


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM 1</b>	<b>DOM 1</b>	<b>Auction No</b>
<b>MLS #</b> 202318170	<b>10903 E Lincoln Highway</b>	<b>New Haven</b>	<b>IN 46774</b>	<b>LP \$115,000</b>
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-14-07-152-005.000-047	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Sills Suburban	<b>Cross Street</b>	<b>Bedrm</b> 3	<b>F</b> 1
	<b>Township</b> Jefferson	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School</b> EAC	<b>Elem</b> New Haven	<b>Jr</b> New Haven	<b>SrH</b> New Haven
<b>Legal Description</b> SILLS SUBURBAN LOTS 6 & 7				
<b>Directions</b> On the east side of New Haven on Lincoln Hwy (Dawkins Rd.) Property is on the north side of the road.				
<b>Inside City</b>	<b>City</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** Commercially zoned Fixer Upper Home on Large Lot! The home is in need of renovations and repairs, but with some imagination and a little TLC, it can be transformed into the perfect space for your family or business needs. With the commercial zoning, this property could be the perfect space to create your dream business or expand an existing one. Located in a desirable area with easy access to major roads and highways.

**Agent Remarks** 24 hr notice for showings. Room sizes are not guaranteed, buyers should verify and confirm for themselves.

<b>Se</b>	<b>Lo</b> 0	<b>Lot</b> 0.9200 / 40,075 / 100x360	<b>Lot Desc</b> 0-2.9999	<b>Ttl Below Gd</b> 0	<b>Ttl Fin SqFt</b> 1,520	<b>Year Built</b> 1956
<b>Above Gd Fin SqFt</b> 1,520	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin</b> 0	<b>Ex Vinyl</b>	<b>Bsm Slab</b>	<b># Rooms</b> 7	
<b>Age</b> 67	<b>New Const</b> No	<b>Date</b>	<b>Water</b> CITY	<b>Basement Material</b>		
<b>Room Dimensions</b>		<b>Baths</b> Full Half	<b>Well Type</b>	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No	
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b> 1 0	<b>Sewer</b> City	<b>Dryer Hookup</b> No	<b>Guest Qtrs</b> No	
<b>L</b> 24 x 24	<b>M</b>	<b>B-Upper</b> 0 0	<b>Fuel /</b> Forced Air	<b>Dryer Hookup G/E</b> No	<b>Split FlrPln</b> No	
<b>D</b> 24 x 24	<b>M</b>	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Disposal</b> No	<b>Ceiling Fan</b> No	
<b>F</b> x		<b>Laundry Rm</b> Main	<b>Cooling</b> None	<b>Water Soft-Owned</b> No	<b>Skylight</b> No	
<b>K</b> 24 x 12	<b>M</b>	<b>Laundry L/W</b> x		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No	
<b>B</b> x				<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>D</b> x				<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	
<b>M</b> 12 x 12	<b>M</b>			<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	
<b>2</b> 12 x 12	<b>M</b>			<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes	
<b>3</b> 8 x 12	<b>M</b>	<b>Garage</b> 2.0 / Attached / 22 x 22 / 484.00		<b>Pool</b> No	<b>Off Street Pk</b>	
<b>4</b> x		<b>Outbuilding</b> None	x	<b>Pool Type</b>		
<b>5</b> x		<b>Outbuilding</b>	x			
<b>R</b> x		<b>Assn Dues</b>	<b>Frequency</b> Not Applicable			
<b>LF</b> x		<b>Other Fees</b>				
<b>E</b> x		<b>Restrictions</b>				

<b>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake</b>
<b>Auctioneer Name</b>	<b>Lic #</b>	<b>Auction</b>	<b>Location</b>
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Time</b>	<b>Excluded Party</b> None
<b>Annual</b> \$1,605.00	<b>Exemptions</b> No Exemptions	<b>Year Taxes Payable</b> 2023	<b>Assessed Value</b>

**Possession** at closing

**List Office** Metzger Property Services, LLC - Off: 260-982-0238

**List Agent** Rainelle L Shockome - Cell: 260-341-4801

**Agent E-mail** rshockome@yahoo.com

**List Agent - User Code** UP388037905

**List Team**

**Co-List Office**

**Co-List Agent**

**Showing Instr** Showingtime

**List Date** 5/31/2023 **Start Showing Date** **Exp Date** 11/30/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

**Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** 2.5% **Variable Rate** No **Special List Cond.** None

**Virtual** **Lockbox Type** Mechanical/Comb **Lockbox Location** front door **Type of Sale**

**Pending Date** **Closing Date** **Selling Price** **How Sold**

**Ttl Concessions Paid** **Sold/Concession Remarks** **Conc Paid**

**Sell Office** **Sell Agent** **Sell**

**Co-Sell Office** **Co-Sell**

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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