

RAWLINGS

AUCTION, APPRAISAL & REALTY, LLC



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

REAL ESTATE AUCTION

5916 Picnic Woods Rd., Jefferson, MD 21755

OCT. 22nd, 2026 • 4:30PM - ONSITE



This is not a foreclosure.

Three lots to be auctioned individually first, we will hold the high bids. Then we will sell all three lots as one. The highest result of the two methods will determine the lots individual winner(s).

Lot 1 - 26.23 acres. Acct. Identifier # 1122431463

Lot 2 - 5930 Picnic Woods Rd., 2.68 acres. Has existing well.

Lot 3 - 5926 Picnic Woods Rd., 2.33 acres. Has existing well & approved perc site.

NOTE - LOTS WILL NOT BE SOLD PRIOR TO AUCTION. BROKER PARTICIPATION ALLOWABLE BUT NOT REQUIRED. BROKER/AGENT RECEIVES 2% 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. **A \$5000 PER LOT 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 or
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