



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:	38897 660th Avenue Butterfield, MN 56120	Living Room:	13'7" x 24'	Heating System:	EBB
Type:	Acreage - Ranch	Dining Room:	11' x 13'6"	Air Conditioning:	Central
Owner:	Cheryl Bjoin Estate	Kitchen:	8'6" x 12'8"	Electrical Service:	200 Amp CB
Age of Home:	41+/- Years	Cabinets:	Prefinished	Water Heater:	80 Gal REA Setback
Lot Size:	10.76 Acres	Bedroom:	12' x 13'2"	Water Softener:	Own
2017 Taxes:	3,132 HS	Bedroom:	13'6" x 17'6"	Garage:	16' x 28'
Spec. Assess.:	\$655.71	Full Baths:	1	Roof:	Asphalt
1st Floor Sq Ft:	1,512	3/4 Baths:	2	Exterior:	Steel
Basement:	28' x 54'= 1,512	Showers:	3	Interior Trim:	Fir
		Laundry:	6' x 9'	Interior Walls:	Sheetrock
				Wells:	RRRW

Features: This is a very neat acreage with very well kept one story ranch with first floor having a spacious kitchen, eating area, large living room with patio doors to walk-around deck, two bedrooms with 3/4 bath off master bedroom, full bath off the main hall, very nice first floor laundry room, and additional 3/4 bathroom. The lower level has walk-out basement with kitchen, living room, patio doors to sun room, one bedroom, 3/4 bathroom, storage room, and mechanical area. This home has electric baseboard heat, 200 amp CB Electrical, ELAN softener system, and central air conditioning. Home is hook to Red Rock Rural Water. There is a 16' x 28' attached garage. The exterior of the home has steel siding and newer asphalt shingles. This is a very neat setting with a mature shelter belt to the NW and a newer shelter belt to the SE. There is plenty of room to have a hobby farm or ability to have some livestock.

Legal Description: 10.76 Acres in the
 E 1/2 of SE 1/4, Section 2-105-33
Parcel: 08.002.0600
Price: \$188,500



For more information call or stop in at Mayberry Realty
 Tom Mayberry Cell Phone (507) 317-0788
 Gary Sturm Cell Phone (507) 327-6246
 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.



Lower Level

- Kitchen:** 13' x 19'
- Living/Family:** 12'9" x 27'
- Sun Room:** 9' x 18'7"
- Bedroom:** 13' x 17'
- Baths:** 3/4



Barn: 38' x 40'



Corn Crib: 27' x 30'



Machine Shed: 18' x 22'

Other Outbuildings

- Shed:** 13' x 20'
- Misc. Building:** 12' x 56'



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Address:	38897 660th Avenue Butterfield, MN 56120	Entry:	9' x 12'	Heating System:	Lennox FA / LP
Type:	Acreage - Two Story	Living Room:	15' x 15'2"	Air Conditioning:	Window Unit
Owner:	Cheryl Bjoin Estate	Dining Room:	12' x 13'1"	Electrical Service:	60 Amp Fused
Age of Home:	107+/- Years	Kitchen:	7'3" x 14'5"	Water Heater:	50 Gal Electric
Lot Size:	10.76 Acres	Cabinets:	Wood / Painted	Water Softener:	
2017 Taxes:	\$3,132 HS	Dwn Bedroom:	9'4" x 12'6"	Garage:	22' x 22'
Spec. Assess.:	\$655.71	Up Bedroom:	7'10" x 14'1"	Roof:	Asphalt
1st Floor Sq Ft:	1,005	Up Bedroom:	7'8" x 14'	Exterior:	Steel
2nd Floor Sq Ft:	440+/-	Baths:	1	Interior Trim:	Wood / Painted
Basement:	Partial	Shower:	1	Interior Walls:	Plaster
				Wells:	1 - SW of House

Features: This is a two story rental home consisting of kitchen, dining area, living room, one bedroom, entry, and full bath with shower on the first floor. Two bedrooms with ample closets upstairs. This home has had some updating with newer energy efficient FA/LP furnace, 60 amp fused electrical service, detached 22' x 22' garage. Home also has newer shingles and steel exterior siding.



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