

14323 Highway 61 Blvd, Welch MN 55089

256 - Red Wing School District

200 - Hastings School District (open enrollment)

Attic Insulation (home) - added	2020
Dishwasher - new	2020
Chest Freezer - new	2020
Landscaping & Tree Removal	2020
Washer/Dryer - new	2020
Garbage Disposal - new	2020
Yard Light - new	2020
House Main Level Painted	2020
Garage & Office - redone	2019
Barn - redone	2019
Plumbing updated	2018
Fencing - 5 Strand Electric Fence 3.2 acres	2018
House Upstairs Painted	2017
House Windows rewrapped (3 replaced)	2017
Deck	2017
Groundbreaker - installed	2017
Electrical (house and buildings)	2017
Garage Siding	2017
House Roof - replaced	2017
House Siding - replaced	2017
Boiler - rebuilt	2017
LeafGuard - installed	2016
Soffit/Facia/Downspouts/Rain Barrel	2016
Attic & House Side Walls Spray Foam	2016
Garage Roof	2014

Well/Septic valid until July 2021

Prior to scheduling a showing, please note the following:

1. Road Noise - the house is close to Highway 61 and there is noticeable road noise. The property is fenced but there is no sound barrier.
2. Bathrooms - The upstairs master bedroom has a private full bathroom and there is a hallway half bathroom upstairs. The main floor has a full bathroom located in the back hallway near the laundry.
3. No Central Air - There are window air conditioner units in the home, and also a built-in wall air conditioner in the garage office.
4. Land - There are only three acres of pasture.
5. Barn - There are three horse stalls and a separate storage room.

6. Expand - There is room to build a pole barn for storage, but there is currently no extra empty storage except for the garage. The barn could be converted to storage. The horse stalls are easily removable. The seller moved them when he rebuilt the barn.

How often do you change the well/water softener filters?

The well filter and water softener is a single unit by Pioneer. It takes 3 ft filters, 1 per year (on average), but a family of four would require they be changed more than that.

What TV/Internet options do you have?

Dish and Viasat.

Do you have any ponds or streams on the property?

At the low end of the property there is a culvert under Highway 61 at the SE corner of the property but it rarely has any standing water for any length of time.

How is the garage heated?

There is a 118 gallon pony tank for propane behind the garage. The heater unit is inside the office space section of the building. To heat the garage, you need to leave the service door open between the garage and the office. There is no heating unit in the garage space itself.

How does the water work in the garage/office?

The sink is in the office section of the building, not the garage section. It has cold water, but no gray water out, so there is a bucket below the sink. You must empty the bucket after each use. The water connection to the sink is in the corner cabinet to the right. It is insulated.

Are there any building sites available?

Yes. There are two sites where you can build a shed or barn. One is to the SE of the garage/office to the E of the wellhead. The other is in the upper pasture N of the storage shed.

Do you have any underground storage tanks or cisterns?

Yes. Behind the storage shed is a cement casement above the ground and just to the E of that is an old in-ground cistern. They have been inspected by the county and filled in.

Where are the property boundaries?

The corners are marked by stakes with a yellow sign. The boundary is generally several feet beyond the fence line and before the corn fields.

Where is the wellhead?

It is marked by a gray fake rock made of plastic to the SE of the garage/office.

There is a light inside the storage shed.

That's not a question, but yes, there is, though there is no power run to the storage shed so to operate the light you would need a portable power station, like a battery box from Cabela's.

What updates have been done?

The seller has updated many things in the last 5 years! The list at the beginning of this document covers the highlights. Additionally, the seller has done the following:

- Installed new door in hay loft with lights and outlets put in cement ramp.
- New ADT security system with booster
- Surge protector on boxes
- Permits pulled for everything
- 2021 door locks serviced and new lock installed on barn
- 2021 locksmith inspected and serviced all locks, new lock on barn
- 2020 relandscaped and removed 35 trees
- In 2019 the barn and garage were gutted down to the studs. New electrical, new boxes, new lights, new insulation, new insulated doors, new garage openers.
- 2018 and 2019 Kimmes Bauer from Hastings inspected the well and components
- 2018 new water line to the barn and new field faucet
- 2017 new electric line and box from house to barn
- 2017 Lindus inspected foundation, minor repair, and put in GroundBreaker around house and garage. This helps preserve the foundation, keep heat in and critters out
- 2017 PESTOP from Red Wing MN for rodent control. Child and animal resistant boxes installed, about 12 around property and outbuilds currently