

# Reiner Real Estate

30 W Central Street, Springfield, MN 56087

Office # 507-723-5233 - Amanda Cell # 507-828-6238 - [www.reinerre.com](http://www.reinerre.com)



**Date of Listing:** February 27, 2012

**Name of Owners:** Craig & Joanna Curry

**Agent:** Amanda Malecek

**Street Address:** 11784 350th Avenue

**City:** Comfrey

**Legal Description:** Outlot A of the NW 1/4 of the NW 1/4 of Section 25, Township 108, Range 34, 6.00 AC

**Lot Size:** 6 acres

All measurements are approximate:

**Listing Price:** **\$249,500.00**

**Terms:** Cash

**Number of Bedrooms:** 4 - 1 main, 3 up

**Bathrooms:** 2 1/2 Baths

**Sizes:** Main - 11' 2" x 15' 5", Up - 12' 10" x 13' 2",  
10' 3" x 14' 3", 8' 4" x 10' 2"

(2 Main, 1/2 Basement)

**Living Room Size:** 30' x 34' w/wood-burning fireplace

**Kitchen/Dining Room Size:** 25' 6" x 21' 5"

**Laundry Size:** 6' 4" x 13' 10"

**Office Size:** 11'7" x 26' 3"

**Basement:** Partial, partially finished w/new family room **Total Square Feet:** 4,641 sq ft

**Garage:** 3+ car attached garage w/new heater

**Electrical Service:** 200 amp breakers

**Morton Building:** 48' x 60' with cement floor, water, & electric - built in 1991

**In-ground Pool:** 20' x 40' with electric safety cover & diving board

**Type of Heat:** Gas Forced Air

**Air Conditioning:** Central

**Real Estate Taxes/Year:** \$2,680 for 2012  
(Figure includes special assessment amount)

**Special Assessments:** \$591.90 for 2012  
(Remaining Balance - \$1,068.25 through 2014)

**Personal Property Included:** Refrigerator, Stove, Antique Wood Stove, Water Softener, Fireplace Items, and Pool Chemicals & Equipment

**Additional Information:** Spacious, remodeled home situated on a 6-acre lot with nice grove; large open kitchen and dining room w/vaulted ceiling; 2 full bathrooms on main level recently remodeled; updated flooring & paint throughout; large 24' x 60' breezeway (possible business space); large deck off the home leads to a 20' x 40', 30,000 gallon pool, that is up to 9 feet deep; electric sauna in basement; new 100-gallon hot water heater; new 50-year shingles in 2011; cedar exterior professionally stained in 2008; Red Rock Rural Water Service; MUST SEE!





