

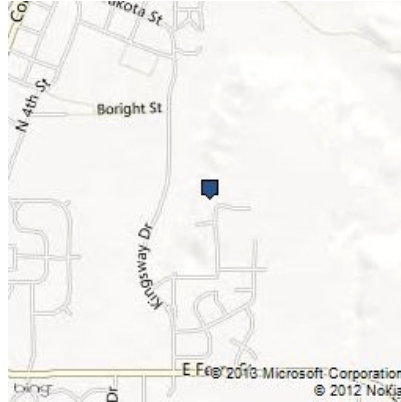
## Lots & Land Property Full

Property Full Display, Lots & Land, MLS #: 4343938

337 Cedar Trail Dr, Le Sueur, MN 56058

Status: Active List Price: \$55,900

Original List Price: \$55,900



Map Page: 999

Map Coord: a1

Directions:

Kingsway Drive to Cedar Trail Drive at water tower

Front Dimensions: 76  
Left Dimensions: 262  
Right Dimensions: 154  
Rear Dimensions: 240  
Acres: 0.64  
Min Lot Size:

### TAX INFORMATION

Property ID: [214530280](#)  
Tax Year: 2012  
Tax Amt: \$760  
Assess Bal: \$  
Tax w/assess: \$760  
Assess Pend: No  
Homestead: No  
Plat Recorded: Y

List Date: 03/12/2013 Received By MLS: 03/12/2013 Days On Market: 1

### General Property Information

Legal Description: CEDAR RIDGE TRAILS 1ST ADDN LOT-003 BLOCK-006 27,854 SF  
County: Le Sueur  
Postal City: Le Sueur  
School District: 2397 - Lesueur-Henderson, 507-665-4600  
Complex/Dev/Sub: Cedar Ridge Trails 1st Addn  
Builder Restriction: Open  
Restrictions/Covts: Easements, Architecture Committee, Other Covenants  
Land Inclusions: Survey, Platted, Torrens  
Improvements: Curbs, Paved Streets, Storm Sewer  
Zoning: Residential-Single  
Road Frontage: City, Paved Streets, Curbs  
Lot Description: Irregular Lot, Tree Coverage - Heavy  
Available Utilities: Telephone, Cable T.V.  
On Site Utilities: Electric, Natural Gas, City Water, City Sewer  
Association Fee: \$ Association Fee Frequency:  
Assoc Fee Includes:  
Development Status: Finished Lot  
Fencing: None  
Farm Type: Tillable Acres:  
Soil Type: Pasture Acres:  
Crop Type: Wooded Acres:

Topography: Sloped, WalkOut, Ravine  
Out Buildings:  
Agric Water:

### Remarks

Agent Remarks: agent is owner

Public Remarks: 0.64 acre wooded, walkout lot in city limits. Trail system enters woods behind property.

### 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

Sellers Terms: Conventional, Cash  
Existing Financing: Conventional  
In Foreclosure?: No  
Lender Owned?: No  
Potential Short Sale?: No  
Owner is an Agent?: Yes

### Contact Information

Listing Agent: [Scott A. Schlueter 507-317-7751](#)  
Co-List Agent: [Ramona L. Schlueter, 507-665-8813](#)  
Listing Office: [Schlueter Realty](#)

Appointments: [Book A Showing](#)

Office Phone: 507-665-8813

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