

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 • 4PM - ONSITE

Open Houses: Oct. 8, 5-6PM & Oct. 22, 3-4PM



This is not a foreclosure.

This 3 bedroom 2 bathroom rancher sits on 1.27 acres. Home has its own well and septic with two outbuildings and a two car attached garage. Bedrooms, living room and dining room have hardwood floors under carpet. There is a wood burning fire-place in the living room and a corner gas log fireplace in the large family room. Kitchen has cherry cabinets, a dishwasher and a built in microwave. The basement is $\frac{3}{4}$ finished with a large open room, a full kitchen, a washer and dryer and a walkout door to outside stairs. Home has central air, forced air oil heat and 200 amp electric service. Quiet country living with commuter routes nearby.

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
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