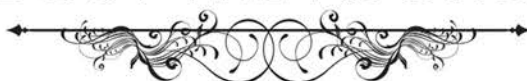


# ABOUT THE AUCTION



## **5369 Morgans Point Drive, Oxford, Maryland 21654**

The live, Luxury Real Estate Auction of this private estate will be held on the property site, on Saturday, June 28, 2025 at 11 AM, local time. Registration to bid at the Auction will begin two hours before the Auction, at 9:00 AM.

To register for the Auction, you must show the clerk a certified or cashier's check in the amount of \$100,000, and a blank personal check. All certified or cashier's checks are to be made payable to yourself and shall be endorsed over to the Settlement/Escrow Agent after the Auction, if you are the highest bidder. Only the highest bidder on the property will be required to deposit any money at the Auction. At the time of registration, you must sign the Terms of Conditions of Sale as agreed and understood.



If you are the successful bidder, you will be leaving a 12% deposit of the Auction price. The 12% deposit will be made from your \$100,000 certified check, and your blank personal check will make up any difference. The successful bidder/s will then sign the checks over to the Settlement/Escrow Agent. If you are not the successful bidder, you will take your checks home with you.

For Absentee and Phone Bidding, please call our offices at 800.332.3767.



### **DISCLAIMER**

This property is being sold in its existing "as is where is" condition, with no expressed or implied guarantees or warranties whatsoever. It is the Purchaser's sole responsibility to perform all inspections and to be satisfied as to the property's condition prior to bidding. Personal on-site inspection of the property is recommended and Bidders are advised to independently verify all information they deem important. DeCaro Real Estate Auctions, Inc., and its agents and sub-agents, and the Sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from resources deemed reliable, the Auctioneer or DeCaro Real Estate Auctions, Inc., Seller or Seller's Agent, Seller's Brokerage make no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotion/publicity statements and materials. All information contained in the Bidder Information Package, website or any other promotional materials, including but not limited to: square footages, acreage, dimensions, maps, taxes, etc. was provided by the Seller and or Seller's Agent and is believed to be correct. However, neither the Seller, Seller's Agent, Seller's Brokerage, nor the Auction Company makes any guarantee or warranty as to the accuracy or completeness of such information. Purchaser and or Purchaser's Agent/Broker shall bear the sole responsibility to confirm all information relevant to the property prior to bidding. Neither the Seller, the Seller's Brokerage, nor the Auction Company shall be liable for any relief, or adjustments based on the failure of the property, including, but not limited to: amount of acreage, square footage, zoning or environmental condition to conform to any specific standard, expectation, or any published information. By bidding on this property, Purchaser agrees to the above.