

# **BRAD HEGGEN REALTY, INC.**

107 S. Broadway  
Wells, MN 56097  
(507) 553-6959  
www.bradheggenrealty.com



## **PROPERTY INFORMATION:**

<b>Address:</b>	5131-450 <sup>th</sup> Ave, Frost	<b>Price:</b>	\$154,900
<b>MLS #:</b>	6025507	<b>Bedrooms:</b>	3
<b>Lot size:</b>	6.8 Acres	<b>Bathrooms:</b>	3
<b>Sq. feet:</b>	1,958		
<b>Basement:</b>	full, unfinished		
<b>Garage:</b>	double, attached		
<b>Real estate taxes:</b>	\$568 HS ('17)		
<b>Average utilities:</b>	LP: \$38/month      Electric: \$120/month		
<b>Heat:</b>	forced air, LP with wood burning attachment		
<b>Air conditioning:</b>	central		
<b>Electric service:</b>	breakers		
<b>Exterior:</b>	vinyl		
<b>Legal description:</b>	Sect-08 Twp-101 Range-026; 6.80 AC TR COM 603.81'N OF SE COR SE 1/4 TH N388' W628' S472' E628' N84' TO BEG		
<b>Parcel number:</b>	16.008.0501		
<b>School district:</b>	Blue Earth Area		
<b>Listing agent/phone:</b>	Lori Fette – cell: (507) 381-8183		

## **FEATURES:**

<b>Stove:</b>	yes-electric	<b>Washer:</b>	no	<b>Blinds:</b>	yes
<b>Refrigerator:</b>	yes	<b>Dryer:</b>	no	<b>Fireplace:</b>	furnace
<b>Dishwasher:</b>	no	<b>Water softener:</b>	yes -rented	<b>Sump pump:</b>	yes
<b>Disposal:</b>	no	<b>Smoke detector:</b>	yes		

## **ROOM DIMENSIONS:**

<b>Living:</b>	14x15	<b>Bedroom:</b>	14x15 (U)	<b>Bathroom:</b>	9x10
<b>Dining:</b>	14x15	<b>Bedroom:</b>	11x12 (U)	<b>Bathroom:</b>	7x8
<b>Kitchen:</b>	12x14	<b>Bedroom:</b>	12x15 (U)	<b>Bathroom:</b>	bsmt
<b>Brkfst nook:</b>	6x12	<b>Den:</b>	9x12	<b>B. foyer:</b>	6x12
		<b>3 Season room:</b>	10x11		

## **REMARKS:**

Enjoy country living at its best in this Charming 3 bedroom, 3 bath home. Some original hardwood floors and woodwork, solid wood French doors between the living room and dining room and a 3-season room off the living room. Beautiful den on the main level could be converted to a 4th bedroom. Large eat-in kitchen with cozy breakfast nook that is showered with natural light. Brand new main-floor bathroom with tile tub/shower and capability for a stacked washer and dryer. Three bedrooms up and a 1/2 bath. SAVE MONEY by heating the house with the wood-burning furnace or utilize the brand new LP furnace (installed Fall 2016). New roof 2007 and vinyl siding. Property includes 45'x72' Morton machine shed w/14' sidewalls, 20'x30'granary, 20'x24' shop, 14'x18'chicken house and 8'x20' kennel. Established fruit and vegetable plantings include grapes, apples and asparagus. Beautiful yard. Compliant septic.

Information herein is deemed reliable, but not guaranteed.  
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