

**\$42,900.00**

1167 110TH AVE (MAJOR PRICE  
REDUCTION!)

PIPESTONE, MN 56164

1 BEDROOM  
1 BATHROOM  
536 SQ. FT.

AGENT: ROB WOODBURY



### PROPERTY DESCRIPTION

Check out this new "handy person" special. This is a quaint little acreage along a quiet country road just a few miles from Pipestone. The dwelling needs to be renovated, but the foundation is solid or one could build new on this nice level site. It comes with an updated septic system and the owner just did some electrical work with 2 exterior outlets that are all set up for a camper or RV. The owner is willing to put a 200 amp circuit breaker box inside the home as well. Nice tree line, including apple trees and a nice view. Lots of potential and worth a look!

**Style:** Single family  
**Year Built:** 1950 (estimate)  
**Sq. Feet:** 536  
**# Stories:** 1  
**Acres:** 1.18 acres

**Bedrooms:** 1  
**Bathrooms:** 1  
**Laundry:** Basement  
**Basement:** Full  
Concrete Block  
Dry  
Unfinished

**Garage:** Attached  
2 Stalls  
22' x 20'

**Roof:** Steel  
**Siding:** Steel  
**Windows:** Double Hung  
**Insulation:** Original  
**Electrical:** 200 Amps  
Breakers  
New breaker box to be  
installed by seller

**Plumbing:** Copper  
**Heating:** Unknown  
Forced Air  
Propane  
**Cooling:** Unknown  
Wall unit in living room

**Basement:** 24' x 20'  
**Main Floor:** 24' x 20'

**Living Room:** 10' 4" x 14' 4"  
**Kitchen:** 10' x 11'  
**Master Bedroom:** 10' x 18'

**Water:** Well  
**Sewer:** Septic Tank  
Updated

**Tax Info:** \$2,002  
**Assessments:** \$36 (recycling) \$1550.13  
(septic, final yr)  
**Market Value:** \$53,100 (estimated)  
**Parcel #:** 08-004-0400  
**Legal:** A 1.18 acre tract  
commencing 690' N of  
the SE corner of NE 1/4  
of Section 4, thence N  
210', thence west 245',  
thence S 210', thence E  
245' to the point of  
beginning. Section 4,  
TWP 106, Range 45 W of  
5th P.M., Pipestone  
County, MN  
**Property ID:** 1751-RW