



**DAN PIKE AGENCY**

Dan Pike, Broker

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## Residential Property Information



Ref. #248

**OWNER:** Hazel Dean Trust  
**PRICE:** \$139,900.00  
**TYPE:** Ranch  
**AGE:** 1980  
**GARAGE:** Double attached  
**BEDROOMS:** 3  
**BATHS:** 1, 3/4  
**WATER SOFTENER:** Stays  
**ROOF:** Asphalt  
**FURNACE:** Forced Air-Tank owned  
**AVERAGE HEAT COST:** N/A  
**AIR CONDITIONING:** Central  
**FIREPLACE:** N/A

**ADDRESS:** 40485 725th Street  
Lakefield, MN  
**TERMS:** Cash  
**TAXES:** 1,492.00 NHS 2011  
**SQUARE FEET (Assessors Estimated):**  
1,248' main, 1,248' lower  
**LOT INFO:** 6 acres  
**BASEMENT:** Partially finished  
**UTILITIES:** REA  
**WATER HEATER:** Electric  
**ELECTRICAL:** 200 Amp Breaker  
**ASSESSMENTS:** N/A  
**PARCEL #:** 17.022.0400

**NOTES & COMMENTS:** Great deal on an six acre acreage located in Sioux Valley Township. This three bedroom house has steel siding, new carpet, two bathrooms, main floor laundry. There are two Morton type buildings. Located near a lake and hundreds of acres of public hunting land. New septic system 2010. Priced right for people who like privacy.

**FIRST FLOOR:** Living room, kitchen, dining area, three bedroom, bath, laundry  
**BASEMENT:** Partially finished family room, 3/4 bath, storage

THIS INFORMATION, THOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED.

\*\* Square footage measurements are taken directly from the county assessors' records and/or on owners information. Please verify the information personally, by your own inspection, if you so desire.

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