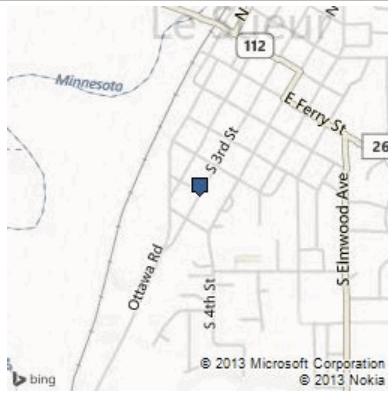


613 S 3rd St, Le Sueur, MN 56058



Status: **Active**

List Price: **\$89,900**

Original List Price: **\$99,900**

Map Page: **212**

Map Coord: **C4**

Directions: **From Main street go East on Maag then North on 3rd**

Style: **(MF) Duplex Up and Down**
 Const Status: **Previously Owned**
 Foundation Size: **880**
 Above Ground Finished SqFt: **1,780**
 Below Ground Finished SqFt: **880**
 Total Finished SqFt: **2660**

Total Units: **2**
 Year Built: **1930**
 Garage: **0.00**
 Acres: **0.17**
 Lot Size: **50 X 150**
 Fire #:

TAX INFORMATION

Property ID: **216800565**

Tax Year: **2013**
 Tax Amt: **1,596.00**
 Assess Bal: **20.00**
 Tax w/assess: **1,616.00**
 Assess Pend: **Yes**
 Homestead: **No**

List Date: **8/1/13**

Received By MLS: **8/1/13**

Days On Market: **185**

CDOM: **185**

General Property Information

Legal Description: **RISEDORPH ADDN Lot-014 Block-050**
 County: **Le Sueur**
 School District: **2397 - Lesueur-Henderson, 507-665-4600**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description:
 Road Frontage: **City**
 Zoning: **Residential-Multi-Family**
 Lake/Waterfront:
 Owner is an Agent?: **No**

Owner Occupied: **N**

Remarks

Agent Remarks: **Property must be sold as a package deal with 609 3rd. 24 hour MINIMUM notice**

Public Remarks: **Up/down duplex. Tennants pay all normal expenses. Sold as a package only with 609/611 S 3rd st. 24 hour MINIMUM notice**

Structure Information

Heat: **Forced Air**
 Fuel: **Natural Gas**
 Water: **City Water/Connected**
 Sewer: **City Sewer/Connected**
 Garage Stalls: **0**
 Basement: **Walkout, Full, Finished (Livable)**
 Parking Char: **Uncovered/Open, Driveway - Asphalt**
 Pool: **None**
 Amenities-Shared: **Porch**
 Shared Rooms: **Other**

No. of Ranges: **Two**
 No. of Refrig: **Two**
 Exterior: **Wood**
 Fencing: **None**
 Roof: **Asphalt Shingles**

613 S 3rd St, Le Sueur, MN 56058

Unit Information

Number of Units Like This: 1

Total Rooms: 4
 Total Bedrooms: 2
 Total Baths: 1 Full: 0 3/4: 1 1/2: 0 1/4: 0
 Bath Char: Main Floor 3/4 Bath
 Fireplaces: 0
 Fireplace Char:
 Appliances: Range, Cooktop, Refrigerator, Washer, Dryer
 Amenities: Porch, Kitchen Window, Tile Floors, Washer/Dryer Hookup
 Special Search: Main Floor Laundry

Monthly Expense: \$0
 Monthly Rent: \$600
 Annual Rent: \$7,200
 Finished Sq Ft: 870
 Oth Park Spaces: 1
 Air Conditioning: Central

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main (Grot		Bedroom 1	Main (Grot				
Dining Rm	Main (Grot		Bedroom 2	Main (Grot				
Family Rm			Bedroom 3					
Kitchen	Main (Grot		Bedroom 4					

Dining Room Desc: Informal Dining Room

Family Room Char:

Number of Units Like This: 1

Total Rooms: 6
 Total Bedrooms: 3
 Total Baths: 2 Full: 1 3/4: 0 1/2: 0 1/4: 1
 Bath Char: Main Floor 1/2 Bath
 Fireplaces:
 Fireplace Char:
 Appliances: Range, Cooktop, Refrigerator, Washer, Dryer
 Amenities: Patio, Natural Woodwork, Kitchen Window, Hardwood Floors, Washer/Dryer Hookup
 Special Search:

Monthly Expense: \$0
 Monthly Rent: \$600
 Annual Rent: \$7,200
 Finished Sq Ft: 1,598
 Oth Park Spaces:
 Air Conditioning: None

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main (Grot		Bedroom 1	Main (Grot				
Dining Rm	Main (Grot		Bedroom 2	Upper				
Family Rm			Bedroom 3	Upper				
Kitchen	Main (Grot		Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm

Family Room Char:

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.25 % Sub-Agent Comp: 2.25 % Facilitator Comp: 2.25 %
 Variable Rate: N List Type: Exclusive Right

Financial Remarks: Property Can Only Be Sold As A Package With 609/611 S 3Rd.

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: Yes

Sellers Terms: Conventional, Cash

Existing Fin:

Auction: No Auctioneer License #:

Auction Type:

Expenses

Owners Expense: Taxes, Insurance, Maintenance/Repair, Snow, Lawn

Tenant Expense: Water/Sewer, Electric, Fuel, Cable T.V.

Annual Electric Expense:	0.00	Annual Repair Expense:	0.00
Annual Fuel Expense:	0.00	Annual Trash Expense:	0.00
Annual Insurance Expense:	0.00	Annual Water/Sewer Expense:	0.00
Annual Maintenance Expense:	0.00	Annual Caretaker Expense:	0.00
Annual Gross Expense:	0.00		
Total Annual Expenses:	0.00		

Income

Annual Gross Income:	0.00	Misc. Monthly Income:	\$0
Annual Net Income:	\$0	Misc. Annual Income:	\$0

Listing Agent: **Scott A. Schlueter 507-317-7751**

Listing Office: **Schlueter Realty**

Appt Phone:

Office Phone: **507-665-8813**

Co-List Agent: **Ramona L. Schlueter 507-665-8813**

This Report Prepared By: **Scott Schlueter 507-317-7751**