

Another ^{J.G.} Cochran Auction

LIVE ON-SITE REAL ESTATE & PERSONAL PROPERTY

SATURDAY • OCTOBER 2, 2021

15201 Weimer Road, Mt. Savage, Allegany County, Maryland 21545

Selling a Premier Western Maryland Farm & Luxurious Home with Indoor Pool on 87 Acres at 1:00 P.M. *Personal Property at 9:00 A.M.*



The **Real Estate** with improvements is located at **15201 Weimer Road, Mt. Savage, Allegany County, Maryland** and is better described in Liber 02538, Folio 00388, Tax Map 0013, Grid 0005 and Parcel 0082 of the land records for Allegany County, Maryland. Well-Built Luxurious Two-Story Brick Home with Indoor Pool and many of the finest amenities located on 87 Acres to enjoy in Beautiful Scenic Western Maryland.

IMPROVEMENTS include a **well-built two-story brick home** with a composition roof. Kitchen with high-end appliances (Sub Zero refrigerator, Viking grill and cook top, Jenn-Air hood and double wall oven), cherry cabinets, hardwood floors and tile counters opens to family room with vaulted ceiling, built-in shelving and fireplace. **Home features an indoor fresh water pool** with gas fireplace, separate hot tub, sound system, televisions, bar area with sink, ice maker, Haier wine cooler, refrigerator, radiant floor heat and dehumidifier system for year round enjoyment. Living room with fireplace, dining room with fireplace, office/den or exercise room, half bath and laundry on first floor. Upstairs includes a master bedroom with fireplace, master bathroom, three additional bedrooms, second full bath, office area and sitting room. Attic storage and basement includes a laundry area, storage area and separate outside entrance. Home is approximately 7,400 sq. ft. The home has an **attached oversized two car heated garage** with attic storage. Wooden fenced yard area, brick patios with built in Jenn-Air grill to enjoy scenic mountain views. **Two-story barn** with Metal Roof and a heated lower floor with ample room for multiple uses. **Clear span metal building** with four (4) garage doors for vehicles and open stalls for equipment with electric, water & half bath. Gas furnace provides heat and home is air conditioned. Cummins propane **generator backup system** for property and a coal powered furnace system. Well water and septic system. **Full Security System for property.**

TERMS OF THE REAL ESTATE SALE include a **non-refundable** deposit of **\$50,000.00** (Fifty Thousand Dollars) in cash, certified check or cashier's check (*payable to Cochran Auctions*), approved check with bank letter of credit or in other forms as the Auction Company may determine acceptable **prior** to the auction. Purchaser shall pay the costs of all documentary stamps, transfer taxes, agricultural transfer taxes, document preparation, title insurance, and other costs of settlement, with taxes and utilities, if any, pro-rated to date of settlement. Settlement to be made in 45-60 days. Additional terms and conditions may be made at time of auction. The property with improvements is being sold in an "AS IS" condition. **Visit www.CochranAuctions.com for more photos and details.**

INSPECTION OF THE REAL ESTATE may be made by contacting the Auction Company for an appointment (Please allow 48 hour notice) **1% Broker Participation Offered – Contact Auction Company to Qualify**

NO BUYER'S PREMIUM ON REAL ESTATE

Contact Marilee Kerns - Director of Real Estate @ 301-739-0538 or 301-964-7047 for appointment.

Marilee Kerns
Director of Real Estate

James G. Cochran
CEO/Auctioneer

Jamie V. Cochran
Auctioneer



J.G.
Cochran

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Premier 87 Acre Farm



Luxury Home with Indoor Pool

15201 Weimer Road, Mt. Savage, Allegany County, MD 21545



**Located in Scenic Western Maryland
Fifteen Minutes from Frostburg University**

Personal Property Auction at 9:00 A.M. • Real Estate Offered at 1:00 P.M.

**50+ HIGH QUALITY GUN COLLECTION, TOYS including Mostly Construction & Highly Detailed, PEDAL TOYS,
FURNITURE, COLLECTIBLES & OTHER ITEMS, ANTIQUES & MISCELLANEOUS and
LARGE CUSTOM STEAM ENGINE built in 1966 by Jim Lancaster – Gas Engine & Used in Parades**



Visit our website www.CochranAuctions.com for hundreds of photos

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