

RAWLINGS

AUCTION, APPRAISAL & REALTY, LLC



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

REAL ESTATE AUCTION

11838 PATRICK RD., HAGERSTOWN, MD 21742

APRIL 16th, 2026 • 4PM SHARP - ONSITE

**Open House: N/A – View house from outside,
may not be safe to enter.**



This is an auction property, the list price is the minimum bid. This house has EX-TREME damage due to a house fire. Property is being sold 100% AS-IS! Very good investment property in a great location. Make this your house from start to finish..

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 IF YOU WILL BE REPRESENTING. 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. A 10% 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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