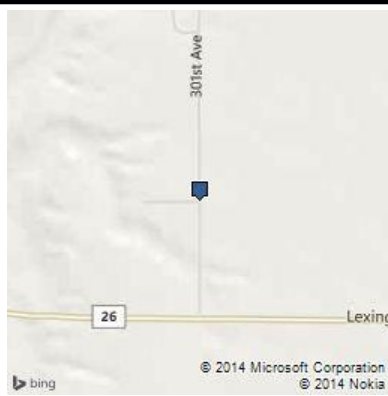


33942 301st Avenue, Le Sueur, MN 56058



Status: **Sold**
 List Price: **\$380,000**
 Sold Price: **\$385,125**
 Original List Price: **\$410,000**

Map Page: **212** Map Coord: **E4**
 Directions: **Lexington Road (County Road 26) at top of hill west of Le Sueur to 301st ave north**

Style: **(SF) One Story**
 Const Status: **Previously Owned**
 Foundation Size: **2,595**
 Above Ground Finished SqFt: **2,595**
 Below Ground Finished SqFt: **2,105**
 Total Finished SqFt: **4700**

Year Built: **1997**
 Bedrooms: **5**
 Total Baths: **5**
 Garage: **2**
 Acres: **11.85**
 Lot Size: **irreg**
 Fire #:

TAX INFORMATION

Property ID: **120315100**
 Property ID #2:
 Property ID #3:
 Tax Year: **2014**
 Tax Amt: **\$3,610**
 Assess Bal: **\$10**
 Tax w/assess: **\$3,620**
 Assess Pend: **No**
 Homestead: **No**

List Date: **11/6/14** Received By MLS: **11/7/14** DOM: **47** PDOM: **20** CDOM: **47**

Off Market Date: **03/03/2015** Selling Agent: **Kevin Brandt**
 Projected Close Date: **4/1/15** Co-Selling Agent:
 Date Closed: **3/31/15** Selling Office: **Ross Realty**

General Property Information

Legal Description: **SECT-31 TWP-112 RANGE-025 11.37 AC THAT PART OF SE 1/4 BEG AT SE COR OF SEC 31, TH N 375 FT, W**
 County: **Le Sueur**
 School District: **2397 - Lesueur-Henderson, 507-665-4600**
 Complex/Dev/Sub: Common Wall: **No**
 Restrictions/Covts:
 Lot Description: **Irregular Lot**
 Assoc Mgmt Comp: Assoc Mgmt Co Phone #:
 Road Frontage: **Township, Unpaved Streets**
 Zoning: **Residential-Single, Agriculture** Accessibility: **None**

Remarks

Agent Remarks: **See attachment for PAS requirements and WFHM offer submittal information in MLS document section.**
 Public Remarks: **5 BR, 5 bath, refurbished 2500+ sq/ft on 11.85 acres. Master bath, mother in-law suite. New roof, kitchen appliances, paint & flooring. Fully finished LL.**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main		Fifth (5th) Bedroom	Lower		Forced Air
Dining Rm	Main		Office	Main		Propane
Family Rm	Lower		Sun Room	Main		Central
Kitchen	Main		Sun Room	Main		Well
Bedroom 1	Main					Private
Bedroom 2	Main					Garage Stalls: 2
Bedroom 3	Lower					Garage Stall #:
Bedroom 4	Lower					Other Parking: 4
			Bathrooms:	Total: 5	Full: 1	Pool: Below Ground
				3/4: 3	1/2: 1	
					1/4: 0	

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Bath Description: **Main Floor Full Bath, Main Floor 1/2 Bath, Private Master, 3/4 Basement, Whirlpool, Two Basement Baths**

Dining Room Desc: **Informal Dining Room, Breakfast Area, Kitchen/Dining Room**

Family Room Char: **Lower Level**

Fireplaces: **1** Fireplace Characteristics: **Living Room, Gas Burning**

Appliances: **Range, Microwave, Dishwasher, Refrigerator, Water Softener - Owned**

Basement: **Full, Finished (Livable), Drain Tiled, Drainage System, Sump Pump, Egress Windows**

Exterior: **Metal, Brick/Stone**

Fencing: **Partial, Other**

Roof: **Asphalt Shingles, Pitched, Age 8 Years or Less**

Amenities-Unit: **Deck, Patio, Hardwood Floors, Sun Room, Washer/Dryer Hookup, Other**

Parking Char: **Attached Garage, Driveway - Asphalt, Other**

Special Search: **Main Floor Laundry, Main Floor Bedroom, 3 BR on One Level**

Farm Details

Farm Type: **Horse** Tillable Acres: **0.00** Agric. Water: **Well**

Soil Type: Pasture Acres: A **4.00**

Crop Type: Wooded Acres: A **4.00**

Topography: **Level, Other** Out Buildings: **Stables, Pole Building**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **0 %** Facilitator Comp: **2.5 %**

Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**

Sale Loan Amount: **\$385,125**

Seller Contribution: **\$0**

In Foreclosure?: **No**

Lender Owned?: **Not Disclosed**

Potential Short Sale?: **No**

Owner is an Agent?: **No**

Sellers Terms:

Existing Fin:

Listing Agent: **Scott A. Schlueter 507-317-7751**

Listing Office: **Schlueter Realty** Appt Phone: Office Phone: **507-665-8813**

Co-List Agent: **Ramona L. Schlueter 507-665-8813**

This Report Prepared By: **Scott A. Schlueter 507-317-7751**

Listing History

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
4543152	Status	11/07/2014	INCOM	ACT	Single Family
4543152	ListPrice	11/07/2014		410000.00	Single Family
4543152	Status	12/03/2014	ACT	TNAFS	Single Family
4543152	Status	01/28/2015	TNAFS	ACT	Single Family
4543152	ListPrice	01/28/2015	410000.00	380000.00	Single Family
4543152	Status	02/17/2015	ACT	TNAFS	Single Family
4543152	Contingency	02/17/2015	C-NONE	C-INSPE	Single Family
4543152	Status	03/03/2015	TNAFS	ACT	Single Family
4543152	Contingency	03/03/2015	C-INSPE	C-NONE	Single Family
4543152	Status	03/03/2015	ACT	PEND	Single Family
4543152	Status	04/01/2015	PEND	CLOSD	Single Family

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County Tax Report

Owner Information

Owner Name:	Straub Chad	Address Zip Code:	56058
Address:	33942 301st Ave	Address ZIP + 4:	4500
Address City + State:	Le Sueur, MN		

Location Information

Municipality:	Tyrone Twp	School District Nm:	Lesueur-Henderson
Subdivision:		School District:	2397
Section:	31		
Township:	112		
Range:	25		

Tax Information

PID:	R-12.031.5100	Block #:	
Special Assessment:	\$1,965	Lot #:	
Legal Description:	SECT-31 TWP-112 RANGE-025 11.85 AC THAT PART OF E 1320 FT OF S 705 FT OF SE 1/4 OF SE 1/4 LYING S OF FOLLOWING LINE:COMM AT SE COR OF SEC 31, TH N 414. 07 FT TO POB, TH SW 46.25 FT, TH W 1279.83 FT TO W LINE OF E 1320 FT OF SE 1/4 OF SE 1/4 OF SEC 31 & THERE TERMINATING		

Assessment & Tax

Assessment Year	2015	Payable Tax Year:	2016
Taxable Mkt. Val - Total:	\$375,300	Total Tax:	\$5,792
Taxable Mkt. Val - Land:	\$145,500		
Taxable Mkt. Val - Bldg:	\$229,800		
Estimated Mkt. Val - Tot:	\$378,500		

Characteristics

Lot Acres:	11.85	Lot Front:		Land Use - County:	Res Hstd
Lot Sq Ft:	516,186	Lot Depth:		Land Use - CoreLogic:	SFR
Sq Ft:	2,561				

Last Market Sale & Sales History

Recording Date:	00/2015	Sale Date:	02/27/2015	Seller Name:	
Deed Type:	Deed (Reg)	Sale Price:	\$385,125	Sale Type:	