

261 State Street, Tracy



Listing Price: \$125,000 **MLS #:** 6415413
Living Area: 800 square feet
Parcel #: 31-134013-0, Lot 15, Block 3, W.O. Lichty's 2nd Addition, City of Tracy, Lyon County, MN
Taxes: \$1,170.00 (H, 2023) **Assessments:** \$50.00 (inc)
Lot Size: 50' x 190'
Age: 1948
Construction: Frame
Siding: Wood siding, painted Aug 2023
Roof: Gable – Asphalt (unknown age)
Condition: Normal
Basement: Full, partially finished
Garage: Two-car detached, alley access
Windows: Double hung with storms
Driveway: Concrete
Heating/Cooling: Natural gas forced air, Central AC
Laundry Area: In basement utility room
Deck/Patio/Fence: None, new landscaping Aug 2023
Ceiling Insulation: Unknown
Wall Insulation: Unknown
Floor Covering: Hardwoods, ceramic tile, carpets



Detached 2-car garage

Main Floor

Kitchen	9.5' x 7'	Full Bathrm	6' x 8.5'
Living Room	19' x 11'	Dining Area	6' x 9'
Bedroom 1	11.5' x 9'	Bedroom 2	11.5' x 9'
Front Entry	3' x 5'		

Basement

Family Room	11' x 26'	Utility Area	
¾ Bathroom			

Additional Information: 100 amp breaker electrical service; Owned water softener & owned water purification system

Inclusions: All appliances are negotiable

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN
Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed





Living room into dining/kitchen



Bedroom with built-ins



Dining area into kitchen



Basement family room



Backyard & garage



Utilities