

**ABSOLUTE
OVER
\$90,000**



REAL ESTATE AUCTION

***1.33[±] Acres in Berlin
2 Existing Homes
Remodel or Rebuild***

**ABSOLUTE
OVER \$90,000**

AUCTION: JULY 16, 2010 @ 3:07PM On-Site

Previews: Saturday July 3 & 10, 1-2PM

**Victorian Diamonds-in-the Rough awaits Your Restoration – OR –
Build Your Dream home on a 1.3[±] Acre Lot in Beautiful Historic Berlin**

314 N. Main Street, Berlin, Maryland 21811. Worcester County Tax Map 300, Grid 3, Parcel 1295

This unique property offers two structures and many options! Renovate a Historic Victorian home – built in 1890 on 1.33[±] acres and containing 2,123[±] sq.ft., according to the tax records... Or build your dream home on one of the largest lots in the beautiful town of Berlin – minutes to Ocean City and Delaware Beaches. The rear structure was once a hospital and contains approximately 3,500[±] sq.ft., according to our sellers. The property is said to be part of Mount Pleasant – one of the highest points in Worcester County. Behind the structures is a wonderland of wooded nature trails and elegant gardens. [We are currently in contact with several historical societies, trying to gather more information about the property, and will update our information accordingly.]

TAXES: Berlin City: \$1771.13; Worcester County: 1698.34; State of Maryland \$271.73, according to Worcester County [<http://www.co.worcester.md.us>]

DIRECTIONS: From Salisbury – Route 50 East to right on Main Street, Berlin. Home on right. Signs posted.

REAL ESTATE TERMS: \$5,000.00 down on the day of auction in cash, certified check [which can be written to yourself and signed over to Marshall Auctions if you are the successful bidder] or check acceptable by Auction Company. Balance to be paid in 45 days. Property is sold as is, where is. 2.5% Buyer Premium. All bids below \$90,000.00 are subject to seller confirmation. Prospective Buyer responsible for any desired inspections prior to the auction. Auction Company makes no representation or warranties of any kind. Buyer to pay all settlement costs and transfer taxes, except as regulated by law. Broker Participation. Brokers wishing to represent a client must have their client(s) registered no later than 48 hours prior to the auction. Terms Subject to Change.

MarshallAuctions.com



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REAL ESTATE AUCTIONS



Marshall Auction-Marketing Co., Inc.
2815 N. Salisbury Blvd, Ste. B, Salisbury, MD 21801
Doug Marshall, CAI Auctioneer, 410-749-8092

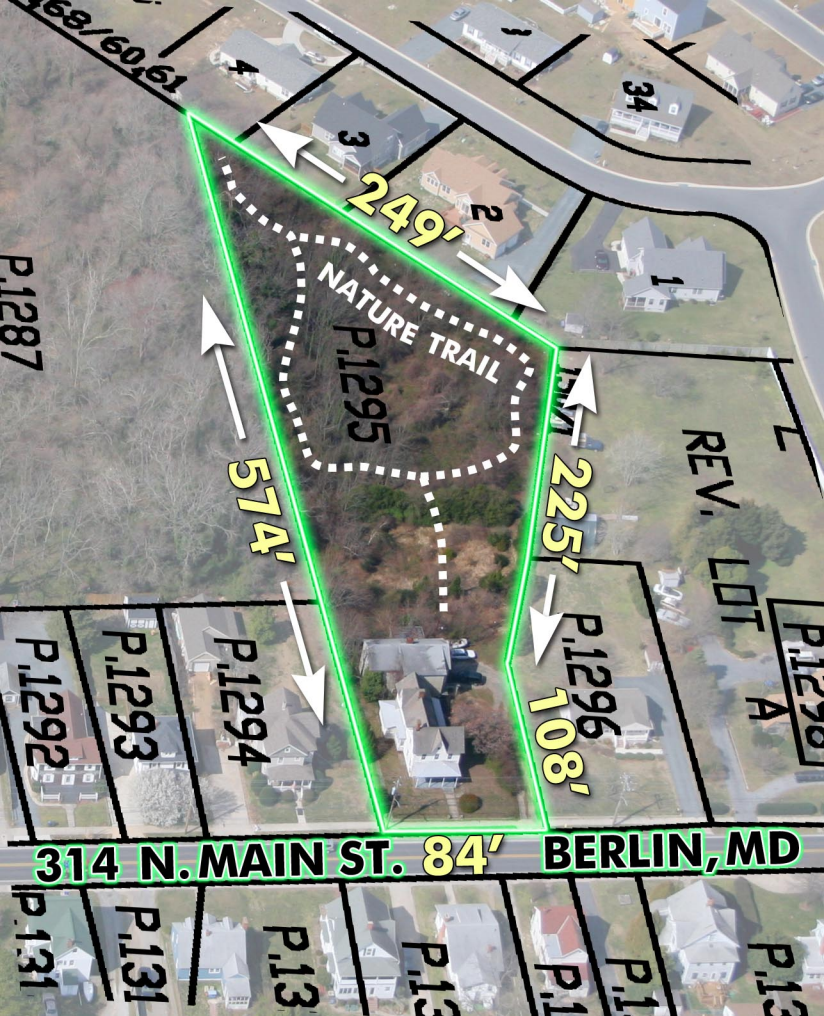
NOTICE:

All information contained in this packet and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. All purchasers must independently investigate and confirm any information or assumptions on which any bid is based. This may include but is not limited to property descriptions, dwelling square footages, property square footages, acreages, easements, ordinances, deed restrictions, by-laws, home owners association covenants or any other information that may pertain to the property. Neither the Auction Company nor the Sellers shall be liable for any errors or the correctness of information. The property is offered for sale to qualified bidders without regard to the prospective purchaser's race, color, religion, sex, marital status or National origin. **All announcements made at the auction shall take precedence over any other information or printed matter.** Property may be added or deleted. The property and improvements will be sold "As Is" without representation or warranty of any kind including any representations regarding environmental conditions affecting the property, freedom from structural defects or construction in a workmanlike manner. Neither the Auction Company nor the Sellers make or have made any representation or warranty with respect to the accuracy, correctness or completeness of the information, the contents or the meaning of the information or the valuation of the real estate. Any decision to purchase or not to purchase the real estate is the sole and independent business decision of the potential purchaser. This property is located within an area which allows agricultural operations. This "Right to Farm" is protected under County and State Law. Terms Subject to Change. VA License 2908000606



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168/60/61

P.1287

P.1292

P.1293

P.1294

P.131

P.131

P.131

P.131

P.131

P.131

P.131

249'

574'

225'

108'

NATURE TRAIL

P.1295

P.1296

314 N. MAIN ST. 84' BERLIN, MD

REV. LOT

P.1290 A

34

1

2

3

4

1



MARSHALL
REAL ESTATE AUCTIONS



Worcester County
Maryland

Real Estate Tax Invoice

Property ID 03026299
Street Address 314 MAIN
Owner BALTROTSKY ARTHUR B & PATRICIA E
Address 314 N MAIN STREET
 BERLIN, MD 21811

Legal Description IMPSBACK LAND 166.7 X
 173.7 FT LOT 90 X 175 W
 SIDE 314 N MAIN ST

Owner Occupied Dual Use
Invoice Number..... 2090900
Latest Invoice Date..... 2009/07/01
Balance..... 2,637.86
Original Invoice Amount..... 2,420.05
Clerk/Libr/Folio RHO/1998/0438
Today's Date 2010/06/22
If Paid By 2010/06/30

Close

Description	Tran Date	Amount
BERLIN TX ASMT	1st JULY 2009	1,771.13
CO TXABLE ASMT	1st JULY 2009	1,698.34
HOMESTEAD CR BE	1st JULY 2009	618.36-
HOMESTEAD CR CO	1st JULY 2009	619.10-
HOMESTEAD CR ST	1st JULY 2009	83.69-
ST.TXABLE ASMT	1st JULY 2009	271.73
=====		
BASE TAX		2,420.05
=====		
LATE CHARGE	30th JUNE 2010	217.81
BALANCE DUE BY	30th JUNE 2010	2,637.86
=====		



Account Identifier: District - 03 Account Number - 026299

Owner Information

Owner Name: BALTROTSKY ARTHUR B & PATRICIA E Use: RESIDENTIAL
 Mailing Address: 314 N MAIN STREET Principal Residence: YES
 BERLIN MD 21811 Deed Reference: 1) RHO/ 1998/ 438
 2)

Location & Structure Information

Premises Address: 314 MAIN ST BERLIN 21811
 Legal Description: BACK LAND 166.7 X 173.7 FT LOT 90 X 175 W SIDE 314 N MAIN ST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
300	3	1295						1	Plat Ref:

Special Tax Areas: Town Ad Valorem Tax Class BERLIN

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1890	2,123 SF	1.33 AC	

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value Phase-in Assessments		
		Value As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	175,560	150,500		
Improvements:	67,060	52,700		
Total:	242,620	203,200	242,620	203,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHOTT CLIFFORD E JR M D & Type: IMPROVED ARMS-LENGTH Date: 12/01/1993 Price: \$55,000
 Deed1: RHO/ 1998/ 438 Deed2:
 Seller: SCHOTT CLIFFORD E JR M D Type: UNKNOWN Date: 09/28/1990 Price: \$0
 Deed1: RHO/ 1682/ 61 Deed2: RHO/ 1680/ 523
 Seller: SCHOTT CLIFFORD E Type: NOT ARMS-LENGTH Date: 09/25/1990 Price: \$0
 Deed1: RHO/ 1680/ 523 Deed2:

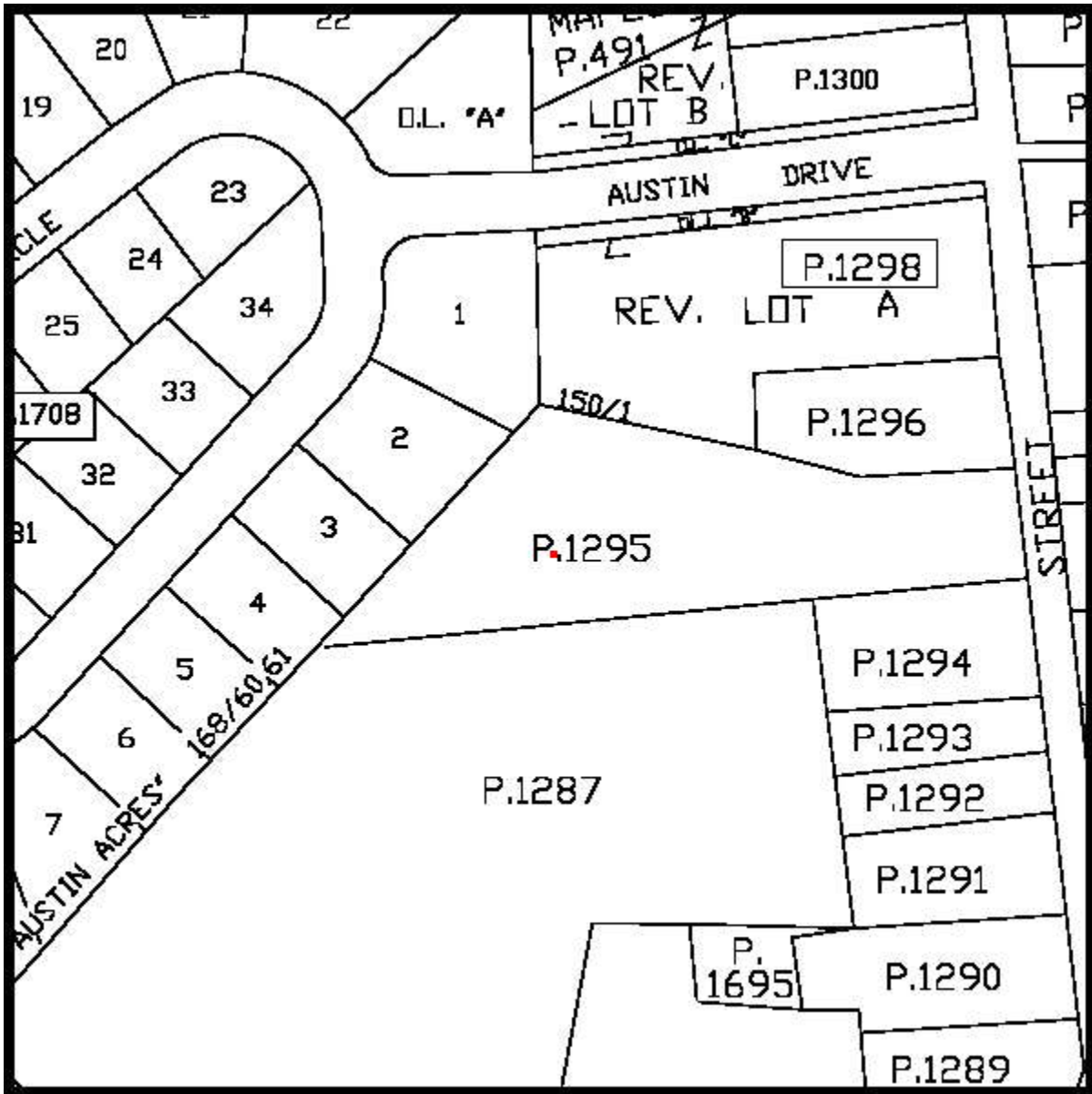
Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *
 Exempt Class:



District - 03 Account Number - 026299



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml