

# Reiner Real Estate & Auctioneering, Inc.

30 West Central Street Springfield, MN 56087

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**Date of Listing:** October 9, 2008

**Name of Owners:** Louise Bous & Corinne Edwards

**Agents:** Amanda or Ben

**Street Address:** 604 Birch St S

**City:** Lamberton

**Legal Description:** S 1/2 of Lot 2 & All of Lot 3, Block 7, H W Lamberton's Second Addition

**Lot Size:** 75' x 140'

All measurements are approximate:

**Auction:** Monday Oct. 18 @6:30 PM

**Terms:** SALE. \$1,000 Down Day of Auction

Balance with in 30 Days

**Number of Bedrooms:** 4

**Number of Bathrooms:** 1 1/2

**Sizes:** Main -11' x 15' 5", Up -NW - 11' 11" x 13', NE - 13' 4" x 13' 10", E - 8' 4" x 11' 11"

**Size:** Upstairs - 7' 6" x 7' 9"

**Living Room Size:** 13' 8" x 25' 6"

**Kitchen Size:** 11' 6" x 12' 8"

**Laundry Room Size:** Main Level - 9' 8" x 9' 10"

**Basement:** Partial, Unfinished

**Year Built:** 1919

**Total Square Footage:** Approx. 1,500 SF

**Garage:** Detached Single Garage

**Electrical Service:** 60 amp fuses

**Type of Heat:** Gas Forced Air

**Air Conditioning:** Wall A/C

**Cost of Heating:** \$95.00/monthly average

**Utilities:** \$90.00 quarterly

**Real Estate Taxes/Year:** \$620.00 for 2009

**Special Assessments:** None

**Personal Property Included:** Refrigerator, Stove, Microwave, Dryer

**Additional Information:** Located directly to the east of the public school; spacious home with a large living room & open staircase with a beautiful woodwork; front porch & back porch on second level; laundry ideally located on main level; nice backyard with space for a garden; built-in closets

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.

