

# Real Estate & Personal Property Auction

**Date:** Saturday, August 15, 2020 at 9:00 AM

**Location:** 26964 River Bridge Rd, Henderson, MD 21640



**12:00 PM Real Estate:** 1.93 acres +/- with 1376 sq. ft. 2 BR, 1BA ranch style home, 25X30 garage w/additional office space and utility garage, extra large stoned parking area in rear of property w/separate entrance.

Great opportunity to purchase this beautiful home in a country setting.

**9:00 AM Personal Property:** Tools, air compressor, storage shed, storage trailer, antiques, collectibles, few small implements, truck and trailer parts, household items and so much more.

**Real Estate Terms:** Purchaser shall pay \$10,000 dollars down payment the day of the auction with cash or certified check made payable to Green Gavel Auction, LLC. The balance to be paid in 30 days. Purchaser and seller shall pay the Maryland Realty Transfer Tax and other transfer fees. If the above terms are not complied with, the down payment shall be forfeited. Seller reserves the right to accept or reject any and all bids; it is the intent of the seller to sell said property. This property is being sold "as-is and where is" with no guarantees or implied warranty".



**Green Gavel Auction, LLC**



Ben Twilley, Auctioneer

302-734-2432



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Announcements made the day of auction supersede all advertisement

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**PERSONAL PROPERTY TERMS:** PAYMENT IN FULL THE DAY OF THE SALE WITH CASH, CHECK OR MAJOR CREDIT CARD, No American Express. 3% PROCESSING FEE ADDED TO CREDIT CARD PURCHASES. No Buyer's Premium and 6% MD Sales Tax