

## Cross Property Agent Full

**255 Sherrill Road, Bryson City NC 28713-8746**

CMLS#: <b>3708684</b>	Category: <b>Single Family</b>	Parcel ID: <b>6674-01-16-9758</b>	List Price: <b>\$42,350</b>
Status: <b>Active</b>	Tax Location: <b>Bryson City</b>	County: <b>Swain</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$51,350</b>	Zoning: <b>R</b>	
	Deed Ref: <b>196-217</b>	Plat Book/Slide: <b></b>	
Legal Desc: <b>20-OR-2326-C-BRYSON BR</b>	Approx Lot Dim: <b></b>	Block/Section: <b></b>	
Approx Acres: <b>0.93</b>		Elevation: <b></b>	
Lot Desc: <b></b>			



### General Information

Type: **Manufactured Singlewide**  
 Style:   
 Construction Type: **Manufactured, Site Built**

### School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

### HLA

Main: **1,152**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**

### Non-HLA Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmt: **0**

### Bldg Information

Beds: **3**  
 Baths: **1/0**  
 Year Built: **1968**  
 New Const: **No**  
 Prop Compl Date:   
 Construct Status:   
 Builder:   
 Model:

Above Grade: **1,152**  
 Total: **1,152**

Total: **0**

### Additional Information

Prop Fin:   
 Assumable: **No**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**  
 Occupant Type: **Vacant**

### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>3</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Dining Area, Family Room, Kitchen</b>

### Features

Parking:	<b>Carport - 1 Car, Driveway</b>	Main Level Garage: <b>No</b>
Driveway:	<b>Gravel</b>	Doors/Windows:
Laundry:	<b>Main</b>	Fixtures Exceptions: <b>No</b>
Foundation:	<b>Crawl Space</b>	
Fireplaces:		
Equip:	<b>Electric Range, Oven, Refrigerator</b>	
Exterior Covering:	<b>Aluminum</b>	

### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>Well Installed</b>
Wtr Htr: <b>Electric</b>	
HVAC: <b>Heat Pump - AC, Heat Pump - Heat</b>	

### Association Information

Subject To HOA: **None**      Subj to CCRs: **No**      HOA Subj Dues:

### Remarks

**Public Remarks:** Now accepting offers!! Don't miss your opportunity to own this 1,152 sq/ft single story home. Sitting on approximately .93 acres outside of Bryson City, NC, this home features three bedrooms and one bathroom and was built in 1968. Large storage shed and covered carport add even more value to this property. Don't delay, schedule a showing today!

**Agent Remarks:** Property is a seized asset being sold on behalf of the US Marshals Service. Property is being sold AS-IS. Seller is accepting offers in the form of a "letter of intent," which can be submitted via a form on listing agent's website. LOI includes 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). NOTE: Manufactured single wide home behind residence is on the subject property and is considered personal property. Per sales contract, all personal property left at time of closing becomes responsibility of Buyer.

**Instructions:** Lockbox/Key, Showing Service, Sign, Vacant

**Directions:** From Hwy. 19 in Bryson City, turn North onto Slope St. (you will cross the river). Road becomes Franklin Grove Church Rd. Turn Right onto Bryson Branch Rd. Turn Left on Sherrill Rd. Property is on Left.

### Listing/Agent/Office Information

DOM: <b>17</b>	CDOM: <b>17</b>	TOM Dt: <b></b>	Expiry Dt: <b>12/31/21</b>
Mkt Dt: <b>02/15/21</b>	UC Dt: <b></b>	DDP-End Date: <b></b>	With Dt: <b></b>
Agent/Own: <b>No</b>			
For Appointment Call: <b>800-746-9464</b>		List Type: <b>Exclusive Right</b>	
Listing Agent: <b>Zach Johnson (62482)</b>		Agent Phone: <b>828-408-1651</b>	
Listing Office: <b>The Swicegood Group Inc (10160)</b>		Office Phone: <b>336-751-4444</b>	
Buyer Agency: <b>2%</b>	Sub Agency: <b>0%</b>	Transaction Broker: <b></b>	Bonus: <b></b>
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Seller Name: <b>United States of America</b>	
Web URL: <b></b>		Full Service: <b>Yes</b>	

Prepared By: Zach Johnson