



Michigantown 46057
 Listing Price **\$32,000**
 MLS # **201829038**
 Area **Clinton County**
 Listing Date **6/29/2018**
 Expiration Date **12/29/2018**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**



Property Information

Property SubType Duplex	Waterfront Y/N No	# of Parking Spaces 4
Style One Story	Zoning	# of Refrigerators 0
Number of Units 2	Township Michigan	# of Ranges/Ovens 1
Number of Buildings 2	Legal Description PT. NE. W. SE. 27-22-1E	# of Microwaves 0
	Approx. Lot Size Acres 1.0000	# of Dishwashers 0
		# of Washers 0

<u>Unit #</u>	<u>Level</u>	<u>Rooms</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Rent</u>	<u>Deposit Amt</u>	<u>Lease Exp Date</u>	<u>Garage</u>	<u># of Cars</u>
1	5619	Main	4	2	2.00	\$165		N	
2	5631	Main	4	2	1.00	\$165		N	
3									
4									
5									
6									

Schools

School District **Clinton Central School Corp.**
 Elementary **Clinton Central**
 Middle School **Clinton Central**
 High School **Clinton Central**

Auction

Auction Y/N **No**
 Auctioneer Name
 Auctioneer License #
 Auction Reserve Price
 Auction Start Date
 Auction Time

Expenses

Annual Insurance Expense **\$1,163.00**
 Annual Water/Sewer Exp. **\$0.00**
 Annual Fuel Expense **\$2,000.00**
 Annual Electric Expense **\$2,741.00**
 Annual Trash Expense **\$720.00**
 Annual Maint. Expense **\$2,935.00**
 Annual Property Tax **\$2,025.00**
 Association Dues \$

Directions and Remarks

Directions to Property **From Frankfort, take Michigantown Road approximately 4.5 from Maish Road. Property will be on the South side of the Road.**

Remarks **Two income producing mobile homes located on a 1 acre site. 5619 is a 14' x 67' built in 1972 and 5631 is a 14' x 66' built in 1996. Both are currently rented. Owner pays for heating fuel, electricity, trash removal, and water softener salt and maintenance.**

Other Features

BASEMENT/FOUNDATION **None**
 BASEMENT MATERIAL **Piers**
 HEATING/FUEL **Propane, Forced Air**
 COOLING **Wall AC**
 LOT DESCRIPTION **0-2.9999**
 EXTERIOR **Aluminum, Vinyl**
 LEASE TERM **Week to Week**
 SALE INCLUDES **Building, Land**
 WATER UTILITY **Well**
 SEWER **Septic**
 AMENITIES **Off Street Parking, Cable Available, Countertops**
-Laminate, Deck Open, Detector-Smoke, Eat-In Kitchen, Water

TENANT PAYS **Lawn Maintenance**
 EXISTING FINANCING **None**
 PROPOSED FINANCING **Cash**
 EXEMPTIONS **No Exemptions**
 COMMON AMENITIES **None**
 DOCUMENTS AVAILABLE **LBP Form, Sellers Disclosure**
 FENCE **None**
 PARKING **Gravel**
 ARCHITECTURAL STYLE **Modular**
 LOCATION **Rural**
 ROOF MATERIAL **Rolled, Shingle**

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