

341 McGrann Street, Green Isle, MN 55338**Status: Active****List Price: \$29,900****Original List Price: \$49,900****Map Page: 170****Map Coord: D4**

**Directions: Hwy 25 (McGrann Street)
between Railroad Street and Parnell
Street**

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 917
Above Ground Finished SqFt: 1,791
Below Ground Finished SqFt: 0
Total Finished SqFt: 1791

Year Built: 1890
Bedrooms: 3
Total Baths: 3
Garage: 0
Acres: 0.25
Lot Size: 10731 sq ft
Fire #:

TAX INFORMATION

Property ID: 340062000
Property ID #2:
Property ID #3:
Tax Year: 2017
Tax Amt: \$986
Assess Bal: \$18
Tax w/assess: \$1,004
Assess Pend: Unknown
Homestead: Yes

List Date: 1/22/18 Received By MLS: 1/23/18 DOM: 30 PDOM: 30 CDOM: 30

General Property Information

Legal Description: MCGRANN'S 1ST ADDN LOT-012 BLOCK-002 LOT 12 EX W 60 FT
County: Sibley
School District: 716 - Belle Plaine, 952-873-2400
Complex/Dev/Sub:
Restrictions/Covts:
Lot Description: Irregular Lot
Assoc Mgmt Comp:
Road Frontage: State, Paved Streets
Zoning: Residential-Single

Common Wall: No**Assoc Mgmt Co Phone #:****Accessibility: None****Remarks**

Agent Remarks: Offers will not be considered until seven (7) calendar days after initial listing period begins. Only offers from buyers utilizing federal funds under the Neighborhood Stabilization Program (NSP), municipalities, non-profit organizations and owner-occupants will be considered during the eighth (8th) through the fifteenth (15th) calendar days after the initial listing date. Seller will consider all offers from all buyers beginning on the sixteenth (16th) calendar day following the initial listing

Public Remarks: 3 BR, 1.75 bath, 1.5 story, large deck off of kitchen, close to down town.

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					Fuel: Natural Gas
Dining Rm						Air Cnd: None
Family Rm	Main					Water: City Water/Connected
Kitchen	Main					Sewer: City Sewer/Connected
Bedroom 1	Upper					Garage Stalls: 0
Bedroom 2	Upper					Garage Stall #:
Bedroom 3	Upper					Other Parking:
Bedroom 4						Pool:
			Bathrooms:	Total: 3	Full: 1	
				3/4: 1	1/2: 0	1/4: 1

Bath Description: Main Floor 3/4 Bath, Upper Level Full Bath , 1/2 Basement

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Dining Room Desc:
 Family Room Char:
 Fireplaces: **0** Fireplace Characteristics:
 Appliances: **Range, Refrigerator**
 Basement: **Full**
 Exterior: **Other**
 Fencing:
 Roof:
 Parking Char: **On-Street Parking Only**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
 Variable Rate: **N** List Type: **Exclusive Right**

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>
4902331	ListPrice	01/23/2018		49900.00	Single Family
4902331	Status	01/23/2018	INCOM	ACT	Single Family

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County Tax Report

Owner Information

Owner Name: Wroge David J
Address: Po Box 113
Address City + State: Green Isle, MN

Address Zip Code: 55338
Address ZIP + 4: 0113

Location Information

Municipality: Green Isle
Subdivision: Mcgranns 1st Add
Section:
Township:
Range:

School District Nm: Sibley East
School District: 2310

Tax Information

PID: 34.0062.000 Block #: 2
Special Assessment: \$18 Lot #: 12
Legal Description: MCGRANN'S 1ST ADDN LOT-012 BLOCK-002 LOT 12 EX W 60 FT

Assessment & Tax

Assessment Year: 2016 Payable Tax Year: 2017
Taxable Mkt. Val - Total: \$33,900 Total Tax: \$1,004
Taxable Mkt. Val - Land:
Taxable Mkt. Val - Bldg:
Estimated Mkt. Val - Tot: \$56,500

Characteristics

Lot Acres: 0.1486 Lot Front:
Lot Sq Ft: 6,473 Lot Depth:
Sq Ft: Land Use - County: Res. Hstd
Land Use - CoreLogic: SFR

Last Market Sale & Sales History

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

PREMIERE

ASSETSM SERVICES

Premiere Asset Services is a dba of Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A.

Homebuyer Priority Timeline after Initial Listing:

- **Calendar Days 1-7:** No offers will be entertained.
- **Calendar Days 8-15:** Buyers purchasing a property as their primary residence. Municipalities purchasing a residence or vacant lot. Non-profit buyers purchasing a residence or a vacant lot.
- **Calendar Days 16+:** Offers from all buyers once any offers received during days 8-15 have been fully vetted.

Homebuyer Priority Timeline after Listing Modifications:

Calendar Days 1-8: Only offers from buyers purchasing as their primary residence. The date of the Listing Modification is counted as Day 1. Note: During this 8 calendar day time period, PAS **will not** entertain offers from the following buyer types:

- Municipalities
- Non-profits
- Investors
- Second homes
- Parent(s) buying a home for their child/children, etc.

Calendar Days 9+: Offers from all buyers once any offers received during days 1-8 have been fully vetted.

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MLS Requirements Form

Verbiage is required for all PAS properties

Date: 01/22/2018

Escalation Contact Information:

- Please submit all offers to the listing broker/agent. To report any concerns with a listing broker/agent, or to report any property condition or other concern needing escalation (including concerns related to a previously submitted offer), please call: 1-877-617-5274.

Wells Fargo Home Mortgage Information:

- Buyers can obtain a free prequalification letter from Wells Fargo Home Mortgage by working directly with a home mortgage consultant or going online at www.wellsfargo.com.
- HMC information below:
 - **HMC Name: Daniel Sprague**
 - **Business Phone: (507) 550-1840**
 - **Cell Phone: (507) 380-2718**
 - **Website: <https://www.wfhm.com/loans/daniel-sprague/mobile-index.page>**
 - **NMLSR ID# 833080**
- If you are unable to reach your local Wells Fargo Home Mortgage consultant, you may contact our WFHM National Sales Team at 1-866-619-6326 for assistance. Hours of operation are Mon – Fri 7am – 9pm, Sat: 8am -4:30pm Central Time.
- Buyers also have the option to provide proof of other credit decisioned financing or a NACA (Neighborhood Assistance Corporation of America) Qualification Letter.

Prohibited Sale Information:

- Employees and family members residing with employees of Wells Fargo Bank, N.A., its affiliates and subsidiaries are strictly prohibited from directly or indirectly purchasing any property managed by Premiere Asset Services. The agent or employees of the agent or agency and family members residing with the agent or employees of the agent or agency are prohibited from directly or indirectly purchasing any property managed by Premiere Asset Services and listed by the agent or agency or any property for which the agent has performed services. For purposes of this paragraph "family member" is defined as a spouse, domestic partner, parents, grandparents, children, grandchildren, brothers and sisters, including in all cases, step-family members.

Wells Fargo Premiere Asset Services

MLS Requirements Form

Created on 06/06/2014; Modified 04/22/2016