



# American Eagle Realty

## Feuchtenberger Property

26592 State Hwy 9

Hancock, MN 56244

**\$335,000**



**Come Inside...**

**You'll Be Surprised**

when you see this 4 bedroom, 2 bath home. Larger than it looks this home has two kitchens, a formal dining room, a nice family room with gas fireplace, tons of storage and an attached 2 car garage that is fully finished and heated. Outside you will find a very private back yard, a detached double garage, an above ground pool, apple trees and garden space. A very unique feature of this property is the 30' x 40' full finished shop with in-floor heat and a 2nd story for more storage. To view this house for sale just outside Morris, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

**Built-in Appliances:** Dishwasher, Microwave  
**Negotiable Appliances:** Refrigerator, Stove, Washer, Dryer

**Flooring:** Carpet, Hard Wood, Vinyl

**Woodwork:** Oak

**Window Treatments:** As shown

**Roof:** Asphalt Shingles

**Exterior:** Steel and Brick

**Other Buildings on Site:** 2 Car Detached Garage

Workshop with In Floor Heat

Above Ground Pool

Split Foyer

Square Footage: 1574 Main Floor

Bedrooms: 4

Baths: One Full Main Floor

One 3/4 Lower Level

Year Built: 1974

Living Room: 18' 6 x 13' 6

Dining Room: 13' x 11' 4

Kitchen: 13' 6 x 10' 2

Dinette: 13' 6 x 9' 10

Family Room: 18' 7 x 8' 10 & 11' x 11' Lower Level

2<sup>nd</sup> Kitchen: 11' x 14' Lower Level

Bedrooms: 12' 11 x 11' MF

11' 4 x 9' 6 MF

11' 10 x 10' 4 LL

10' 10 x 9' 9 LL

Laundry: Lower Level

Garage: Attached 2 Car (In-Floor Heat)

Heating: Dual Heating Forced Air

Air Conditioning: Central

Electrical Service: 200 Amp Breakers

Electric Company: Agralite

Water Softener: Rented

Water: Private Well

Sewer: Private Septic



This information is deemed reliable but is not guaranteed.

**Legal Description:** 29 124 41 3.7 PART IN SE1/4 NE OF HWY 9

and 28 124 41 .70 ACRES LOT 1 OF LOT A OF SW1/4

**Parcel #:** 02-0138-000 and 02-0135-004

**2018 Taxes:** \$1660

**Special Assessments:** \$65 Solid Waste

**Lot Size:** 4.4 Acres

**Karen Berget** Broker / Owner

**Kyle Berget** Agent/ Owner

**Timothy Gramm** Agent

**CALL: 320.589.4200**



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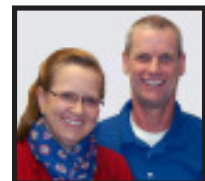
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*Whether Buying or Selling  
We're Here to Work for You!*