

Another ^{J.G.} Cochran Auction



VALUABLE INCOME PRODUCING PROPERTY At PUBLIC AUCTION

Will sell the following valuable property located at **348/350 SOUTH LOCUST STREET, HAGERSTOWN, WASH. CO., MARYLAND** on:

NOTE: AUCTION TO TAKE PLACE ON WASHINGTON COUNTY COURT HOUSE STEPS- 95 W. Washington Street, Hagerstown, Wash. Co., Maryland.

SEPTEMBER 8, 2026 • 3:00 PM

REAL ESTATE WITH IMPROVEMENTS is located at 348/350 South Locust Street Hagerstown, Washington County, MD, containing approximately 39'x85' of land, more or less, and is further described in Liber 4673, Folio 00005 among the land records of Washington County, Maryland.

IMPROVEMENTS include a multi-unit brick three story apartment building with a composition roof. Each building side has a first floor apartment with living room, kitchen, bedroom and bath, a second floor has one bedroom studio apartment plus a one-bedroom apartment and a third floor has an apartment with living room, kitchen, bedroom and bath. There are back porches for both the first and second floor. Water and sewer are provided by a municipality system. Each unit pays for their electric baseboard heat with the water and sewer bill being split between tenants. The area to the rear of the property has a small fenced in grass area. There is handicap accessibility. Apartment house is fully rented!

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.

- WATCH FOR OPEN HOUSE DATE -

Call 301-739-0538 or 301-491-2497 for Inspection of property

James G. Cochran
CEO / Auctioneer



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J.G. Cochran
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VP / Auctioneer

