Mayberry Realty

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

REALTOR®

Address:	325 3rd Street North	**Living Room:**	15'7" x 16'2"	**Heating System:**	FA NG
	Butterfield, MN 56120	**Kitchen & Eating Area:**	11'9" x 17'8"	**Air Conditioning:**	None
Type:	1 1/2 Story	**Cabinets:**	Wood	**Electrical Service:**	100 Amp CB
Owner:	Juventina Miranda	**Bedroom:**	9'3" x 12'10"	**Water Heater:**	50 Gal Electric
Age of Home:	125 +/- Years	**Up Bedroom:**	8' x 10'	**Water Softener:**	None
Lot Size:	100' x 165'	**Up Bedroom:**	11'5" x 11'8"	**Attached Garage:**	16' x 24'
2025 Taxes:	$946 NHS	**Up Bedroom:**	8'3" x 17'	**Roof:**	Asphalt
Spec. Assess.:	$38 Recycling	**Baths:**	1	**Exterior:**	Vinyl
1st Floor Sq Ft:	592 +/-	**Shower:**	1	**Interior Trim:**	Wood - Painted
2nd Floor Sq Ft:	296 +/-	**Storage Room:**	5'2" x 9'4"	**Interior Walls:**	Sheetrock
Basement:	432 +/-	**First Floor Laundry:**	6' x 6'	**Wells:**	None Known

Features: 1 ½ story house with 1 ½ stall attached garage located in north part of Butterfield on a very large 100' x 165' lot. Featuring spacious kitchen and eating area, living room, one bedroom, first floor laundry, storage room off the living room, remodeled full bath on first floor and the upper level consists of three bedrooms. Partial basement with outside access. This property has had improvements through the years including a 100-Amp CB electrical service, energy efficient natural gas furnace, 50-gallon electric water heater, thermopane windows, asphalt shingles and vinyl siding. This house is priced to sell with payments similar to rent. Must see to appreciate!

Legal Description: Lots 3 & 4, Block 10, Original, City of Butterfield
Parcel: 13.100.1230
Price: $59,900

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**