

Cross Property Agent Full

264 Lincoln Street SW, Concord, NC 28025-5425

CMLS#: 3898761	Category: Single Family	Parcel ID: 5620-94-3286-000	List Price: \$115,500
Status: Active	City Taxes Paid To: Concord	County: Cabarrus	
Subdivision: none	Tax Value: \$43,960	Zoning: RC	
	Deed Ref: 12348/0148	Plat Book/Slide:	
Legal Desc: See deed for metes and bounds	Approx Lot Dim:	Block/Section:	
Approx Acres: 0.16		Elevation:	
Lot Desc:			



General Information

Type: **1 Story**
 Style:
 Construction Type: **Site Built**

School Information

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

HLA

Main: **1,395**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**

Non-HLA Sqft

Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**

Bldg Information

Beds: **3**
 Baths: **2/0**
 Year Built: **1955**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Above Grade: **1,395**
 Total Primary HLA: **1,395**

Total: **0**

Additional Information

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

Recent: **08/25/2022 : NEWS : ->ACT**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	3	2/0	Bathroom(s), Bedroom(s), Dining Room, Kitchen, Laundry, Living Room, Mud, Primary Bedroom

Features

Parking:	Driveway	Main Level Garage: No
Driveway:	Concrete	
Laundry:	Main	Doors/Windows:
Foundation:	Crawl Space	Fixtures Exceptions: No
Fireplaces:		
Equip:	Ceiling Fan(s), Dishwasher, Electric Oven	
Exterior Covering:	Brick Partial, Vinyl	

Utilities

Sewer:	City Sewer	Water: City Water
Wtr Htr:	Electric	
HVAC:	None	

Association Information

Subject To HOA: None	Subj to CCRs: Undiscovered	HOA Subj Dues:
	Remarks	

Public Remarks: **NOW SELLING this 1,395 sq/ft home in Concord, NC. This property has a 3 bed/2 bath layout and is ready for you to update/upgrade to make it yours! Property features an attractive exterior and updated flooring on the interior. Home is serviced by city water and sewer. Don't miss your chance to own this property with so much potential in beautiful Cabarrus County, NC!**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Visit Ready2Bid dot com and view "seized assets" tab for video tour and more information and for US Marshals contract addendum that is used in addition to OTP. Property is being sold AS-IS. Seller is accepting offers via a form on listing agent's website with 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). Call Listing Agent for more info.**

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

Directions: **From Hwy 601, turn North onto Wilshire Ave SW. Turn Left onto Rutherford St. SW. Rutherford St. SW turns into Lincoln St. SW. Property is on Left.**

Listing/Agent/Office Information

DOM: 0	CDOM: 0	TOM Dt:	Expiry Dt: 12/31/22
Mkt Dt: 08/25/22	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No			
For Appointment Call: 800-746-9464		List Type: Exclusive Right	
Listing Agent: Zach Johnson (62482)		Agent Phone: 828-408-1651	
Listing Office: The Swicegood Group Inc (10160)		Office Phone: 336-751-4444	
Buyer Agency: 1%	Sub Agency: 0%	Transaction Broker:	Bonus:
Named Prosp: No	Dual/Var: No	Seller Name: The United States of America	Yes
Web URL:		Full Service:	

Prepared By: Zach Johnson