

Reiner Real Estate & Auctioneering, Inc.

30 West Central Street Springfield, MN 56087

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Date of Listing: October 9, 2008

Name of Owners: Louise Bous & Corinne Edwards

Agents: Amanda or Ben

Street Address: 604 Birch St S

City: Lamberton

Legal Description: S 1/2 of Lot 2 & All of Lot 3, Block 7,
H W Lamberton's Second Addition

Lot Size: 75' x 140'

All measurements are approximate:

Auction: Monday Oct. 18 @6:30 PM

Terms: SALE. \$1,000 Down Day of Auction

Balance with in 30 Days

Number of Bedrooms: 4

Number of Bathrooms: 1 1/2

Sizes: Main -11' x 15' 5", Up -NW - 11' 11" x 13',
NE - 13' 4" x 13' 10", E - 8' 4" x 11' 11"

Size: Upstairs - 7' 6" x 7' 9"

Living Room Size: 13' 8" x 25' 6"

Kitchen Size: 11' 6" x 12' 8"

Laundry Room Size: Main Level - 9' 8" x 9' 10"

Basement: Partial, Unfinished

Year Built: 1919

Total Square Footage: Approx. 1,500 SF

Garage: Detached Single Garage

Electrical Service: 60 amp fuses

Type of Heat: Gas Forced Air

Air Conditioning: Wall A/C

Cost of Heating: \$95.00/monthly average

Utilities: \$90.00 quarterly

Real Estate Taxes/Year: \$620.00 for 2009

Special Assessments: None

Personal Property Included: Refrigerator, Stove, Microwave, Dryer

Additional Information: Located directly to the east of the public school; spacious home with a large living room & open staircase with a beautiful woodwork; front porch & back porch on second level; laundry ideally located on main level; nice backyard with space for a garden; built-in closets

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.

