

Reiner Real Estate

30 W Central Street, Springfield, MN 56087

Office # 507-723-5233 - Amanda Cell # 507-828-6238 - www.reinerre.com



Date of Listing: January 12, 2012

Name of Owners: Bryan Coons

Agent: Amanda Malecek

Street Address: 61123 320th Street

City: Butterfield

Legal Description: 8.74 Acres in the NW 1/4 of Section 6, Township 106, Range 33

Lot Size: 8.74 Acres

All measurements are approximate:

Listing Price: \$69,900

Terms: Cash

Number of Bedrooms: 3

Number of Bathrooms: 1 3/4

Sizes: W - 9' 3" x 12' 2", E - 12' x 15' 7", S - 12' x 16' 8"

(1 upstairs, 3/4 in basement)

Living Room Size: 11' 6" x 29'

Kitchen Size: 15' 6" x 16'

Family Room Size: 11' 6" x 15' 3"

Office Size: 6' 3" x 9'

Laundry: In basement

Basement: Full, Partially Finished

Year Built: 1900

Total Square Footage: 1,856 sq ft

Garage: Detached 4-Stall

Electrical Service: 100 amp breakers

Type of Heat: LP Forced Air Furnace

Air Conditioning: Central A/C

Real Estate Taxes/Year: \$821.29 for 2011

Special Assessments: \$632.71 for 2011

Personal Property Included: None

Additional Information: 8.74 acre farm site located approx. 3 miles southwest of Darfur; rural water service; home features family room addition (5 years ago), spacious kitchen & living room, and large front entry; central A/C unit updated within last 10 years; large 1,350 sq ft garage/shop with two overhead doors

