



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>	350 Highland Avenue Butterfield, MN 56120	<b>Living Room:</b>	13'8" x 14'4"	<b>Heating System:</b>	FA HW
<b>Type:</b>	Two Story	<b>Dining Room:</b>	13' x 13'2"	<b>Air Conditioning:</b>	Wall Unit
<b>Owner:</b>	Suzanne Herstad	<b>Kitchen:</b>	9' x 11'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	95 +/-, Addn 45 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	90' x 260'	<b>Bedroom:</b>	10' x 14'	<b>Water Softener:</b>	Yes, Owned
<b>2026 Taxes:</b>	\$2,796 HS	<b>Up Bedroom:</b>	17'6" x 24'	<b>Attached Garage:</b>	16' x 24'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Baths:</b>	1	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,008 +/-	<b>Shower:</b>	1	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	432 +/-	<b>Detached Garage:</b>	24' x 34'	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	432 +/-	<b>Shop:</b>	16'2" x 36'	<b>Interior Walls:</b>	Sheetrock
<b>Deck:</b>	8' x 14' + 12' x 12'	<b>Storage Bldg:</b>	6' x 12'	<b>Wells:</b>	None Known

**Features:** Neat property located in the north part of Butterfield. Featuring spacious kitchen with lots of oak cabinets & updated countertop, spacious eating area, nice sized living room with patio doors & deck, bedroom with large closets, full bath with pedestal sink & porcelain tub, and laundry on the first floor. Attached 1 ½ stall garage, full basement with sump pump, hot water boiler, 40-gal gas water heater, owned water softener, updated 100-amp circuit breaker electrical, exterior has vinyl siding, and asphalt shingles. There is a large backyard, detached 2-3 stall garage and shop with ¾ bath, with upper level being finished for storage and/or living, hardwood floors, wall unit a/c, updated 100-amp circuit breaker electrical, and additional storage shed. Appliances are available separately. Property is located on a very large 90' x 260' lot.

**Legal Description:** E 90', Block 23,  
 Armstrongs Addn., City of St. Butterfield  
**Parcel:** 13.151.2390  
**Price:** \$199,000



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

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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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