

# 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:** January 11, 2012

**Name of Owners:** Leland Preuss

**Agent:** Ben Luense

**Street Address:** 16934 County Road 6

**City:** Lamberton

**Legal Description:** Parcel 1 in N 1/2 of NE 1/4 of Section 34, Waterbury Twp, Redwood County

**Lot Size:** 7.46 acres

All measurements are approximate:

**Listing Price:** ~~\$105,000~~

**PRICE REDUCED: \$90,000**

**Number of Bedrooms:** 4

**Sizes:** Main - 12' 9" x 13' 6", Up - E - 9' 3" x 16' 10"

Up - NW - 11' 3" x 13' 6", SW - 12' x 13' 6"

**Living Room Size:** 13' 4" x 17' 6"

**Kitchen Size:** 12' x 13' 6"

**Deck:** 8' x 12'

**Year Built:** 1918

**Garage:** Double Attached - 24' x 28'

**Type of Heat:** LP Forced Air Furnace

**Real Estate Taxes/Year:** Will be assessed in 2012  
(recently surveyed so tax amount is unknown)

**Personal Property Included:** Kitchen range, refrigerator, dishwasher, washer, dryer & deep freeze

**Additional Information:** Vinyl replacement windows throughout; furnace & water softener 3 yrs old; Outbuildings include: 50' x 100' (14' side walls) machine shed, (2) - grain drying bins w/stirrers, approx. 6,000-bu; (2) - grain storage steel bins, appx sizes: 1-5,500 bu & 1-5,000 bu; Located: 4 1/2 miles north of Lamberton, 7 1/2 miles south of Wabasso, & 4 1/2 miles southwest of Wanda

**Terms:** Cash

**Number of Bathrooms:** 1 up & 1/2 down

**Dining Room Size:** 13' 8" x 15' 2"

**Laundry (on main level):** 8' x 13'

**Basement:** Full, Unfinished

**Total Square Footage:** Approx. 1,944 sq ft

**Electrical Service:** 100 amp breakers

**Air Conditioning:** Central

**Special Assessments:** None



