

RAWLINGS

AUCTION, APPRAISAL & REALTY, LLC



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

REAL ESTATE AUCTION

8438 EDGEWOOD CHURCH ROAD,

FREDERICK, MD 21702

NOV. 19th, 2026 • 4:00PM - ONSITE

Open Houses: Nov. 7, 10-11AM & Nov. 19, 3-4PM



This 3 bedroom, 1.5 bath all brick home sits on 11.25 acres. The 2,283 sq. ft. home was built in 1990. It has a well and septic. Home is in need of updates. Heat is provided by hot water baseboard heat. Currently zoned R-1. There are several old buildings in need of repair as well as a 32'x64' metal Morton building with electric. The lower field on the property has frontage on Rocky Springs Rd.

There is a second landlocked lot to be sold immediately following sale of house. No viewing opportunities available. This is a 14 acre landlocked vacant lot. Zoned RC with the closest road being Edgewood Church Rd. The legal description is: "14 Ac off Edgewood Church Rd. Near Hood College cabin." Liber 2673 Folio 993. There is no current legal access to the property. An additional \$5000 non-refundable deposit will be required from the winning bidder for this lot.

NOTE - HOME 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 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
www.auctionzip.com ID# 12260 email: rawlingsauction@comcast.net

1-301-473-5796 B • 1-301-418-1144 C

