



American Eagle Realty

Gramm Property

40385 285th St.

Hancock, MN 56267

~~\$269,900~~ \$259,900

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

Bedrooms: 2 Main Floor
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



This information is deemed reliable but is not guaranteed.

Karen Berget Broker / Owner
Kyle Berget Agent/ Owner
Timothy Gramm Agent

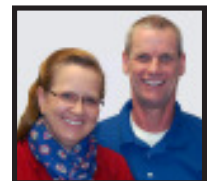
CALL: 320.589.4200



American Eagle Realty

202 East 7th Street
Morris, MN 56267
320.589.4200

www.aeRealty.net
E-Mail: info@aerealty.net



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



Country Living Close to Town

Spacious, well-built rambler with attached 2 car garage. Master bedroom with private bath and walk-in closet. Nice kitchen, main floor laundry, finished basement, huge yard. 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
2018 Taxes: \$882
Special Assessments: \$65 Solid Waste
Lot Size: 1.85 ACRES

