

Another ^{J.G.}Cochran Auction

LIVE ON-SITE REAL ESTATE AUCTION

THURSDAY • OCTOBER 23, 2025 • 6:00 P.M.

9519 Crystal Falls Drive, Hagerstown, Washington County, Maryland 21740

NOTE: Will sell for the Estate of Wilbur & Anna Minnick at auction:



The **Real Estate** with improvements is located at **9519 Crystal Falls Drive, Hagerstown, Washington County, Maryland** and is better described in Liber 00797, Folio 00948, Tax Map 0064, Grid 0003 and Parcel 0064 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.

The improvements include a mobile trailer home on approximately **thirty-seven acres (37.61 Acres)**, yard and wooded area. The trailer has a living room with propane fireplace, eat-in kitchen and two bedrooms with two bathrooms. There is a front porch for enjoying the scenic view and a rear covered back porch. The trailer and lot are well-maintained. Water provided by well and home has a septic system. The trailer is heated by fuel oil furnace. The trailer has a metal roof. There is a wooden building with composite roof on the property for storage. An ideal location convenient to Interstate 70 and Hagerstown.

Move In Ready, Weekend Retreat or a Spot for your New Home.

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 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. **(Broker Participation Available)**

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



PA-AU003314E WV - 423 VA - 2905001216



James G. Cochran
CEO / Auctioneer

J.G. Cochran
AUCTIONEERS & ASSOCIATES LTD

Professional Auctioneers & Appraisers Since 1972
7704 Mapleville Road, P.O. Box 222 • Boonsboro, MD 21713-0222
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Jamie V. Cochran
VP / Auctioneer



NATIONALLY RECOGNIZED - AWARD WINNING AUCTIONEERS SINCE 1972

J. G.

Cochran7704 Mapleville Road
Boonsboro, MD 21713**LIVE ON-SITE REAL ESTATE
AUCTION****THURSDAY • OCTOBER 23, 2025 • 6:00 P.M.**

Thirty-Seven + Acres



Weekend Retreat, Rental or Build

9519 Crystal Falls Drive, Hagerstown, Washington County, MD 21740**Located near Interstate 70
in Lovely Washington County Maryland**Marilee Kerns
Director of Real EstateJames G. Cochran
CEO / AuctioneerJamie V. Cochran
VP / Auctioneer**J.G. Cochran**

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