



**HIGH  
POINT**

LAND COMPANY

HighPointLandCompany.com

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



**High Point Land Company**

**520 Main Street South Stewartville, MN 55976**

# Property Photos



# Property Photos



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# Property Taxes

## Summary

Parcel ID 010282020  
 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 0.00  
 Class 201 - (HSTD) RESIDENTIAL  
 District (1601) NEWBURG/SD #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	0	0	0	0	1.000	
Total						0.000	

## Buildings

Building 1  
 Year Built 1950  
 Architecture RAMBLER  
 Heated Sq Ft 1186  
 Finished Basement Sq Ft  
 Construction Quality AVERAGE  
 Condition N/A  
 Foundation Type CONC BLK  
 Frame Type WOOD FRAME  
 Size/Shape RECTANGLE  
 Exterior Walls VINYL  
 Windows DOUBLE HNG  
 Roof Structure GABLE  
 Roof Cover ASPHALT  
 Interior Walls DRYWALL  
 Floor Cover CARPET, LAMINATE  
 Heat FORCED AIR  
 Air Conditioning CENTRAL  
 Bedrooms 2  
 Bathrooms 1  
 Kitchen AVERAGE  
 1st Floor Area Sq Ft 912  
 Ceiling N/A  
 Stories 1.3

## Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$80,600	\$80,600	\$80,600	\$75,500	\$72,400
+ Estimated Land Value	\$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 1 ½ 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@highpointlandcompany.com](mailto:Alex@highpointlandcompany.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

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“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](mailto:Alex@highpointlandcompany.com)

