

LIVE **PUBLIC** REAL ESTATE AUCTION

Will sell the following located at **6834 Blentlinger Road, Frederick, Maryland** on:

THURSDAY, SEPTEMBER 18, 2025 @ 7:00 P.M.

ONCE IN A LIFETIME OPPORTUNITY

Selling Two Parcels with One on **Corner of US Route 40 and Blentlinger Road**, Frederick, Maryland 21701

TERMS OF THE REAL ESTATE include a **non-refundable** deposit of **\$25,000.00** in certified funds in the form of cash, certified check or cashier's check (*payable to Cochran Auctions*) or approved check with bank letter of credit or in other forms as the Auction Company may determine acceptable **prior** to the auction. The property will be conveyed together with and subject to all applicable conditions, restrictions, covenants, limitations, rights of way, streets, alleys, reservations, easements and appurtenances of record. Purchaser shall pay the costs of all documentary stamps, transfer taxes, agricultural transfer taxes, document preparation, title insurance, and other costs of settlement, with taxes and utilities, if any, prorated to date of settlement. Settlement to be made in 45 days. The property is being sold and will be conveyed **"AS IS" and "WHERE IS."**

Additional terms and conditions may be made at time of auction sale.

The sale is subject only to the acceptance of the Personal Representative
and is very motivated to sell that day.

NO BUYER'S PREMIUM ON REAL ESTATE

Visit **www.CochranAuctions.com**
For Detailed Terms and Photos

Marilee Kerns
Director of Real Estate



PA-AU003314E WV - 423 VA - 2905001216



James G. Cochran
CEO / Auctioneer

J.G. Cochran

AUCTIONEERS & ASSOCIATES LTD

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

301-739-0538 • FAX 240.739.7663

CochranAuctions.com

Jamie V. Cochran
VP / Auctioneer



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The Real Estate with improvements is located at 6834 Blentlinger Road, Frederick, Frederick County, Maryland, 21701. Two parcels 24-454940 and 24-454959, better described in Liber 00894, Folio 00048, Tax Map 066H, Grid 5, Parcel 0780 and Liber 01085, Folio 00433, Tax Map 066H, Grid 5, Parcel 0000 of the County and State Land Records.

CORNER LOCATION
Two Parcels ≈ 3.35 acres

ESTATE AUCTION OF *OUTSTANDING* REAL ESTATE

REAL ESTATE @ 7:00 P.M. on THURSDAY, SEPTEMBER 18, 2025
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IMPROVEMENTS include a **one-story home** with a composition roof. Living room, dining room, kitchen, two (2) bedrooms, full bath, full basement and attic. Oil furnace, well and septic. Structure is in need of repair. Two car block garage. The structures are located on parcel 24-454940.

INSPECTION OF THE REAL ESTATE Contact the Auction Company for an **appointment**. Please allow 24-hour notice to schedule.

Please contact Marilee Kerns at 301-739-0538 or 301-964-7047.

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