

# 272 State Street, Tracy



**Listing Price:** \$32,000      **MLS #:** 23810  
**Ground Floor Area:** 860 square feet  
**Parcel #:** 31-112019-0  
**Legal Description:** Lot 8, Block 2, Moses 1<sup>st</sup> Addition,  
City of Tracy, Lyon County, MN  
**Taxes:** \$280.80 (2011, NH)    **Assessments:** \$897.20  
**Lot Size:** 50' x 165'  
**Age:** Built 1912  
**Construction:** Wood frame  
**Siding:** Wood siding  
**Roof:** Gable – Asphalt  
**Condition:** Normal  
**Basement:** Partial, unfinished  
**Garage:** Two detached single car garages  
**Windows:** Aluminum combination windows  
**Driveway:** Concrete & gravel  
**Heating/Cooling:** Wall-mounted natural gas – forced air  
furnace  
**Fireplace:** None  
**Laundry Area:** Main floor, in rear entry  
**Deck/Patio/Fence:** None  
**Ceiling Insulation:** Unknown  
**Wall Insulation:** Unknown  
**Floor Covering:** Carpets & vinyl

**Main Level**  
**Living Room** 12' x 18.5'      **Bedroom** 7' x 11'  
**Kitchen** 12' x 12'      **Bedroom** 11.5' x 11.5'  
**Bath** 5' x 8'      **Front Entry** 6.5' x 10'

**2<sup>nd</sup> Floor**  
**Bedroom & Storage** 12' x 26'

**Additional Information:** 100 amp fuse electrical service,  
Garage door opener in north garage

**Inclusions:** Ceiling fan, Electric stove, Refrigerator,  
Washing machine, Clothes dryer, All window treatments,  
Owned water softener, Secondary heat (Natural gas heat  
panel in kitchen & Electric panels upstairs)

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## KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

