



# Comfrey Lots for Sale

**Legal Description:** Samuelson First Addition; NW 1/4 - NE 1/4, Sec 3, Township 107 N, Range 34 W, City of Comfrey, Cottonwood County, State of Minnesota

## **Block 1 Lots - \$15,000**

Lot 1 - 0.55 Acres - 110' x 216.01'

Lot 2 - 0.55 Acres - 110' x 218.26'

## **Block 2 Lots - \$10,000**

Lot 1 - 0.38 Acres - 110' x 150'

Lot 2 - 0.38 Acres - 110' x 150'

Lot 3 - 0.38 Acres - 110' x 150'

Lot 4 - 0.38 Acres - 110' x 150'

10% down required

### **Hook-up fees:**

Sewer - \$250

Water - \$75

Both fees are *included* in the purchase price of the lot

### **Assessments**

No street, curb & gutter assessments

No water or sewer assessments

### **Buyer Responsibilities**

Property owner is responsible for service line from shut-off to house

Property owner is responsible for sewer service line to house

Perfect location on the south end of Comfrey for building your dream home!