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**DAN PIKE, BROKER**

**Debra Ringkob– Kent Ringkob Family Trust**  
**58218 830th St. Jackson, MN**  
**Listing Price: \$297,000**  
**8.88 Acres +/-**



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Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) [www.danpikeauction.com](http://www.danpikeauction.com)  
410 Springfield Parkway, Jackson, MN 56143  
(507)-847-3468 ~ (888)-847-3486



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## **House Information**

**1 1/2 Story Home built in 1955**

**Attached & Detached Double Car Garages  
Square Feet ( Assessors Estimated) 1282'**

**Bedrooms: 4- One Master on the Main Floor, Three Bedrooms on the Second Floor**

**Bath: 3- One Bath on the Main Floor, One Bath on the Second Floor, 3/4 Bath in the Basement**

**2- LP Gas Fireplace Inserts: One Located on Main Floor, One Located in Basement**

**Roof: Main house- South Side- Big Area- Asphalt shingles 2006  
Top of House- Dormer- New roof boards & rolled rubber roofing 2008  
Breezeway- House Garage- New rolled rubber roofing 2011**

**Furnace: Rudd- Installed by Thurmers April, 2001**

**Air Conditioning: Carrier- Installed by Thurmers**

**Rural Water: Installed in 2007 Completely Paid For**

**Dry Basement System: Installed by Tennyson in 2013**

**Radon Abatement System: Installed by Exile summer of 2019**

**House Driveway, Sidewalk, Steps & Patio: All new in 2014**





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# **Acresage Real Property Information**

**(All information is Assessors Estimated)**

**22 x 25 Attached Garage**

**22 x 25 Detached Garage**

**128 x 60 Machine Shed**

**100 x 40 Lester Machine Shed**

**48 x 26 Lambing Outbuilding**

**36 x 30 Hog House Outbuilding**

**10,235 Bushel Conrad Grain Bin, Full Floor**

**2- 12,000 Bushel Grain Bins, Full Floor**

**1- 18,000 Bushel Grain Bin, Full Floor**

**2- 1,000 Gallon LP Tanks**

**XL Capacity Rheem Marathon Water Heater**

**Rudd Achiever 90 Plus Furnace**

**Carrier Air Conditioner**

**Water Softener**

**2- Attached Dishes- 1 for Federated Wild Blue Internet,  
1 for Direct TV**

**Culligan RO Drinking Unit**



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# **Acresage Utilities Information**

**Electrical Average Monthly Fee: \$140**

**Red Rock Rural Water Average Monthly Fee: \$35**

**LP Gas Average Monthly Fee: \$45**

**Internet Average Monthly Fee: \$70**

**Direct TV Average Monthly Fee: \$70**



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# **Personal Property Negotiable To Stay With The Property**

**LG French Door Refrigerator  
Sears Deep Freezer Unit  
Built in Whirlpool Gold Microwave  
Maytag Dish Washer  
Maytag Flat top Stove/ Oven  
Maytag Washing Machine  
Maytag Clothes Dryer  
JD 737 Lawn Mower– extra oil, air filters, oil filters,  
new blades  
Overhead Gasoline Tank  
Diesel fuel tank in big machine shed  
Extra bricks for the house & assorted wood**



**Bigger East Bedroom on 2nd floor– King size bed, Frame, head box  
Lane Brand Chest of Drawers, Lane Brand Dresser/ Mirror, Window blinds, Curtain Rods,  
Lamp, 2 E-Wall Heaters  
Northwest Bedroom on 2nd floor– Queen Sized Lane Brand Headboard, frame, mattress,  
and box spring, 2 lamps, Curtains, Blinds, Curtain Rods.  
Southwest Bedroom on 2nd floor– Queen sized sleep number, Queen sized Bed and bed  
frame, chest of drawers, dresser.  
Entrance– Tall 4 drawer file filled with files useful to the farm, warranty/ guarantees for  
appliances and products left behind.  
Dining Room/ Living Room– Honeycomb window blinds, curtains, curtain rods, dry sink, 3  
lamp tables, TV stand.  
Office– Big L shaped desk, window blinds, Lamp table, Lamp  
Basement– 2 Storage Shelves, Piano, Ping Pong Table, Love Seat Couch, Paint used in the  
house and on the farm, Work bench and Tool hanger.**

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## Sale Terms

**Seller will reserve the right to remove the Autumn Splendor Maple Tree located SW of the house in the flower bed in the summer of 2020.**

**Seller will reserve the right to remove parts of some favorite Hosta Plants located on the property in the summer of 2020.**

**Seller would like to reserve the right to harvest some apples for personal use in the fall from the trees down by the blacktop road.**



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### Property Survey

