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ONLINE REAL ESTATE AUCTION

To The Highest Bidder Over $10,000

CLARKSVILLE

"Simpson Woods Subdivision"



1.31± ACRE RESIDENTIAL PARCEL

Zoned RR- DEO

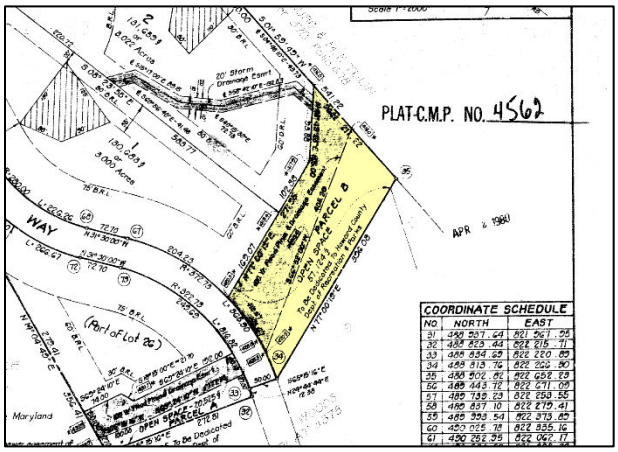
Known As:

Howard County Tax ID: 1405389003

On Meadow Wood Way
Clarksville, Howard County, MD 21029

Online Bidding Opens
MONDAY, DECEMBER 7, 2026

Bidding Closes:
TUESDAY, DECEMBER 8, 2026
AT 12:00 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:

1.31± acre wooded residential parcel in the Simpson Woods subdivision of Clarksville, Howard County, Maryland. The property is situated in an established residential community characterized by detached homes, wooded lots and a suburban setting. The parcel is zoned RR-DEO and is conveniently located near major commuter routes, shopping, dining and recreational amenities throughout the Clarksville and Columbia areas. The property is being sold in "AS IS" condition to the highest bidder above $10,000. Full terms of sale are below.

LOCATION:

The property is located along Meadow Wood Way in the Simpson Woods subdivision of Clarksville, western Howard County, Maryland. The surrounding area is comprised primarily of established residential communities featuring detached homes on wooded lots, with convenient access to the amenities of Clarksville, Columbia and surrounding communities. Nearby Clarksville Village Center provides shopping, dining and everyday services, with additional retail establishments and restaurants available throughout Columbia. Recreational opportunities in the surrounding area include parks, trails and open spaces maintained by Howard County. Major commuter routes serving the area include Maryland Route 108, Maryland Route 32 and U.S. Route 29, providing access to Columbia, Ellicott City, Baltimore, Washington, D.C., and surrounding employment centers.

For more information about the area, please visit:
Howard County Government - https://www.howardcountymd.gov/
Visit Howard County – Tourism & Attractions - https://www.visithowardcounty.com/
Howard County Interactive Property Map - https://www.howardcountymd.gov/planning-zoning

SITE:

Lot size: 1.31± acres, or 57,064± square feet, according to public tax records. Known as Parcel B on Howard County Plat C.M.P. No. 4562, Simpson Woods, Sheet 1.

The site is predominantly wooded and fairly level.

Well and septic are believed to be required.

According to Howard County GIS mapping, a stream traverses the property, and the parcel appears to lie within a mapped stream centerline buffer. The buildability of the parcel has not been established.

Prospective purchasers are encouraged to contact the Howard County Department of Planning and Zoning and other applicable County agencies to independently verify stream buffer boundaries, environmental restrictions, permitted uses and the suitability of the property for their intended purposes.

ZONING:

RR – DEO – Rural Residential – Density Exchange Option

According to the Howard County Zoning Regulations, the Rural Residential (RR) District is intended to accommodate low-density residential development while preserving the rural character of the surrounding area. The Density Exchange Option (DEO) Overlay District is designed to encourage the preservation of farmland and open space by allowing residential development rights to be exchanged between qualifying parcels, subject to County approval.

More information about Howard County Planning and Zoning can be found here:
https://www.howardcountymd.gov/planning-zoning/zoning-regulations

TITLE:

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

TAXES:

Current annual real estate taxes are $61.29 based on a full value tax assessment of $4,500.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A $5,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, will be required of the Purchaser by 4:00 P.M. on the day of auction, at the Auctioneer's office. 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. 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% buyer's premium, subject to a minimum fee of $3,000, will be added to the final bid price.

Please visit this auction's web page for more photos, plat, gis map,
zoning map, sample contract, and online bidding:
https://ajbillig.com/auction/parcel-on-meadow-wood-way/

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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.

