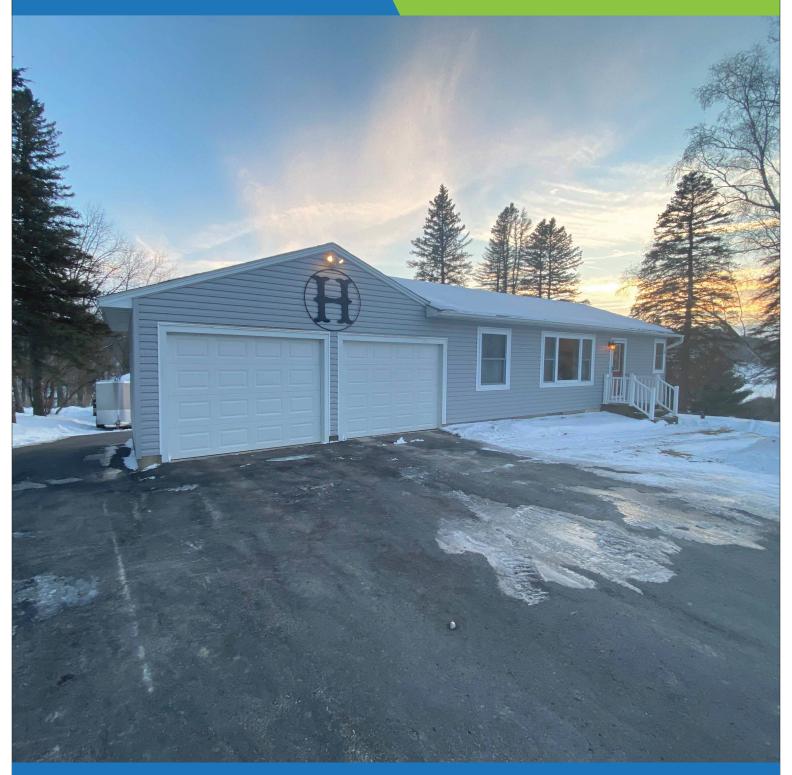
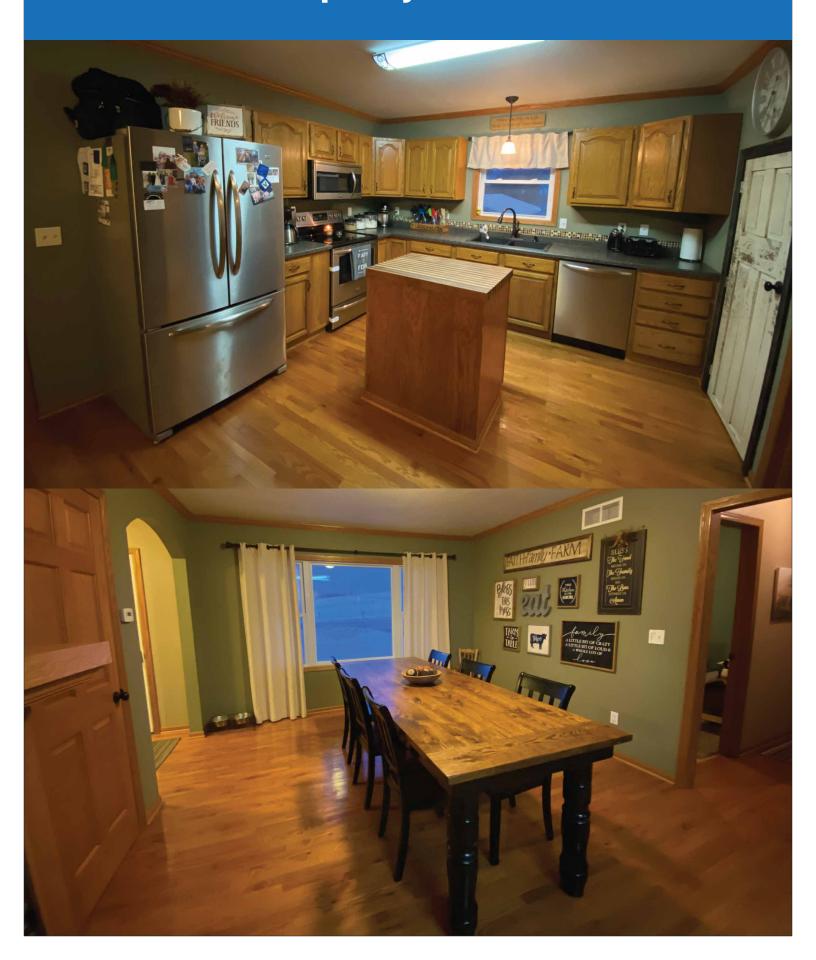


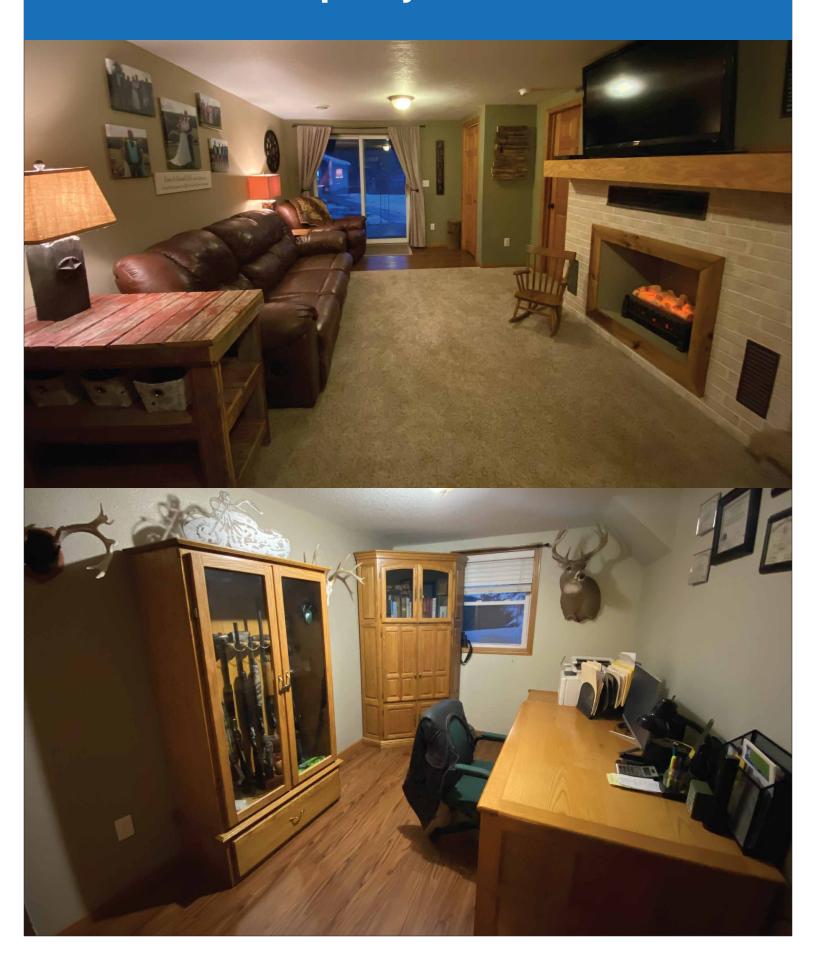
## 1.51+/- Acres Fillmore County, MN Mabel Township

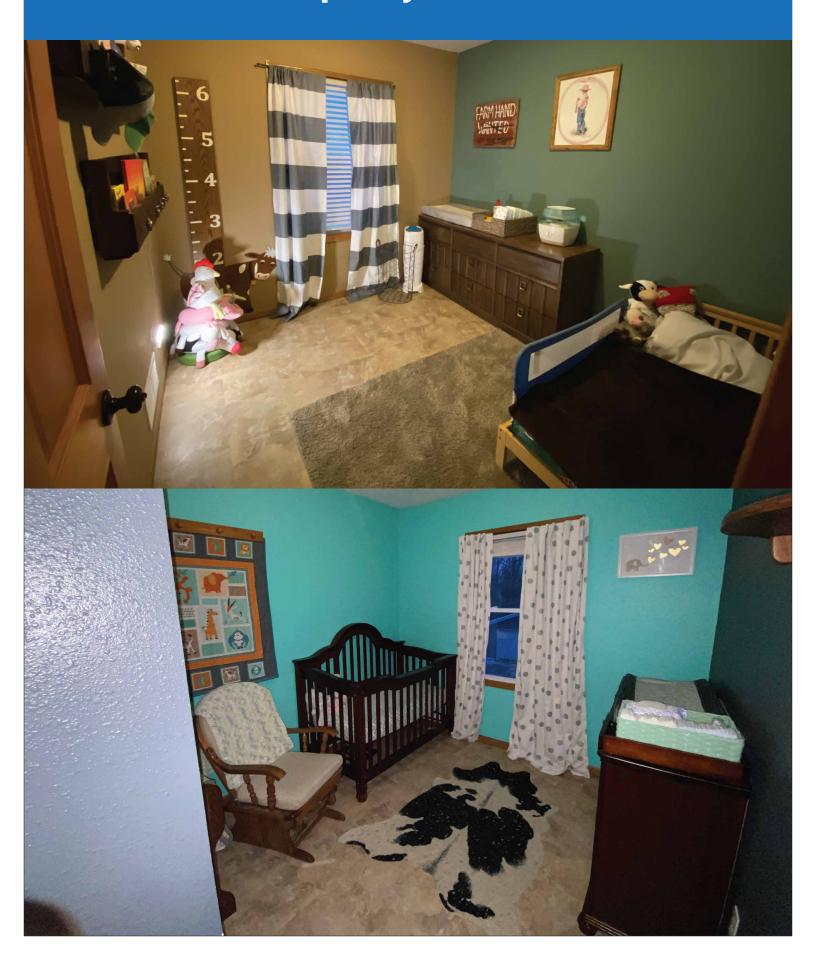


High Point Land Company
520 Main Street South Stewartville, MN 55976

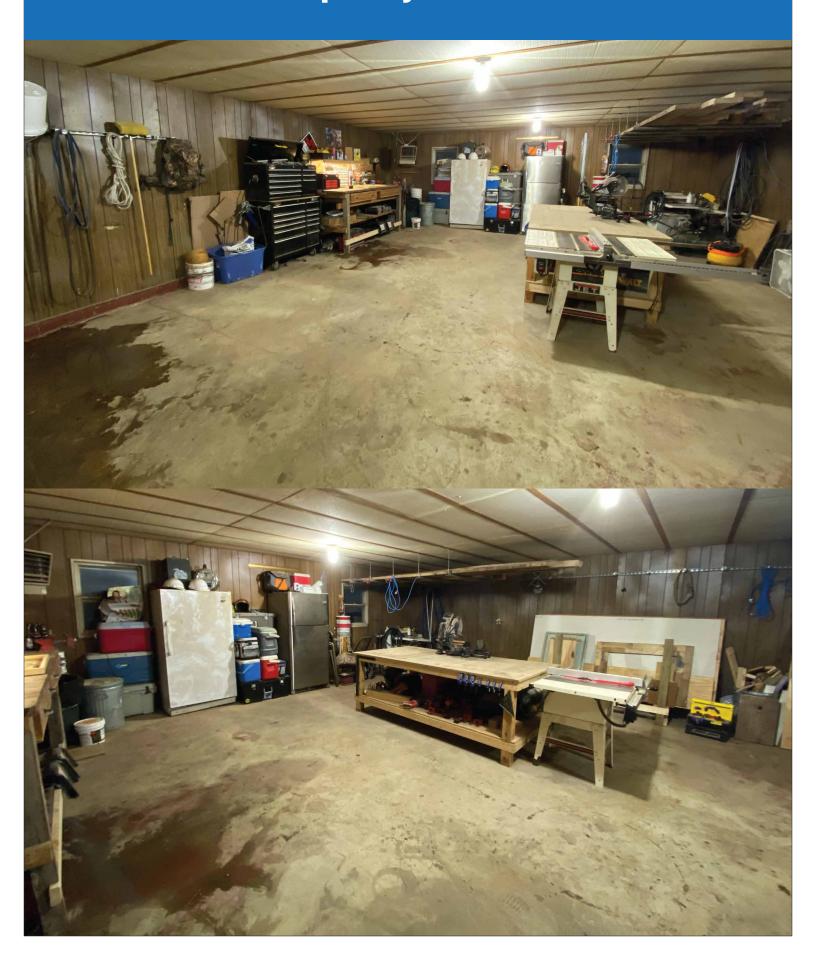












## **Property Taxes**

#### Summary

Parcel ID 016282020
Property Address 41248 STATE HWY 44
MABEL

Sec/Twp/Rng 32-101-008

Brief Tax Description Sect-32 Twp-101 Range-008 PC 250 X 264' NW1/4 NW1/4

(Note: Not to be used on legal documents)

Deeded Acres 0,0

 Class
 201 - (HSTD) RESIDENTIAL

 District
 (1601) NEWBURG/SD #0238

 School District
 0238

School District 0238 Creation Date 08/21/1992

#### Owner

Primary Taxpayer Shane Hruska 41248 State Hwy 44 Mabel, MN 55954

#### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	BLDG YARD	0	0	0	0	0.510	UT
2	SITE	ō	0	o.	0	1.000	
	Total					0.000	

#### Buildings

Building 1 1950 RAMBLER Year Built Architecture Heated Sq Ft 1186 Finished Basement Sq Ft Construction Quality AVERAGE Condition N/A CONC BLK Foundation Type Frame Type WOOD FRAME Size/Shape RECTANGLE Exterior Walls VINYL DOUBLE HNG GABLE Windows Roof Structure ASPHALT Roof Cover Interior Walls DRYWALL Floor Cover CARPET; LAMINATE Heat FORCED AIR Air Conditioning CENTRAL Bedrooms Bathrooms Kitchen **AVERAGE** 1st Floor Area Sq Ft 912 Ceiling N/A

1.3

#### **Valuation**

Storles

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$80,600	\$80,600	\$80,600	\$75,500	\$72,400
<ul> <li>Estimated Land Value</li> </ul>	\$34,000	\$34,000	\$38,600	\$32,200	\$29,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$114,600	\$114,600	\$119,200	\$107,700	\$101,400
Taxation					

		2020 Payable	2019 Payable	2018 Payable	2017 Payable
	Estimated Market Value	\$114,600	\$119,200	\$107,700	\$101,400
-	Excluded Value	\$0	\$0	\$0	\$0
•	Homestead Exclusion	(\$26,900)	(\$26,500)	(\$27,500)	(\$28,100)
=	Taxable Market Value	\$87,700	\$92,700	\$80,200	\$73,300
	Net Taxes Due	\$828.00	\$884.00	\$794.00	\$774.00
+	Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
=	Total Taxes Due	\$828.00	\$884.00	\$794.00	\$774.00

## **Listing Summary**

### 1.51+/- Acres Fillmore County, MN

Great opportunity to enjoy country living on this acreage located near Mabel, Minnesota with blacktop access! Take advantage of the low interest rates now with this move in ready house. This very well maintained home features 4 bedrooms and 1½ bathrooms with an attached garage plus a bonus 24'x40' detached insulated and heated garage in the back for a workshop or to store all your toys. This property is located on 1.5 acres in Fillmore County just 4 miles west of Mabel.

Please contact Land Specialist Alex McCabe at 507-951-2150 or Alex@high-pointlandcompany.com to set up a private showing for this great country living opportunity.

#### **Property Features:**

- Blacktop Access
- Blacktop Driveway
- Attached Garage
- Additional Detached 24'x40' Workshop
- Move in ready home
- Hard to find low maintenance acreage



## 520 Main Street South Stewartville, MN 55976



"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transactions of their lives. It's our job to get it done right."

# CONTACT LAND AGENT: Alex McCabe 507-951-2150 Alex@highpointlandcompany.com