach of Randallstown, Ellicott City and the Baltimore Beltway, the location pairs rural character and genuine history with practical access to the region. The auction affords homebuyers, renovators and investors an opportunity to acquire a charming Victorian style home with deep local roots on a generous lot.

LOCATION:

10500 Old Court Road is located in Granite, an unincorporated village in western Baltimore County with a Woodstock mailing address. Originally known as Waltersville, the community grew up around the granite quarries opened in the early 1800s on the farm of Captain Alexander Walters, and it later took its present name from the stone that made it famous. Granite from the Waltersville and nearby Fox Rock quarries supplied the Baltimore & Ohio Railroad in the 1830s, and the village's stone went on to build the Baltimore Customs House, the Thomas Viaduct, the Baltimore County Courthouse, the Library of Congress and portions of the inner walls of the Washington Monument. By 1870 the village was home to roughly 600 residents, with churches, stores and taverns serving the quarry workers. Quarrying ended in the 1920s, and the old pits have since filled with water.

LOCATION (continued):

Much of the village's historic character survives. The Granite Historic District, listed on the National Register of Historic Places in 1994, covers roughly 190 acres centered on Old Court Road and St. Paul Avenue. It includes churches, a school, a social hall, former commercial buildings, and quarry-era houses and outbuildings dating from the mid-18th to the early 20th century. Built circa 1905, the farmhouse at 10500 Old Court Road dates from the same era. The Granite Historical Society preserves and shares the community's story through its programs and local history collection.

Neighboring Woodstock and the Patapsco River valley share this heritage: a B&O station opened at Woodstock in 1835 to ship granite, and the Jesuit Woodstock College operated on the Baltimore County side of the river beginning in 1869. Today, Patapsco Valley State Park offers miles of hiking, biking and horseback riding trails, river access and picnic areas a short drive from the property.

Old Court Road connects the property east to Liberty Road (MD 26) and the shopping, dining and services of Randallstown, and west, via Woodstock Road, toward Route 99 and Howard County. Ellicott City, Eldersburg and Owings Mills are all within a reasonable drive, and I-695, I-70 and I-795 provide access to Baltimore, Columbia and the greater Washington, D.C. region. In short, 10500 Old Court Road offers a rare chance to own a piece of Granite's history on an acre, in a setting that balances rural charm, recreation and regional connectivity.

According to the Baltimore County Public Schools website, nearby schools are Winfield Elementary, Windsor Mill Middle and Randallstown High. A number of independent and parochial schools are also within a short drive.

For more information about the area, please visit:
Baltimore County – https://www.baltimorecountymd.gov/
Baltimore County Public Schools – https://www.bcps.org/
Granite Historical Society – https://granitehistoricalsociety.org/
Patapsco Valley State Park – https://dnr.maryland.gov/publiclands/Pages/central/patapsco.aspx

SITE:

Lot size: 1.00 acre, more or less, according to public tax records

Zoning is RC 5 - Rural Residential

Rectangular lot fronting 132' along Old Court Road, with depths of 330', comprising 0.983 acre, according to deed records. 15' ingress/egress easement from rear properties to Old Court Road.

Two sheds and two run-in buildings

Driveway and parking area for approximately 5-6 vehicles

Private septic, recently replaced. Water source is a historic artesian spring. According to a well-testing company, the standard 6-hour yield test could not be conducted for this type of water source based on potential damage to the spring, pump or both. Buyer to sign a waiver of yield test.

Please see this auction's web page for the Potability test report: https://ajbillig.com/auction/10500-old-court-road/

IMPROVEMENTS:

Two and one-half story Victorian style home – constructed circa 1905, containing 1,614 square feet of finished living area above grade, plus an 807 square foot unfinished basement (2,421 total square feet), according to public tax records. Exterior features include frame construction, stone (granite) foundation, covered front porch, clapboard siding, wood double-hung windows and a composite shingle roof. Interior features include wood floors, an array of wood trim detail, pocket doors, louvered shutters and more. Arranged as follows:

First Floor
Entry foyer
Parlor/Living room – Wood floors. Pocket doors to both dining room and foyer
Dining room – Wood floor
Kitchen and pantry

Second Floor
Three bedrooms
Full hall bath

Attic – Unfinished, floored

Basement/Mechanical
Unfinished
Hot water baseboard heat (oil)
Wood stove
Hot water heater (electric) – 50 gallon - replaced 2023
Well pump and pressure system – Well-X-Trol – replaced 2024

TITLE:

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

TAXES:

Published annual real estate taxes are $2,626.40, based on a 2026 taxable assessment of $216,700.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A $20,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 A.M. on Friday, December 11, 2026. (Company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders - A $20,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, is due by 4 p.m. on the day of the auction. If you are unable to comply with the deposit timeline, please do not bid.

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 additional 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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to any Baltimore County Violation Notices, if any. Purchaser waives the right of inspection for lead paint, as provided under current Federal and State law. Purchaser agrees to waive any right of rescission under the State of Maryland well yield requirements. Purchaser assumes the risk of loss from the date of contract forward. 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 6% buyers premium will be added to the high bid and becomes part of the contract price.

Please visit this auction's web page for more photos, sample contract, and auction registration:
https://ajbillig.com/auction/10500-old-court-road/

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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.

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INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to 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

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

