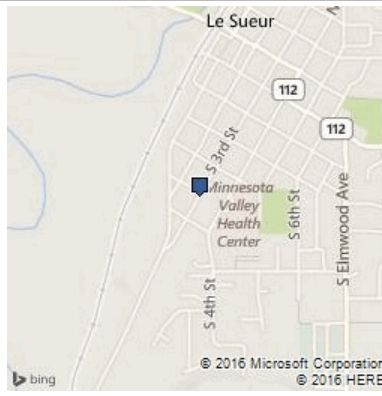


609 S 3rd St, Le Sueur, MN 56058



Status: Active

List Price: \$80,000

Original List Price: \$80,000

Map Page: 212

Map Coord: C4

Directions: Main Street to Maag to 3rd

Style: **(MF) Duplex Up and Down**
 Const Status: **Previously Owned**
 Foundation Size: **890**
 Above Ground Finished SqFt: **1,698**
 Below Ground Finished SqFt: **780**
 Total Finished SqFt: **2478**

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

TAX INFORMATION

Property ID: **216800560**
 Property ID #2:
 Property ID #3:
 Tax Year: **2015**
 Tax Amt: **\$1,360**
 Assess Bal: **\$0**
 Tax w/assess: **\$1,360**
 Assess Pend: **No**
 Homestead: **No**

List Date: 3/23/16

Received By MLS: 3/23/16

Days On Market: 26

PDOM: 26

CDOM: 207

General Property Information

Legal Description: **RISEDORPH ADDN Lot-013 Block-050**
 County: **Le Sueur** Owner Occupied: **N**
 School District: **2397 - Lesueur-Henderson, 507-665-4600**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description:
 Road Frontage: **City**
 Zoning: **Residential-Multi-Family** Accessibility: **None**
 Lake/Waterfront: Lake Name:
 Owner is an Agent?: **No**

Remarks

Agent Remarks: **This Duplex must be sold as a package with 613 S 3rd. Tennants pay almost all expenses. 24 HOUR notice**

Public Remarks: **Up / down duplex. MUST be sold as a package with 613 S 3rd (also a duplex and shares common driveway)**

Structure Information

Heat: **Forced Air** No. of Ranges: **Two**
 Fuel: **Natural Gas** No. of Refrig: **Two**
 Water: **City Water/Connected** Exterior: **Wood**
 Sewer: **City Sewer/Connected** Fencing: **None**
 Garage Stalls: **0** Roof: **Asphalt Shingles**
 Basement: **Walkout, Full, Finished (Livable)**
 Parking Char: **Uncovered/Open, Driveway - Asphalt**
 Pool: **None**
 Amenities-Shared: **Porch**
 Shared Rooms: **Other**

609 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:
Fireplaces: 0
Fireplace Char:
Appliances:
Amenities: **Porch**
Special Search:

Monthly Expense: \$0
Monthly Rent: \$500
Annual Rent: \$6,000
Finished Sq Ft: 870
Oth Park Spaces:
Air Conditioning: **Central**

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
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: 1 1/4: 0
Bath Char: **Main Floor 1/2 Bath**
Fireplaces:
Fireplace Char:
Appliances: **Range, Cooktop, Refrigerator, Washer, Dryer**
Amenities: **Porch, Natural Woodwork, Kitchen Window, Hardwood Floors**
Special Search: **Main Floor Laundry, 3 BR on One Level**

Monthly Expense: \$0
Monthly Rent: \$750
Annual Rent: \$9,000
Finished Sq Ft: 910
Oth Park Spaces:
Air Conditioning: **None**

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
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: 0 % Facilitator Comp: 2.25 %
Variable Rate: N List Type: **Exclusive Right**

Financial Remarks: **Duplexes Must Be Sold Together**

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, Trash**

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**