

# Another <sup>J.G.</sup> Cochran Auction

LIVE ON-SITE REAL ESTATE AUCTION

MONDAY • MAY 13, 2024 • 6:00 P.M.

241 Nottingham Road, Hagerstown, Washington County, Maryland 21740

**NOTE:** Will sell for the Estate of Catherine R. Miller at auction:



The Real Estate with improvements is located at **241 Nottingham Road, Hagerstown, Washington County, Maryland** and is better described in Liber 00298, Folio 00008, Tax Map 0305, Grid 0000 and Parcel 2536 of the land records for Washington County, Maryland. 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. Tax Account # 25-016904

**Selling Personal Property at 4:00 P.M.**

The improvements include a 1 ½ story aluminum sided home with small front porch and composition roof on approximately .11 acre lot (50' x 100') in Hagerstown, Maryland. The home has a living room, small eat-in kitchen, two bedrooms with one full bathroom on the first floor. (Approximately 780 sq. ft.) There is one room on the upper story. Hardwood floors in some rooms. Unfinished full basement with outside entrance. Water and Sewer provided by municipality. Home has fuel oil forced hot air furnace and central air conditioning. Small storage shed in backyard. Near Schools.

**TERMS OF THE REAL ESTATE SALE** include a **non-refundable deposit of \$10,000.00** (Ten 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 **45 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 or viewing the property day of the Auction. **NO BUYER'S PREMIUM ON REAL ESTATE**

Contact Marilee Kerns - Director of Real Estate @ 301-739-0538 or 301-964-7047 for an appointment.

Marilee Kerns  
Director of Real Estate

James G. Cochran  
CEO / Auctioneer

Jamie V. Cochran  
VP / Auctioneer



**J.G. Cochran**

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J. G.  
**Cochran**

7704 Mapleville Road  
Boonsboro, MD 21713

**LIVE ON-SITE REAL ESTATE**  
**AUCTION**

**MONDAY • MAY 13, 2024 • 6:00 P.M.**



1 1/2 Story Home in  
Hagerstown, Washington  
County, Maryland  
Nice Neighborhood  
Near Schools

**241 Nottingham Road, Hagerstown, Washington County, MD 21740**



**Investment Opportunity**  
**Personal Property Selling at 4:00 P.M.**

Marilee Kerns  
Director of Real Estate

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