



119 South 7th Street, St. James, MN 56081
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|-------------------------|---|----------------------|-------------|----------------------------|--------------------|
| Address: | 65480 380th Street Butterfield, MN 56120 | Living Room: | 12' x 14' | Heating System: | FA LP |
| Type: | Acreage | Dining Room: | 13' x 13'4" | Air Conditioning: | Central A/C |
| Owner: | Barry & Tracy Hoffman | Kitchen: | 12' x 12' | Electrical Service: | 100 Amp CB |
| Age of Home: | 100 +/- Years | Cabinets: | Fir | Water Heater: | 100 Gal Electric |
| Lot Size: | 16.77 Acres | Bedroom: | 10'7" x 15' | Water Softener: | |
| 2023 Taxes: | \$2,310 HS | Bedroom: | 10' x 10'7" | Garage: | |
| Spec. Assess.: | 632.72 RRRW | Up Bedroom: | 11' x 13' | Roof: | Asphalt |
| 1st Floor Sq Ft: | 795 | Baths: | 1 1/2 | Exterior: | Steel Siding |
| 2nd Floor Sq Ft: | 676 | Shower: | 1 | Interior Trim: | Fir / Painted |
| Basement: | 24' x 26' | Utility Room: | 8'8" x 11' | Interior Walls: | Paneling / Plaster |
| Entry: | 6'7" x 17' | Wells: | 1 | Corn Crib: | 28' x 32' |
| | | | | Shop: | 30' x 40' |
| | | | | Quanset: | 36' x 60' |

Features: This great acreage is located on 16.77 acres, lots of trees, trails and sits back from the road. Featuring large 2-story home with 3 bedrooms and many updates including new windows, furnace, central air, and Red Rock Rural Water. There are three large outbuildings that would be great for storage. There is a large grove by the home, many trees and a large strip of land with trees & hills. It is great for wildlife, snowmobiling, dirt biking, walking or other hobbies. This is a beautiful spot to live!

Legal Description: 16.77 Acres, Pt of E 1/2 of SW 1/4, Pt of W 1/2 of SE 1/4, Sec. 35-106-33
Parcel: 03.035.0500
Price: \$195,000



For more information call or stop in at Mayberry Realty
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 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.