



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
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<b>Address:</b>	67013 430th Street Odin, MN 56160	<b>Living Room:</b>	13'10" x 26'	<b>Heating System:</b>	HW - LP
<b>Type:</b>	Acreage	<b>Dining Room:</b>	13'8" x 18'1"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Mark & Sharon Hanson	<b>Kitchen:</b>	10'5" x 15'9"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	100+/- Addition 45+/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	85 Gallon Elec
<b>Lot Size:</b>	7.50 Acres	<b>Bedroom:</b>	10'4" x 13'2"	<b>Water Softener:</b>	Yes, Culligan
<b>2024 Taxes:</b>	\$1,392 HS	<b>Bedroom:</b>	9' x 10'9"	<b>Garage:</b>	25' x 30' attached
<b>Spec. Assess.:</b>	\$23 Recycling	<b>Up Bedroom:</b>	11' x 20'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,518	<b>Up Bedroom:</b>	11' x 17'9"	<b>Exterior:</b>	Steel Siding
<b>2nd Floor Sq Ft:</b>	450+/-	<b>Enclosed Porch:</b>	7'7" x 17'3"	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	26' x 40'= 1,080	<b>Baths:</b>	Full, 1/2	<b>Interior Walls:</b>	Panel/Sheetrock
		<b>Shower:</b>	Yes, 1	<b>Wells:</b>	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:** \$279,900



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



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