



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:	350 Highland Avenue Butterfield, MN 56120	Living Room:	13'8" x 14'4"	Heating System:	FA HW
Type:	Two Story	Dining Room:	13' x 13'2"	Air Conditioning:	Wall Unit
Owner:	Suzanne Herstad	Kitchen:	9' x 11'	Electrical Service:	100 Amp CB
Age of Home:	95 +/-, Addn 45 +/-	Cabinets:	Oak	Water Heater:	40 Gal Gas
Lot Size:	90' x 260'	Bedroom:	10' x 14'	Water Softener:	Yes, Owned
2025 Taxes:	\$2,578 HS	Up Bedroom:	17'6" x 24'	Attached Garage:	16' x 24'
Spec. Assess.:	\$38 Recycling	Baths:	1	Roof:	Asphalt
1st Floor Sq Ft:	1,008 +/-	Shower:	1	Exterior:	Vinyl
2nd Floor Sq Ft:	432 +/-	Detached Garage:	24' x 34'	Interior Trim:	Oak
Basement:	432 +/-	Shop:	16'2" x 36'	Interior Walls:	Sheetrock
Deck:	8' x 14' + 12' x 12'	Storage Bldg:	6' x 12'	Wells:	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: \$214,500



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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