



# American Eagle Realty

## Wulf Property

49138 330<sup>th</sup> St.

Hancock, MN 56244

**\$645,000**

Story and Half  
Square Footage: 2100 Total  
Bedrooms: 3  
Baths: One Full Upper Level  
3/4 on Main Floor  
Year Built: 2015

Living Room: 16' 5 x 15' 5  
Dining Room: 15' x 12' 11  
Kitchen: 16' 2 x 15'  
Family Room: 29' 7 x 14' 8 Lower Level  
Entry: 12' x 7' 11  
Bedrooms: 16' x 16' Master Bedroom UL  
12' 6 x 11' UL  
15' 3 x 14' 9 Lower Level

Laundry: Main Floor  
Garage: Two Car Detached Brick

Heating: Forced Air (Geothermal)  
Air Conditioning: Central (Geothermal)  
Electrical Service: 200 Amp Breakers  
Water Softener: Owned  
Water: Private Well  
Sewer: Private Septic x 3

Legal Description: Lot A SE1/4 of SE1/4  
Sec 28 Twp 128 R 42  
Parcel #: 05-0129-001  
2016 Taxes: \$349 (lot only)  
Special Assessments: \$65 Solid Waste  
Lot Size: 9.12 acres



### Spectacular One of a Kind Property

This rural estate features a new 3 bedroom, 2 bath home that is a replica of the house that sat on this very spot for over 100 years, complete with hardwood floors, wide fir woodwork, 5 panel doors and other period details. You will also find a new heated double garage, a 30' x 45' heated shop and refurbished one room schoolhouse. The shop and the schoolhouse both have running water and their own septic systems making them multipurpose. This property has features not found anywhere else,. Must see to be appreciated. Qualified buyers only. To view this house for sale in Hancock, 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: Hardwood, Carpet, Vinyl

Woodwork: Fir

Window Treatments: As Shown

Roof: Steel Shingles

Exterior: Brick

Additional Building on Site: Restored One-Room School

House with Full Kitchen, 2 bedrooms and 3/4 Bath

Out Buildings: 30' x 45 Heated Shop w/ 1/2 Bath

24' x 16' Steel Sided Granary

This information is deemed reliable but is not guaranteed.

**Karen Berget** Broker / Owner

**Kyle Berget** Agent/ Owner

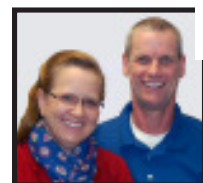
CALL: 320.589.4200



## American Eagle Realty

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