



American Eagle Realty

Gramm Property

40385 285th St.

Hancock, MN 56267

~~\$269,900~~ \$249,900



Country Living Close to Town

Rambler with Attached 2 Car Garage
Square Footage: Main Floor 1620'
Lower Level 1620'

Bedrooms: 2 Main Floor
2 Lower Level (no egress)

Baths: One Full Main Floor
One 3/4 Master Bath
One Half Main Floor
One 3/4 Lower Level

Year Built: 1983

Living Room: 16' x 14'3"

Dining Room: 14' 3 x 10'

Kitchen: 12' x 12'

Kitchen Dining: 12' x 10'

Master Bedroom: 14' 6 x 13' 9"

2nd Bedroom: 12' 2 x 11'

Family Room: 20' x 14' Lower Level

Bonus Room: 14' x 12' 6 Lower Level

Bonus Room: 14' x 12' 6 Lower Level

Laundry: Main Floor

Garage: Double Attached

Heating: LP Forced Air

Air Conditioning: Central

Electrical Service: 200 Amp Breakers

Monthly Electric Budget: \$165

Monthly Heating Budget: \$175

Water Softener: Owned

Water: Private Well

Sewer: Private Septic

Explore the possibilities in this spacious, well-built rambler. The main floor has two bedrooms with one being a master bedroom with private bath and walk-in closet. The lower level has the potential for two more bedrooms by just adding egress windows. The house also features a nice kitchen, main floor laundry, finished basement and a huge yard. Located only 1.5 miles from Hancock on County Road 8.

To view this house near Hancock, call American Eagle Realty today at 320.589.4200 to set up your showing.

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

Flooring: Carpet, Vinyl

Woodwork: Oak

Window Treatments: As Shown

Roof: Asphalt Shingles

Exterior: Hardboard

Legal Description: LOT B OF W1/2SE1/4 01 123 41

Parcel #: 01-0003-002

2019 Taxes: \$1094

Special Assessments: \$65 Solid Waste

Lot Size: 1.85 ACRES



This information is deemed reliable but is not guaranteed.

Karen Berget Broker / Owner

Kyle Berget Agent/ Owner

Timothy Gramm Agent

CALL: 320.589.4200



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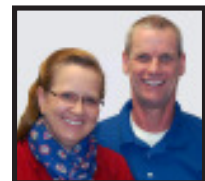
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