

20536 441 Avenue, Arlington, MN 55307



Status: **Sold**

List Price: **\$85,000**

Sold Price: **\$81,000**

Original List Price: **\$85,000**

Map Page: **999**

Map Coord: **A1**

Directions: **South of Glencoe on County Road 2, 10 miles, property close to road on right side. Brown house.**

Style: **(SF) One 1/2 Stories**
Const Status: **Previously Owned**
Foundation Size: **576**
Above Ground Finished SqFt: **776**
Below Ground Finished SqFt: **0**
Total Finished SqFt: **776**

Year Built: **1935**
Bedrooms: **2**
Total Baths: **1**
Garage: **2**
Acres: **4.51**
Lot Size: **4.51 acres**
Fire #:

TAX INFORMATION

Property ID: **202612000**
Property ID #2:
Property ID #3:
Tax Year: **2016**
Tax Amt: **\$712**
Assess Bal: **\$0**
Tax w/assess: **\$712**
Assess Pend: **No**
Homestead: **Yes**

List Date: **3/17/16** Received By MLS: **3/18/16** DOM: **147** PDOM: **147** CDOM: **147**

Off Market Date: **08/11/2016** Selling Agent: **Scott A. Schlueter**
Projected Close Date: **1/9/17** Co-Selling Agent:
Date Closed: **1/9/17** Selling Office: **Schlueter Realty**

General Property Information

Legal Description: **Section 26 Twp 114 Range 28 4.51 AC of NE 1/4 of SE 1/4**
County: **Sibley**
School District: **2310 - Sibley East, 507-964-2292**
Complex/Dev/Sub: Common Wall: **No**
Restrictions/Covts:
Lot Description: **Tree Coverage - Light**
Assoc Mgmt Comp: Assoc Mgmt Co Phone #:
Road Frontage: **County**
Zoning: **Residential-Single** Accessibility: **None**

Remarks

Agent Remarks: **Property needs work. Owner had a mechanics business. All cars and debris will be removed before closing. Well built home with hardwood maple floors in kitchen and dining room. Has out buildings, barn, sheds, close to tar road. Septic system is non-compliant with county and will be responsibility of new owner to put in compliance. Property is being sold as is and present bank will work with new buyers on financing if needed. 24 hour notice for showings.**

Public Remarks: **Property needs work. Owner had a mechanics business. All cars and debris will be removed before closing. Well built home with hardwood maple floors in kitchen and dining room. Has out buildings, barn, sheds, close to tar road. Septic system is non-compliant with county and will be responsibility of new owner to put in compliance. Property is being sold as is and present bank will work with new buyers on financing if needed.**

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Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	Heat: Forced Air
Living Rm	Main	11x11				Fuel: Propane
Dining Rm	Main	11x11				Air Cnd: None
Family Rm						Water: Well
Kitchen	Main	12x14				Sewer: Private
Bedroom 1	Upper	8x14				Garage Stalls: 2
Bedroom 2	Upper	8x11				Garage Stall #:
Bedroom 3						Other Parking:
Bedroom 4						Pool: None
			Bathrooms:	Total: 1	Full: 1	
				3/4: 0	1/2: 0	1/4: 0

Bath Description: **Main Floor Full Bath**
Dining Room Desc: **Separate/Formal Dining Room, Eat In Kitchen**
Family Room Char:
Fireplaces: **0** Fireplace Characteristics:
Appliances: **None**
Basement: **Full**
Exterior: **Wood**
Fencing: **None**
Roof: **Asphalt Shingles, Age Over 8 Years**
Amenities-Unit: **Porch, Natural Woodwork, Kitchen Window, Hardwood Floors**
Parking Char: **Detached Garage**

Farm Details

Farm Type: **Hobby, Horse** Tillable Acres: Agric. Water: **Well**
Soil Type: Pasture Acres: A
Crop Type: Wooded Acres: A
Topography: **Level** Out Buildings: **Shop, Barn**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
Sale Loan Amount:
Seller Contribution: **\$0**
In Foreclosure?: **No**
Lender Owned?: **No**
Potential Short Sale?: **No**
Owner is an Agent?: **No**
Sellers Terms:
Existing Fin:

Listing Agent: **Fredric J. Werth 320-510-1193**
Listing Office: **Coldwell Banker Burnet** Appt Phone: Office Phone: **952-448-5577**
Co-List Agent: **Catherine A. Werth 320-510-0655**

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

20536 441 Avenue, Arlington, MN 55307**Listing History**

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
4691042	Status	03/18/2016	INCOM	ACT	Single Family
4691042	ListPrice	03/18/2016		85000.00	Single Family
4691042	Contingency	08/09/2016	C-NONE	C-INSPE	Single Family
4691042	Status	08/11/2016	ACT	PEND	Single Family
4691042	Contingency	08/11/2016	C-INSPE	C-NONE	Single Family
4691042	Status	01/17/2017	PEND	CLOSD	Single Family

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Subject



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Kitchen



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Kitchen



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Dinning room



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Living room.



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living room.

20536 441 Avenue, Arlington, MN 55307



Master bedroom.



Bedroom 2.

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County Tax Report

Owner Information

Owner Name:	Densmore Jeffrey M	Address Zip Code:	55307
Address:	20536 441st Ave	Address ZIP + 4:	9595
Address City + State:	Arlington, MN		

Location Information

Municipality:	New Auburn Twp	School District Nm:	Sibley East
Subdivision:		School District:	2310
Section:	26		
Township:	114		
Range:	28		

Tax Information

PID:	20.2612.000	Block #:	
Special Assessment:	\$18	Lot #:	
Legal Description:	SECT-26 TWP-114 RANGE-028 4.51 AC 4.51A OF NE 1/4 OF SE 1/4		

Assessment & Tax

Assessment Year	2015	Payable Tax Year:	2016
Taxable Mkt. Val - Total:	\$62,700	Total Tax:	\$712
Taxable Mkt. Val - Land:			
Taxable Mkt. Val - Bldg:			
Estimated Mkt. Val - Tot:	\$91,700		

Characteristics

Lot Acres:	4.51	Lot Front:		Land Use - County:	Res. Hstd
Lot Sq Ft:	196,456	Lot Depth:		Land Use - CoreLogic:	SFR
Sq Ft:					

Last Market Sale & Sales History

Recording Date:		Sale Date:		Seller Name:	
Deed Type:		Sale Price:		Sale Type:	