



## FORECLOSURE AUCTION: Cemetery: 30+/- Acres in MD



### Property Location

**10155 Ward Rd  
Dunkirk, MD 20754**

### Auction Location

**Calvert County Circuit Court  
175 Main St  
Prince Frederick, MD 20678**

### Inspection

**Wed, Aug 10th 10am-12pm -**

### Contact

**Tranzon Fox  
David Lowry, CAI  
(410) 871-0075  
dlowry@tranzon.com**

### Auction/Sale date and time

**08/24/2011 @ 2:00 PM  
ET**

### Documents

#### Property Information Package

Town Center Zoning  
Farm and Forest Zoning

Subscription/Log in required

### Property Number

**FX7162  
[www.tranzon.com/9476](http://www.tranzon.com/9476)**

### Property Type

**Special Purpose -  
Miscellaneous Special  
Purpose**

Southern Memorial Gardens, a for-profit Cemetery is located in the Dunkirk area of Calvert County Maryland. The property consists of 30.61+/- acres of gently rolling hills just east of MD Route 4, which serves as the primary artery for the county.

The property is improved with a chapel and office building that was constructed in 2001. The front portion of the building contains a large open area with cathedral ceiling for services. Offices are situated to the rear of the chapel. Office area includes conference room, offices, casket showroom, kitchenette and two restrooms. The second improvement on the property is the 2,304 +/- sq ft maintenance building with a concrete floor slab. The

final improvements on the property are two free standing mausoleums, one containing 40 crypts and the other containing 48 crypts and 36 cremation niches.

The cemetery is believed to be developed with 6,838 graves and 328 crypts and 98 cremation niches with an estimated 1,332 developed plots currently available for sale. The cemetery also contains an undeveloped area that may be used for a possible expansion area of the cemetery.

Please be sure to download the Property Information Package by clicking on the orange button above. By downloading this package you will alert Tranzon Fox to your interest in this property and you will receive emails with any updates on this auction. The package contains information needed to participate in bidding at auction.

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## Terms and Conditions

The following summary of Terms & Conditions of Auction Sale is only intended to provide you a brief outline. For a complete copy, either download the Property Information Package, if available, or contact David Lowry, CAI at (410) 871-0075 or [dlowry@tranzon.com](mailto:dlowry@tranzon.com) All bidders must agree to all of the Terms & Conditions of Auction Sale prior to bidding at any Tranzon auction. Listings may be withdrawn or modified without notice at anytime.

Buyers Premium:	N/A
Closing:	See Substitute Trustees Sale Notice
Deposit Amount:	See Substitute Trustees Sale Notice
Broker Co-op:	2% of the high bid will be paid to a properly registered broker at settlement.

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