



Residential Agent Full Detail Report

Class RESIDENTIAL

Property Manuf. Home/Mobile Home

MLS	21978 Fawn River Road	Sturgis	MI	49091	LP	\$0	Auction	Yes
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Area	St. Joseph County (MI)	Parcel ID	016 012 032 10	Type	Manuf.	Waterfront	No
Sub	None	Cross Street		Bedrms	3	F Baths	1
Township	White Pigeon	Style	Single Wide	REO	No	Short Sale	No
School District	White Pigeon			Elem			
Intermediate		JrH		SrH			
Legal Description	E 189.75 FT OF E 660 FT OF S 148.5 FT OF SE 1/4 SEC 12 T8S R11W.						
Directions to Property	Head West on Fawn River Road, the property will be on your right at the intersection of Klingerman Road.						

Inside City	City Zoning	County	Zoning
Remarks Enjoy comfortable, affordable living in this well-maintained single-wide mobile home located in Sturgis, Michigan. Offering 3 bedrooms and 1 full bath, this home provides a functional layout with plenty of space for everyday living. A partial privacy fence creates a secluded backyard setting, complete with a firepit that's ideal for gathering on cool evenings. Come see for yourself Thursday, August 27th from 5:30-6 pm!			

Agent Remarks Online Auction: Tuesday, September 1, 2026 • 6 pm Open House: Thursday, August 27, 2026 from 5:30-6 pm A 6% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site. This listing is a Joint Venture partnership with Real Estate Broker Brecken Kennedy / Mossy Oak Properties Indiana and Michigan

Sec	Lot	Lot Ac/SF/Dim	0.6400 /	/	150 x 190	Lot Desc	Corner, Level, 0-2.9999
Above Gd Fin SqFt	1,400	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0
Age	New Const	No	Date Complete	Ext	Vinyl	Ttl Fin SqFt	1,400
				Year Built			
				#			
				5			
Room Dimensions				Basement Material			
RM DIM	LV	B-Main	1	0	Well	Dryer Hookup Gas	No
LR	14 x 14	M	B-Upper	0	0	Dryer Hookup Elec	Yes
DR	x		B-Blw G	0	0	Dryer Hookup G/E	No
FR	x		Laundry Rm	Main	Heating	Disposal	No
KT	x		Laundry	x	Cooling	Water Soft-Owned	No
BK	x		AMENITIES Ceiling Fan(s), Deck Covered, Dryer Hook Up Electric,			Water Soft-Rented	No
DN	x		Firepit, Stand Up Shower, Tub/Shower Combination, Main Floor			Alarm Sys-Sec	No
1B	11 x 10	M	Laundry, Washer Hook-Up			Alarm Sys-Rent	No
2B	14 x 14	M				Garden Tub	No
3B	8 x 8	M	Garage	/	/	Jet Tub	No
4B	x		Outbuilding 1	Garden Shed	8 x 13	Pool	No
5B	x		Outbuilding 2	Garden Shed	7 x 7	Pool Type	
RR	x		Assn Dues		Frequenc	SALE INCLUDES	Refrigerator, Washer, Dryer-Electric
LF	x		Other Fees		Not Applicable	FIREPLACE	None
EX	x		Restrictions				
Water				Water Frontage			
Water				Water Type			
Auctioneer				Channel Frontage			
Financing				Lake			
Annual				Location			
Possessio				Online: BidMetzger.com			
List Office				Excluded Party			
Agent				None			
Co-List Office				Assessed Value			
Showing							
List Date							
Seller Concessions							
Contract Type							
Virtual							
Pending Date							
Ttl Concessions							
Sell Office							
Co-Sell							
Presented by:							

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.