



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	67013 430th Street Odin, MN 56160	Living Room:	13'10" x 26'	Heating System:	HW - LP
Type:	Acreage	Dining Room:	13'8" x 18'1"	Air Conditioning:	Central
Owner:	Mark & Sharon Hanson	Kitchen:	10'5" x 15'9"	Electrical Service:	100 Amp CB
Age of Home:	100+/- Addition 45+/-	Cabinets:	Oak	Water Heater:	85 Gallon Elec
Lot Size:	7.50 Acres	Bedroom:	10'4" x 13'2"	Water Softener:	Yes, Culligan
2024 Taxes:	\$1,392 HS	Bedroom:	9' x 10'9"	Garage:	25' x 30' attached
Spec. Assess.:	\$23 Recycling	Up Bedroom:	11' x 20'	Roof:	Asphalt
1st Floor Sq Ft:	1,518	Up Bedroom:	11' x 17'9"	Exterior:	Steel Siding
2nd Floor Sq Ft:	450+/-	Enclosed Porch:	7'7" x 17'3"	Interior Trim:	Oak
Basement:	26' x 40'= 1,080	Baths:	Full, 1/2	Interior Walls:	Panel/Sheetrock
		Shower:	Yes, 1	Wells:	Yes

Features: This is an extremely well cared for property with 7.50 acres, lots of outbuildings including three nice sized machine sheds, 2 of them with concrete. The home has a kitchen with lots of oak cabinets, double closets with pantry, dining area with patio doors to the deck, living room, two bedrooms, full bath, enclosed porch, front entry, and laundry room with ½ bath all on the first floor. The upper level was used as two additional bedrooms and has lots of storage in knee walls. There is a poured concrete basement with 100 Amp CB electrical service, owned Culligan water softener, HW boiler, and central air conditioning. There is an oversized two car garage attached to the house that is insulated and heated. The exterior of the home has steel siding that was all painted in 2023. There is a bin-zebo with an above ground firepit. The yard and property are very well maintained. The well pump, pressure tank, and pressure switch have been replaced. The septic system has a compliance certificate. Located on a hard surface road just outside of Odin. Properties like this rarely come on the market for sale! Schedule a tour today!

Parcels: 08.036.1000 / 05.031.0400 / 18.030.0110

Price: \$289,900



For more information call or stop in at Mayberry Realty
 Tom Mayberry Cell Phone (507) 317-0788
 Gary Sturm Cell Phone (507) 327-6246
 Kelly Brown Cell Phone (507) 317-5590

Visit our Website at 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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