

9855 Baldwin Ave
Northfield MN 55057
Northfield School District
Bridgewater Township

Enjoy country living on 10 acres in rural Northfield. Easy access to Highway 35W, County 1 (Millersburg), and County 19 (Lonsdale Blvd.) Pole shed is 32x40, detached garage is 24x28. 3 bedroom, 1 bath home has a huge eat-in kitchen. Add value with a home remodel and use the unfinished basement as bonus storage space. 5 acres of woods (estimate.)

Details:

Home covered by HSA Home Warranty (one year)
Whole house iron filter (well)

New roof	(Millersburg Construction)	(2021)
New range		(2021)
Septic pumped	(La Roche's)	(2021)

What are the property boundaries? Are the corners marked with stakes?

Tree line and boundary with farmed land (estimate.) No stakes or markers in the corners.

What are the average utility bills? (12 month average)

\$130/mo electric in the winter. \$100/mo electric in the summer. Propane as needed. Last was 300 gallons for \$650 from Lakes.

What is the condition of the home?

Flooring needs replacement, some damage to drywall, no baseboards.