

J.G.  
**Cochran**

7704 MAPLEVILLE RD  
BOONSBORO MD 21713

70.92 Acres w/Beautiful Custom Built Home  
ESTATE AUCTION OF  
VALUABLE WASHINGTON COUNTY MARYLAND

**Live Public REAL ESTATE**

# AUCTION

**70.92 Acres  
w/Beautiful  
Custom Built  
Home**

Will sell the following for Richard Blair Paylor Estate of  
Hancock, MD, Located at 13834 Hollow Road, Hancock,  
Washington County, MD on

**Thursday • April 16, 2026 • 6:00 PM**



The Real Estate with improvements is located at 13834 Hollow Road, Hancock, Washington County, MD, containing approximately 70.92 acres, more or less, and is further described in Liber 1758, Folio 473 among the land records of Washington County, Maryland. The property will be conveyed together with and subject to all applicable conditions, restrictions, covenants, limitations, rights-of-way, easements, reservations, and appurtenances of record, and is being sold AS IS to the Highest Bidder.

**Main home** including a two-story custom built oversized brick home with metal roof and has a charming two story wrap-around porch. Home has over 3,600 sq. ft. of living space. Main level has an eat-in kitchen with island, stainless steel appliances, dining area, laundry area off kitchen, living room with working fireplace, two bedrooms both with walk-in closets, full bath in hallway, master bedroom with full bath shower only, & walk-in closet. Much of the main level has beautiful hardwood floors. Basement has a large family/rec room with gas fireplace, under stair storage, utility room, full bath and an attached oversized 2-car garage with cement floor. Home is heated by propane with well providing for water and septic for sewage removal. Home has central air, an alarm system, water softener and backup generator.

**Second structure** on the property is a historic log home in need of repair providing additional residential opportunity. The log home was has no electric nor water and was known as a stagecoach stop in the 1800's. Home has a nice paved driveway up and around the home. Also, found on the property is a root cellar, pole barn with extra 200 amp service and another storage building. The property offers a rippling stream and wooded acreage with many ATV tracks thru out the property in a private rural setting with convenient access to major roadways.

**OPEN HOUSE SUNDAY, MARCH 22<sup>ND</sup> from 1:00 p.m. to 3:00 p.m. OR BY APPOINTMENTS ONLY**  
**CALL Jamie Cochran AT 301.491.9697 or 301.739.0538**

**Check Out Our Website for  
More Photos**

[www.CochranAuctions.com](http://www.CochranAuctions.com)

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**AUCTIONEERS & ASSOCIATES LTD**

**NATIONALLY RECOGNIZED AWARD WINNING AUCTIONEERS SINCE 1972**

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13834 Hollow Road, Hancock,  
Washington County, MD

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**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 prorated on and as of the date of settlement. Purchaser(s) 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.**

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**NO Buyers Premium  
on REAL ESTATE**

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