LAND AND HOME SERVICES UNLIMITED

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DAN PIKE AGENCY
Dan Pike, Broker

Residential Property Information

Ref. #188

OWNER: Ottis & Marilyn Rients
PRICE: $69,900
TYPE: 1 1/2 Story
AGE: N/A
GARAGE: Double Detached
BEDROOMS: 4 (1 down; 3 up)
BATHS: 1 (on main floor)
WATER SOFTENER: Stays
ROOF: Asphalt shingles
FURNACE: Pulse—Forced Air
AVERAGE HEAT COST: less than $1,000/year
AIR CONDITIONING: Central

ADDRESS: 74744 385th Avenue Lakefield, MN 56150
TERMS: Cash
TAXES: $398.00—2009
SQUARE FEET (Assessors Estimated): 864' main, 432' 2nd
LOT INFO: 3.14 acres more or less
BASEMENT: Full—unfinished
UTILITIES: Private well
WATER HEATER: Electric/REA
ELECTRICAL: Fuse—60 Amp
ASSESSMENTS: N/A
PARCEL #: 17-008-0150

NOTES & COMMENTS: This is a well maintained acreage located just 1 3/4 miles north of the Sioux Valley Lutheran Church in Section 8 of Sioux Valley Township, Jackson County, MN. This 3.14 acre building site has a nice 1 1/2 story, 4-bedroom home with double car garage, barn and machine shed. It is centrally located between Lakefield (MN), Lake Park (IA), & Round Lake (MN). This building site does not include the grain bins and is being sold subject to an ingress/egress easement for the use of the grain bins. Call today as this is a great acreage at a very affordable asking price of only $69,000.00.

FIRST FLOOR: Kitchen, Dining Room, Living Room, 1 Bedroom, 1 Bathroom
SECOND FLOOR: 3 Bedrooms
BASEMENT: Full—unfinished

THIS INFORMATION, THOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED.
** Square footage measurements are taken directly from the county assessors' records and/or on owners information. Please verify the information personally, by your own inspection, if you so desire.