

Reiner Real Estate

30 W Central Street, Springfield, MN 56087

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Date of Listing: May 2, 2018

Name of Owner: Donna Wersal

Agent: Amanda Frank

Street Address: 15389 County Road 3

City: Springfield

Legal Description: NE 1/4 of NE 1/4 of SE 1/4 of Sect 2, Twp 108, Range 35, 10 acres

Lot Size: 10 acres

All measurements are approximate:

Listing Price: \$165,000

Number of Bedrooms: 4 (1 main, 3 up)

Sizes: Main - 9' 9" x 15' 3", W - 9' 9" x 9' 10", SE - 10' 7" x 15' 5", N - 13' 7" x 14' 2"

Living Room Size: 13' 7" x 15' 8"

Kitchen Size: 9' 3" x 19' 7"

Laundry: Located in basement

Year Built: 1932

Garage: Double detached garage

Type of Heat: F/A furnace

Real Estate Taxes/Year: \$780 for 2018

Terms: Cash

Number of Bathrooms: 1 1/2

Size: 1/2 - 4' 5" x 7' 3", Full - 5' 3" x 11'

Dining Room Size: 13' 9" x 14'

Storage Room Size: 9' 10" x 13' 7"

Basement: Full, unfinished

Total Square Footage: Approximately 1,176 sq. ft.

Electrical Service: Breakers

Air Conditioning: Central A/C

Special Assessments: \$19 for 2018 (recycling)

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

Additional Information: 10 acre building site ideally located on a paved road, just south of Springfield. 4 bedroom (1 main level), 1 1/2 bath home has a large dining room, an eat-in kitchen, potential for main level laundry and bath, and forced air heat and central A/C. Outbuildings include large barn with newer roof, 32' x 64' insulated shop built in 2010, detached double garage, an additional shed, and smaller outbuildings. 3 tillable acres. New septic system installed in 2004.