

# RAWLINGS

AUCTION, APPRAISAL & REALTY, LLC



Licensed Auctioneers/Certified Appraisers/Licensed Real Estate Agent/Real Estate Auctioneer

## REAL ESTATE AUCTION

**17425 Sunshine Trail, Sabillasville, MD 21780**

**OCT. 9<sup>th</sup>, 2025 • 4PM SHARP - ONSITE**

**Open Houses: Sept 26, 5-6pm, & Oct 9, 3-4pm**



This three bedroom, 1 bath rancher style home sits on 2 acres in the quiet town of Sabillasville. Home has hardwood floors throughout except for the kitchen and dining area which have ceramic tile. Enjoy the views from the large, enclosed side porch. The partially finished basement has a stone fireplace with a wood stove insert. There is also a large laundry room with double utility sink. Use the large built in cold box storage room for all of your canning needs. To top it off there is a large bank barn with a workshop. Home is move in ready! Don't Miss this one!

**NOTE - HOME WILL NOT BE SOLD PRIOR TO AUCTION.**

**BROKER PARTICIPATION ALLOWABLE BUT NOT REQUIRED. BROKER/AGENT RECEIVES 2.5 COMMISSION AT SETTLEMENT. ALL BROKERS/AGENTS MUST REGISTER THEIR BUYER 24 HOURS PRIOR TO THE AUCTION. BUYERS NOT REPRESENTED NEED NOT REGISTER AHEAD OF TIME.**

**THIS IS NOT A FORECLOSURE!!**

Finance property if desired as long as settlement within 45 days. This home is being sold as is with no negotiations or contingencies. Licensed inspections fine by appointment only at buyer expense. **A \$5000 non-refundable deposit will be due in CASH or CERTIFIED FUNDS** by the winning bidder at the conclusion of auction. An 8% buyer's premium will be added to the high bid to make up the total sale price paid by the buyer. Buyer will pay ALL closing costs. The buyer can put no contingencies on the inspection or financing outcome.

**SETTLEMENT MUST OCCUR WITHIN 45 DAYS OF THE AUCTION.**

**STEVE & PATTI RAWLINGS - PRINCIPALS**

For more information visit our website: [www.rawlingsauctionservice.com](http://www.rawlingsauctionservice.com) or [www.auctionzip.com](http://www.auctionzip.com) ID#12260 email: [rawlingsauction@comcast.net](mailto:rawlingsauction@comcast.net)

**1-301-473-5796 B • 1-301-418-1144 C**

