



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	252 E Lincoln St.	1 1/2 story	6	3	2	Nappanee	\$214,900	1454 SF



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Information Herein Believed to Be Accurate But Not Warranted

*\$196,000 FHA
 \$9405 SA 9/23/25*

Salesman: Laurie Sumpter
laurie@hahnrealtyandauction.com
 Telephone: 574-202-0056
 Tax Code: 20-14-31-302-008.000-029
 Owner: Kern
 Legal Descript: Orig Plat of Nappanee w 1/2 Lot #44

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Lot Size	66x66	W.W. Carpet	X	Approx. Sq. Ft.	1022	1st Floor	Other
Annual Tax	\$1479.34/yr. w/ex	Draperies	No	Living Room	12.5x17.5		432
Construction	Wood frame	Softener	X	Dining Room			
Age-Cond. **	1887-great	Disposal	No	Kitchen	14.5x16		
Possession	Neg.	Microwave	No	Family room			
School District	WaNee-Nappanee	Dishwasher	No	Bedroom	10x11.5		
Terms	Cash, conv.	Refrigerator	No	Bedroom			9x13
NIPSCO avg.	Empty	Range-G/E	No	Bedroom			9.5x17
Type Heat	GFA- new	Air. Cond.	C	Bedroom			
Type Wtr.Htr	Gas-new	Fireplace	No	Baths	2 full		
Type Roofing	Asphalt	Insulation	X	Utility Room	Main level 5.5x18		
Interior Walls	Drywall	Storm Doors	X	Type Floors	Laminata and carpet		
Type Siding	Vinyl-new	Storm Wds.	X	Garage	None		
Elec. AMPS	100	City Water	X	Basement %	Partial		
Type Windows	Double hung-new	Storm Sewer	X	Fenced Yard	Yes-partial		
Type House	1 1/2 story	San. Sewer	X	Type Drive	Gravel		
Zoning	R	Well	-	Patio	No		
Township	Union	Septic	-				

Remarks: ** Total remodel and waiting on new owners! Large open floor plan, 2 amazing new bathrooms, convenient Location, and tasteful décor. Not a drive by! No work needed here! New roof, windows, flooring, walls, and floor Joists. HVAC and water softener also new ! Hurry! Won't last long!