



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:	63271 320th Street Butterfield, MN 56120	Living Room:	15' x 17'	Heating System:	F/A LP
Type:	Acreage	Kitchen:	14'6" x 19'	Air Conditioning:	Central
Owner:	Eldon Janzen Trust	Cabinets:	Oak	Electrical Service:	100 Amp CB
Age of Home:	75 +/- Years	Family Room:	12'4" x 32'9"	Water Heater:	105 Gal Electric
Lot Size:	5.5 Acres	Bedroom:	12'2" x 12'5"	Water Softener:	Culligan
2025 Taxes:	\$3,126 HS	Up Bedroom:	15' x 15'1"	Attached Garage:	24' x 26'
Spec. Assess.:	\$25 Recycling	Up Bedroom:	10' x 13'6" + 5' x 8'	Roof:	Asphalt
1st Floor Sq Ft:	1,660 +/-	Up Bedroom:	10'6" x 14'8"	Exterior:	Aluminum
2nd Floor Sq Ft:	1,000 +/-	Office:	10' x 12'	Interior Trim:	Fir
Basement:	Full Main Part	Foyer:	8' x 10'	Interior Walls:	Sheetrock
Patio:	12' x 26' + 8' x 19'	Sun Porch:	12' x 19'	Wells:	Yes
Deck:	4' x 19'	Baths:	1 & 1/2	Machine Shed:	30' x 32'
Back Entry:	7' x 8'	Shower:	2	Poultry Shed:	18' x 24'
		Laundry Room:	8' x 10'	Shed:	12' x 22'

Features: This is a very neat and well-kept acreage and has been in the Janzen Family for many years. Featuring a very nice kitchen and eating area with custom-made oak cabinets, rollouts, laminate flooring, very large living room with hardwood floors, very nice back entry from attached large two stall garage. Also, a separate first floor laundry area, den with french doors to four season sunroom with knotty pine, primary bedroom downstairs with recently remodeled ¾ bath. Second floor consists of three very large bedrooms with hardwood floors under carpet and lots of closets and large storage area. Full basement with family room, circuit breaker electrical, forced air Lennox Elite Pulse furnace with central a/c and air exchange, there are two sump pumps, and a shower in the basement. Outbuildings consist of machine shed, poultry shed, and storage shed. This property has Red Rock Rural Water, and a mature shelterbelt. This is an attractive acreage and is priced to sell!

Legal Description: 5.5 Acres, Part N 1/2, NW 1/4,
Sec. 04-106-33, Butterfield Twp
Parcel: 03.004.0600
Price:\$259,900



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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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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