



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	147 5th Street North Butterfield, MN 56120	<b>Living Room:</b>	13' x 18'	<b>Heating System:</b>	HW Boiler
<b>Type:</b>	Two Story / Three-Plex	<b>Dining Room:</b>	11'3" x 15'6"	<b>Air Conditioning:</b>	None
<b>Owner:</b>	Cesar Ambrocio	<b>Kitchen:</b>	11' x 12'	<b>Electrical Service:</b>	60 Amp Fused
<b>Age of Home:</b>	73 +/- Years	<b>Cabinets:</b>	Wood	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	150' x 306'	<b>Bedroom:</b>	12' x 13'1"	<b>Water Softener:</b>	None
<b>2026 Taxes:</b>	\$3,992 NHS	<b>Bedroom:</b>	12' x 12'2"	<b>Garage:</b>	24' x 36'
<b>Spec. Assess.:</b>	\$75	<b>Bedroom:</b>	9'3" x 12'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,376 +/-	<b>Baths:</b>	1	<b>Exterior:</b>	Brick & Masonite
<b>2nd Floor Sq Ft:</b>		<b>Shower:</b>	1	<b>Interior Trim:</b>	
<b>Basement:</b>				<b>Interior Walls:</b>	Plaster
				<b>Wells:</b>	None Known

**Middle Apartment**

<b>Living Room:</b>	12' x 20'	<b>Bedroom:</b>	10'1" x 13'4"
<b>Dining Room:</b>	12'1" x 12'5"	<b>Water Heater:</b>	50 Gal Electric
<b>Kitchen:</b>	11' x 12'6"	<b>Baths:</b>	1
<b>Bedroom:</b>	10' x 13'	<b>Electrical Service:</b>	60 Amp Fused
<b>Bedroom:</b>	10'3" x 13'4"		

**Features:** This is a very nice property located on the east edge of Butterfield across from the school. Currently being used as a duplex but could be a triplex. First floor consisting of very nice sized rooms, three bedrooms with full bath and upper level also has three bedrooms and full bath, separate access to each apartment. Main floor has access to the basement which is unfinished. There is a newer 24' x 36' garage that has electricity, concrete driveway from road to the garage. One boiler with utilities being shared by both apartments. Property is located on a large and spacious 150' x 306' lot. Great investment property that must be seen to be appreciated!

**Legal Description:** N 1/2, Block 35, Armstrong Addition, City of Butterfield

**Parcel:** 13.151.4450

**Price:** \$139,000



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](http://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.