



GENEREUX REALTY INC.

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

WWW.GENEREUXREALTY.COM



PRICE	\$59,900.00	LISTING#	9183
TAXES	649.78	PROPERTY TYPE	Rural Residential
+SPECIALS	2.22	LOT SIZE	4.14 Acres
TOTAL TAXES & SPECIALS	\$652.00	LEGAL DESCRIPTION:	Sec 4, T153, R39 4.14 acres in the SW 1/4 of the SE 1/4 Parcel #20.004023.01
HOME STEAD	Yes	37588 150th St NE, Goodridge, MN 56725	

INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED.

BUILDING SIZE:	1 1/4 Story/B	913 Sq. Ft. Main	CABIN SIZE	12 x 14	YEAR BUILT	1955
CITY WATER & SEWER	No	STREET	Gravel	WELL DEPTH	350+	SEPTIC & DRAIN FIELD SIZE
HEAT TYPE	FOFA					
AMP SERVICE	100	BREAKERS	YES	WTR HEATER	Electric	

ROOMS	MAIN	UPPER	LOWER	INCLUSIONS	REMARKS, MISC. & DIRECTIONS
LIV RM	X			RANGE X	<p>Nice sized 2 bedroom home on a little over 4 acres in the country. Main floor has a good sized kitchen, a formal dining room, living room, master bedroom and full bath. Second floor has a bedroom and large landing that could be used as office or play area. Nice sized deck off of the dining room in front. Cute cabin on the property that's wired but needs to be connected. Total living area sq ft of 1,081.</p> <p>Estate property being sold "as is."</p> <p>Directions: E on Hwy 1, continue to travel E 6 miles past the Goodridge corner/turn off, turn right at mile marker 69 and go 2 miles south, take a left, property on the left hand side (north side) of the road approx 1/2 mile.</p>
DINING	X			FRIDGE X	
DINETTE				DISHWASHER	
KIT	X			GAR DISP	
FAM RM				WASHER	
FRPLCE				DRYER X	
BATHS	1			CABIN 12 x 14	
BEDMS	1	1+		DOG KENNEL	
LAUNDRY			X	WD SWING SET	
OFFICE				WIN COVERS X	
DECK	12 x 16			GAR DR OPEN	
SUMP			X new		
UTILITY			X		

LISTING AGENT & # **Kerri Hutchinson 688-0074**

OWNERS		EX DATE		CO-BROKE	YES	
		PHONE-H		HOME		KEYS
		PHONE-		WORK		ABSTRACT