

Reiner Real Estate

30 W Central Street, Springfield, MN 56087

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



Date of Listing: April 26, 2011

Name of Owners: Florian Wersal

Agent: Amanda Malecek

Street Address: 45783 210th Street

City: Springfield

Legal Description: Lot A of NW 1/4 of Section 7, Township 109, Range 35, consisting of 6.69 acres more or less

Lot Size: 6.69 acres more or less

All measurements are approximate:

Listing Price: \$118,000

Number of Bedrooms: 4

Sizes: Main - 10' 5" x 16' 5", Up - W - 8' 9" x 10' 10",
E - 10' 3" x 18' 6", SE - 11' 10" x 15' 4"

Living Room Size: 13' x 21' 9"

Kitchen Size: 13' x 19' 6"

Water Softener: Owned

Year Built: 1930

Garage: Double Attached - 26' x 28'

Type of Heat: LP Forced Air

Real Estate Taxes/Year: \$16.50 for 2011
(tax amount reflects VA discount)

Terms: Cash

Number of Bathrooms: 2 - 1 on main, 1 in bsmt

Size: Main - 5' 5" x 7' 5"

Office Size: 9' x 10' 4" (upstairs)

Laundry: Main level

Basement: Partial, Unfinished

Total Square Footage: 1,556 SF

Electrical Service: 60 amp fuses

Air Conditioning: Central A/C

Special Assessments: None

Personal Property Included: Stove, Washer, Dryer, Water Softener

Additional Information: Home features open main floor layout with large kitchen & living room, main floor laundry, and great amount of storage space; new siding, windows, and insulation in 1996; attached (heated) double garage addition in 1996; 40' x 80' machine shed; nice grove

