

9142 9th Avenue , New Auburn, MN 55366

Type: For Sale

Status: Sold

List Price: \$54,900

Sold Price: \$54,950

OLP: \$64,900

Seller Contribution: \$1,649



Map Page: 999

Map Coord: a1

Directions: HWY 22 to New Auburn to 1st Street west (County Hwy 157 or 196th Street) to 9th Ave

Style: (SF) One Story
 Const Status: Previously Owned
 Foundation Size: 864
 Above Ground Finished SqFt: 963
 Below Ground Finished SqFt: 650
 Total Finished SqFt: 1,613

Year Built: 1945
 Bedrooms: 3
 Total Baths: 2
 Garage: 4
 Acres: 0.28
 Lot Size: 95X123
 Fire #:

TAX INFORMATION

Property ID: 360006000
 Tax Year: 2011
 Tax Amt: \$1,618
 Assess Bal: \$114
 Tax w/assess: \$1,732
 Assess Pend: No
 Homestead: No

List Date: 11/17/11 Received By MLS: 11/17/11
 Off Market Date: 02/16/2012
 Projected Close Date: 3/3/12
 Date Closed: 3/2/12

Days On Market: 69
 Selling Agent: Scott A. Schlueter
 Selling Office: Schlueter Realty

General Property Information

Legal Description: S 1/2 Lot 14 & Lot 15 ex S 4 ft Block 1
 County: Sibley
 School District: 2859 - Glencoe-Silver Lake, 320-864-2498
 Mfg Home w/HUD ID#: No
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description: Tree Coverage - Light
 Association Fee: \$0.00 Association Fee Frequency: N/A
 Assoc Fee Includes: N/A
 Road Frontage: City
 Zoning: Residential-Single

Common Wall: No

Accessibility: None

Remarks

Agent Remarks: Seller will pay \$750 to buyers agent on all offers that close and fund by 2/4/2012. Seller will pay up to 4% in buyer closing costs on all financed offers that close and fund by 02/04/2012.

Public Remarks: Freshly painted 3 BR, 2 bath with finished basement. New stove and hood installed. Vinyl windows, whirlpool tub in basement, hardwood floors, remodeled kitchen, main floor laundry. Detached 30x40 garage w/11 & 8 foot doors. Fully fenced back yard.

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Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	
Living Rm	Main	11X15	Den	Basement	11X11	Heat: Forced Air
Dining Rm	Main	8X12				Fuel: Oil
Family Rm	Basement	10X35				Air Cnd: Central
Kitchen	Main	11X8				Water: City Water/Connected, City Wat
Bedroom 1	Main	9X9				Sewer: City Sewer/Connected
Bedroom 2	Main	9X10				Garage Stalls: 4
Bedroom 3	Main	10X12				Garage Stall #:
Bedroom 4						Other Parking:
			Bathrooms:	Total: 2	Full: 2	Pool:
				3/4: 0	1/2: 0	
					1/4: 0	

Bath Description: **Main Floor Full Bath, Full Basement**
Dining Room Desc: **Informal Dining Room**
Family Room Char: **Lower Level**
Fireplaces: **0** Fireplace Characteristics:
Appliances: **Range, Exhaust Fan/Hood, Refrigerator**
Basement: **Full**
Exterior: **Metal/Vinyl**
Fencing: **Wood, Privacy, Full**
Roof: **Asphalt Shingles**
Parking Char: **Detached Garage**
Special Search: **Main Floor Laundry, 3 BR on One Level**
Topography: **Level**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **2.5 %** Facilitator Comp: **2.5 %**
Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
Sale Loan Amount: **\$52,202**
Seller Contribution: **\$1,649**

Financial Remarks: **Days 1-7 Offers not reviewed 8-12 ONLY from NSP buyers, Munis, NP orgs & Owner-occupants 13+ All**

In Foreclosure?: **No**
Lender Owned?: **Yes**
Potential Short Sale?: **No**
Owner is an Agent?: **No**
Sellers Terms:
Existing Fin:

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 A. Schlueter 507-317-7751**