



GENEREUX REALTY INC.

681-HOME(4663) OR 800-447-0382 OR

WWW.GENEREUXREALTY.COM OR

E-MAIL generieux@mncable.net



14321 185TH AVE. NE TRF, MN. 56701

PRICE	\$289,000	
TAXES	\$ 2885.37	
+SPECIALS	DITCH TAX 4.63	
TOTAL TAXES & SPECIALS	\$ 2890.00 2008	
HOME STEAD	yes	SPECIALS YEARLY DITCH SPEC

LISTING#	8062
PROPERTY TYPE	SFD
LOT SIZE	6.56 ACRES
LEGAL DESCRIPTION:	
PARCEL # 19-008-039-00	
6.56 ACRES IN GOVT LOT 10 S 1/2 OF THE SE 1/4 SEC. 8 T153N R42W	

INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED.

BUILDING SIZE:	1 1/2 OVER B. 24X36 & 24X24 + 10X24/0B + 24X26/B	SQ 3024	GAR. SIZE	24X32	YEAR BUILT	1980
CITY WATER & SEWER	NO	STREET	GRAVEL	WELL DEPTH	?	SEPTIC TANK WITH ABOUT 200' OF DRAIN FIELD. JUST SE OF HOUSE.
HEAT TYPE	2EFA/HP & PFA	amt	166.39 MO AVG	ELECTRICITY COST	182.33 MO AVG	
AMP SERVICE	3-200 AMP BREAKERS-	BREAKERS	YES	WTR HEATER	ELECT 80GAL	UTILITY BILLS BASED ON 15 MO

ROOMS	MAIN	UPPER	LOWER	INCLUSIONS	REMARKS, MISC. & DIRECTIONS	GORGEOUS LARGE RIVER
LIV RM	X			RANGE	2	ESTATE ON 6+ ACRES NEAR TRF! HUGE GREAT ROOM WITH WOOD FRPLCE. A GREAT KITCHEN! LIVING ROOM WITH UPPER LOFT WITH OPEN RAILING! THIS IS A GREAT HOME FOR LARGE FAMILIES OR ENTERTAINING! THIS PROPERTY IS SET UP FOR HORSES BUT YOU COULD SELL OFF PART FOR ANOTHER BUILDING SITE! SHINGLED 1 YR AGO. DON'T MISS THIS UNIQUE HOME!! NEW COMPRESSOR ON HEAT PUMP IN SEPT 2008. UTILITY BILLS BASED ON 15 MO. PERIOD AUG 07 THRU OCT 08.
FML DR	X			FRIDGE	X	
DINETTE	X			DISHWASHER	X	
KIT	X			GAR DISP	X	
GREAT RM	X		FAM RM	WASHER	X	
OFFICE	X			DRYER	X	
BATHS	3/4	3/4	3/4	VENTS-FANS	X	
BEDMS		3	1	MICROWAVE		
LAUNDRY	X			HORSE SHED	X	
DECK	2			WIN COVERS	X	
GAZEBO	X			GAR DR OPEN	X	
SUMP			X	H2O SOFT	X	
UTILITY			X			



DUAL AGENCY	YES	EX DATE		CO-BROKE		ANDERSON	
OWNERS		PHONE		KEYS		ABSTRACT	BSB BAUDETTE