

Another ^{J.G.} Cochran Auction

ON-SITE REAL ESTATE AUCTION



Move
In
Ready!

MONDAY • JULY 7, 2025 • 7:00 P.M.

14102 MAUGANSVILLE ROAD, MAUGANSVILLE, WASHINGTON COUNTY, MARYLAND

Selling for the Estate of Terry L. Gerberich: The **Real Estate** with improvements is located at **14102 Maugansville Road, Maugansville, Washington County, Maryland** and is better described in Liber 00664, Folio 00065, Tax Map 0241, Grid 0015 and Parcel 1586 of the land records for Washington County, MD. The property will be conveyed together with and subject to all applicable conditions, restrictions, covenants, limitations, rights of ways, streets, alleys, reservations, easements and appurtenances of record. The

The improvements include a one-story home on an 85' X 150' .293 Acre Lot. Brick and Vinyl sided home with composite roof. Rooms include living room with dining area, kitchen, family room with bar sink and beverage fridge and half bath, Master bedroom with full bath, two (2) additional bedrooms, full bath, and laundry room for convenient one floor living. Approximately 1924 square feet. Partial Basement for storage. Home has forced air electric heat, central air conditioning, municipal water and sewer.

Personal Property selling at the Cochran Auction Complex on June 19 @ 4:00 p.m.

TERMS OF THE REAL ESTATE SALE include a **non-refundable deposit of \$25,000.00** (Twenty-Five Thousand and 00/100 DOLLARS) in cash, certified check, approved check with bank letter of credit or in other forms as the Auction Company may determine acceptable prior to the auction. Taxes, water, sewer, and other public charges and assessments shall be pro-rated on and as of the date of settlement. Purchaser shall pay the costs of all documentary stamps, transfer taxes, agricultural transfer taxes, if any, document preparation, title insurance, and other costs of settlement. Settlement to be made within 30 days. Additional terms and conditions may be made at time of auction. **The property with improvements is being sold in an "AS IS" condition.**

INSPECTION OF THE REAL ESTATE may be made by contacting the Auction Company for an appointment – **Marilee Kerns 301-964-7047 or 301-739-0538** - or viewing the property 1 hour prior to the Auction.

NO BUYER'S PREMIUM ON REAL ESTATE

Marilee Kerns
Director of Real Estate

James G. Cochran
CEO / Auctioneer

Jamie V. Cochran
VP / Auctioneer



J.G. Cochran
AUCTIONEERS & ASSOCIATES LTD

Professional Auctioneers & Appraisers Since 1972

7704 Mapleville Road, P.O. Box 222 • Boonsboro, MD 21713-0222

301-739-0538 • FAX 240.739.7663

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7704 Mapleville Rd
Boonsboro MD 21713



FIRST CLASS MAIL

LIVE ON-SITE REAL ESTATE AUCTION



MONDAY • JULY 7, 2025 • 7:00 P.M.

14102 Maugansville Road, Maugansville, Washington County, MD 21767
Conveniently located near School, Interstate and Shopping

Extreamly Well Mantained!
Move In Ready!

Visit www.CochranAuctions.com for Details and Photos

PERSONAL PROPERTY SELLING AT THE COCHRAN AUCTION COMPLEX ON JUNE 19 @ 4:00 P.M.

Marilee Kerns
Director of Real Estate

James G. Cochran
CEO / Auctioneer

Jamie V. Cochran
VP / Auctioneer



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