

Another ^{J.G.}Cochran Auction

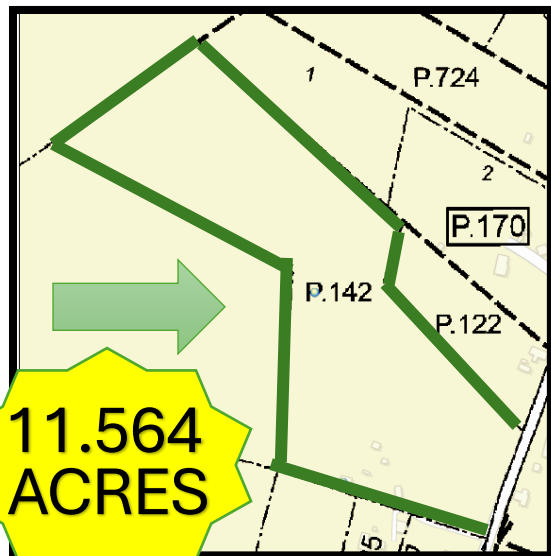
PUBLIC ESTATE AUCTION OF 11.564 ACRES +/- VALUABLE WASHINGTON COUNTY MARYLAND REAL ESTATE

Will sell the following for Estate of Richard W. McPherson **Located at** 11304 Crystal Falls Drive, Smithsburg, Washington County, MD on:

WEDNESDAY, JUNE 10, 2026 • 6:00 PM

THE REAL ESTATE WITH IMPROVEMENTS is located at 11304 Crystal Falls Drive, Smithsburg, Washington County, MD, containing approximately 11.564 acres, more or less, and is further described in Liber 562, Folio 174 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.

IMPROVEMENTS include a two-story home with metal roof with front porch. Rooms include a living room, kitchen, three bedrooms and full bath. Water is provided by a cistern and sewage removal by a septic system. Heat is by a propane stove. Also found on the property has several outbuildings and a stream flows on the property.



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TERMS OF THE REAL ESTATE SALE include a non-refundable deposit of \$20,000.00 (Twenty 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.

James G. Cochran
CEO / Auctioneer

Jamie V. Cochran
VP / Auctioneer



**J.G.
Cochran**

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