



119 South 7th Street, St. James, MN 56081  
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 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
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<b>Address:</b>	32395 640th Avenue Butterfield, MN 56120	<b>Living Room:</b>	14' x 18'	<b>Heating System:</b>	FA - LP
<b>Type:</b>	2 Story Acreage	<b>Dining Area:</b>	12' x 16'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Ebbenga ETAL	<b>Kitchen:</b>	16' x 16'5"	<b>Electrical Service:</b>	100 & 60 Amp CB
<b>Age of Home:</b>	50 House 27 Addition	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	85 Gal Elec
<b>Lot Size:</b>	5.61 Acres	<b>Family Room:</b>	15'5" x 19'	<b>Water Softener:</b>	Culligan - Rented
<b>2024 Taxes:</b>	\$3,176 HS	<b>Rec Room:</b>	13' x 34'	<b>Garage:</b>	24' x 28' attached
<b>Spec. Assess.:</b>	\$23 Recycling	<b>Dwn Bedroom:</b>	13' x 14'2"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,400	<b>Up Bedroom:</b>	11' x 13'	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	1000+/-	<b>Up Bedroom:</b>	12' x 17'10"	<b>Interior Trim:</b>	Birch
<b>Basement:</b>	26' x 36'= 1080	<b>Up Bedroom:</b>	13'4" x 14'	<b>Interior Walls:</b>	Plaster / Panel
<b>Wells:</b>	Yes East of Home	<b>Up Bedroom:</b>	13' x 14'10"	<b>Patio:</b>	9' x 9'
		<b>Baths:</b>	1 & 1/2	<b>Deck:</b>	8' x 20'
				<b>Gazebo:</b>	10' x 16'

**Features:** Very neat acreage located approximately 3 miles N of Butterfield on Co Rd 5. Two story home built by the Ebbenga Family with excellent construction. Features very spacious open kitchen and eating area with bay window adjacent to open living room, newer family room off the kitchen with patio doors and deck, primary bedroom with lots of closets, full bath, and laundry with office on the first floor. The upper-level features 4 bedrooms, all very nice sized with lots of closets. Home has custom made birch kitchen cabinets and birch woodwork throughout. There is a full basement with rec room and half bath, energy efficiency forced air Lennox LP furnace, CB electrical, rented Culligan Water softener, and newer REA setback water heater. There is a deck with permanent decking and screened-in gazebo, an attached, insulated 24' x 28' garage with double openers, separate 40' x 60' building all with concrete floor, the shop area being 18' x 40' is insulated and could be heated. This is a very neat acreage and has had excellent care. The septic system is in the process of being inspected for compliance.

**Legal Description:** 5.61 Acres in NE 1/4 of Section 4-106-33, Butterfield Township  
**Parcel:** 03.004.0900  
**Price:** \$324,500



For more information call or stop in at Mayberry Realty  
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Visit our Website at [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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