



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:	43397 685th Avenue Ormsby, MN 56162	Living Room:	12'2" x 15'4"	Heating System:	FA LP
Type:	Acreage	Dining Room:	13'5" x 17'10"	Air Conditioning:	Central A/C
Owner:	Reid Rettke	Kitchen:	7'4" x 17'9"	Electrical Service:	100 Amp
Age of Home:	114 +/- Years	Cabinets:	Birch	Water Heater:	105 Gal Electric
Lot Size:	5.01 Acres	Entry Room:	7' x 10'	Water Softener:	Yes, Culligan
2024 Taxes:	\$1,108 NHS	Bedroom:	9'9" x 10'9"	Garage:	None
Spec. Assess.:	\$23 Recycling	Up Bedroom:	9'10" x 10'10"	Roof:	Asphalt
1st Floor Sq Ft:	976	Up Bedroom:	13'7" x 17'9"	Exterior:	Vinyl
2nd Floor Sq Ft:	600 +/-	Up Bedroom:	11'11" x 12'2"	Interior Trim:	Birch
Basement:	976	Baths:	1	Interior Walls:	Plaster
		Shower:	1	Wells:	Yes - NE of house in grove

Features: This is a 1¼ story, four-bedroom home located on 5.01 acres in a nice rural location, less than two miles from Ormsby. There is a well-established grove along with new hedges and evergreens surrounding the house to the North and West. There is some CRP land along the south property line. The main floor has an open kitchen with stainless appliances, formal dining room, living room, bedroom, front entrance, back entrance, hook ups for washer/dryer, and full bathroom. The second floor has three nice sized bedrooms with lots of closets. There is a full basement with newer forced air LP furnace, central air conditioning, 100 amp CB electrical service, Culligan water softener and iron filters, 105 gallon electric water heater. The exterior of the home has vinyl siding, replacement vinyl windows, asphalt roof.

Very reasonably priced at \$165,000

Legal Description: 5.01 Acres in SE 1/4 of NW 1/4, Section 32-105-32

Parcel: 05.032.0200

Price: \$164,900



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.