

3475 US Highway 14, Tracy



Listing Price: \$150,000

Parcel #: 13-024007-0 **MLS #:** 30878

Legal Description: W 1/2 of W 1/2 of NE 1/4 of NE 1/4, Section 24, Monroe Township (109N-40W), Lyon County, Minnesota

Taxes: \$906.00 **Assessments:** \$20.00 (inc)

Ground Floor Area: 1,284 square feet

Lot Size: 10 acres

Age: Built 1958, added on to in 1973

Construction: Frame

Siding: Vinyl, approx. 10 years old

Roof: Gable – Asphalt, approx. 8 years old

Condition: Normal

Basement: Under original structure, unfinished

Garage: 18' x 24' garage/storage, detached

Windows: Casement

Driveway: Gravel

Heating/Cooling: LP gas – forced air heat, Central air

Fireplace: Wood burning fireplace in family room

Laundry Area: In basement

Deck/Patio/Fence: 20' x 24' deck

Ceiling Insulation: Unknown

Wall Insulation: Unknown

Floor Covering: Carpets & vinyl

Main Level

| | | | |
|----------------------|--------------------|------------------|--------------------|
| Living/Dining | 12' x 24' | Bedroom | 10' x 11' |
| Kitchen | 9' x 14' | Bedroom | 10.5' x 11' |
| Dining Room | 8' x 8' | Bedroom | 9.5' x 11' |
| Bathroom | 4.5' x 5.5' | Family Rm | 18' x 18' |

Additional Information: 200 Amp breaker electrical service, Rented LP Tank (CHS Tracy)

Inclusions: Dishwasher, All Window treatments, Sump Pump, Water Softener, All appliances are negotiable

KNAKMUHS REAL ESTATE

245 Morgan Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed



Detached garage/shed, 18' x 24'



Machine Shed, 24' x 36'