

3 BR/2 BA HOME ON 10.5 +/- ACRES IN CHARLES COUNTY, MD

ABSOLUTE REAL ESTATE AUCTION

Friday, June 23, 2017 at 11:00am

7815 Port Tobacco Rd. – Port Tobacco, MD 20677



To Settle an Estate: We have been contracted to market and sell this fixer upper home on 10+ beautiful acres at public auction. This property will be sold to the highest bidder, so be here and buy at the PRICE YOU BID!!

- 3 BR/2 BA ranch style home on 10.55 +/- acres (2,456 +/- gross sf. w/1,380 +/- sf above grade)
- Eat-in kitchen (all appliances convey); living room; partially finished basement w/wood burning fireplace; attached garage
- Hardwood flooring throughout home
- Well and private septic; heat pumps for heating and cooling; propane for stove only
- This home is in need of a complete remodel, but has tons of potential on this beautiful property!!
- Schools: Mt. Hope/Nanjemoy Elem.; Milton M. Somers MS; Henry E. Lackey HS
- Tax Map: 01-019422 (Charles County); Deed Book: 1898-11; Zoned: AC; Home built in 1974 and is vinyl sided

Only \$50,000 Suggested Starting Bid!!

Property Tour: Thursday, June 8 @ 6pm SHARP.

**Please contact Kelly Strauss
at 540-226-1279 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 6/22/17)
broker participation is compensated!!



www.nichollsauction.com