



PRICE: \$359,999

202 First Avenue South
St James, Minnesota 56081
507-375-3205

www.firstrealtyofstj.com

Address: 21470 110th Street, Hanska, MN 56041
Owner: Kevin and Katherine Christenson
Brief Legal Desc: SECT-30 TWP-108 RANGE-031 5.92 AC PT OF GOVT LOTS 11 &12 CMCNG AT S4
CORNER OF SEC 30; THEN N89 DEG W, ALG S LINE, 1241 FT BEING POB

| | | | | | |
|---------------------------|---------------|---------------------|-----------|--------------------------|----------------|
| Type: | 2 Story | Front Entry: | 12'x12' | Heating System: | Forced Air |
| Age of Home: | 1927 | Porch | 32'x6.10' | Heat Budget | 170.00 Monthly |
| Lot Size: | 3157 | | | | |
| Current Taxes: | \$2,170.00 | Baths: | 2 | Water Heater: | Electric |
| Spec Assessments: | \$20.00 | Full: | 3 | Water Softner: | Yes |
| 1st Floor Sq. Ftg: | 2440 | 3/4 Bath: | N/A | Well: | Yes |
| 2nd Floor Sq. Ftg: | 800 | 1/2 Bath: | N/A | Electric Service: | 200 AMP |
| Basement Sq. Ftg: | 790 | Kitchen: | 18x12 | Garage: | 34'x24' |
| Laundry/Office: | 26.9'x10.6' | Cabinets | Metal/Oak | | |
| Living Room: | 27'x15.11' | Stove/Oven | Yes | | |
| Dining Room: | 16.4'x12.4' | Hood | No | Roof: | Asphalt |
| Master Bedroom: | 21'x14' | Refrigerator | Yes | Exterior: | Steel |
| Bedroom: | 12.10'x11.8' | Dishwasher | Yes | Interior Walls: | Plaster/D.Wall |
| Bedroom: | 10.10'x12.10' | Disposal | No | Interior Trim: | Oak |
| Bedroom: | 12.8'x11.5' | Eating Area | Yes | | |
| Driveway: | 24.5'x52' | | | | |

Features: New Shingles in 2022, Whirlpool Jacuzzi, Heated Garage, Full Insulated House / Garage, Maple Floors, New Windows, Light Fixtures / Ceiling Fans, Three Bay Windows, Double Sink, Osmosis System

Exclusions:



Contact:

Mark Johnson 507-317-1538
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Paul Nordstrom 507-380-9190
Cole Skow 507-327-9830

The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information

This farm acreage is the perfect property for modern country living! This home has been well maintained and has been updated throughout. The 2-story home is located on a 5.92 parcel of land and is surrounded by a well kept woods and outbuildings. Located a mile north out of Godahl (County Road 10) and then the first gravel road East (110th Street) for 1.5 miles and you have arrived! This home has a attached 3-stall garage and workshop that is fully heated and insulated. Within the large home you will find plenty of storage and a amenities. The first floor includes a welcoming entry way, full kitchen with a large island, laundry room / office, dining room, living room, porch, new windows and doors, washer/dryer, two bathrooms. The second floor has four bedrooms and large bathroom with a whirlpool. The home also has a large basement full of hosting and large gathering opportunities. Within the basement there is also a wash room for pets. The roof on this home has had new shingles completed in the Summer of 2022 and has steel for siding. This home has a perfect view and contains so many future memories for any future owner / owners!