

Single Family Residential: Vicksburg, MS

Property No.: 6311  
Auction No.: 260414



### Property Details

<b>Property Type:</b>	<i>Residential</i>
<b>Seller Type:</b>	<i>Bank Owned</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Beds:</b>	<i>3</i>
<b>Baths:</b>	<i>2</i>
<b>Total Land Area:</b>	<i>0.24 ± Acres</i>
<b>Square Feet±:</b>	<i>1883</i>
<b>Year Built:</b>	<i>1963</i>
<b>Subdivision Name:</b>	<i>Enchanted Hills</i>
<b>Lot Numbers:</b>	<i>129</i>
<b>Tax Identification Number:</b>	<i>1073-33-0660-0084-00</i>
<b>County:</b>	<i>Warren</i>
<b>Address:</b>	<i>118 Sherwood Dr Vicksburg, Mississippi 39180</i>
<b>Occupancy Status:</b>	<i>Occupied</i>
<b>Lat/Lon:</b>	<i>32.31505, -90.8574</i>

## Agent Details

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**Listing Agent Information:**

*Bruce Payne  
Payne Realty  
601-946-1410  
Bruce@paynerealtyms.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form*

## Closing Details

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**Closing Agent:**

*Marc K. McKay  
McKay Lawler Franklin & Foreman PLLC  
368 Highland Colony Parkway, Ridgeland, MS 39158-2488  
601-572-8778*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*A 10% or \$250.00 Buyer's Premium, whichever is greater, will be added to the high bid amount.*

## Description

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**This property is occupied** - interior access is unavailable. The current condition of the interior is unknown. Property details, including bedroom and bathroom count, are based on information from a previous listing and are not guaranteed.

**This is an online auction** — the final sale price is determined when bidding closes. A 10% Buyer's Premium applies. Please review our Terms & Conditions for full details, including Extended Bidding rules.

**Ready to bid?** Click the blue **'Login'** button above to create an account or sign in.

**Working with an agent?** After creating your bidder account, you and your agent needs complete the Broker Registration Form in the Downloads section and email it to [info@7hauctions.com](mailto:info@7hauctions.com). This form submission will link your account in our system with your agent.

**Closing timeline:** This property must close within 30 days. Full closing details are in our Terms & Conditions.

**Financing or cash?** Both are welcome. Closing is required within 30 days — if using financing, confirm with your lender upfront that they can fund within that timeframe. Estimated closing costs are in the Closing Fee Sheets under Downloads. See our Terms & Conditions for deposit and closing requirements.

**Want to tour the property?** Contact the listing agent above to schedule a showing.

**Questions?** We're here to help. 800-742-9165 | ✉ [info@7hauctions.com](mailto:info@7hauctions.com)

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

