





**1019 SW Trott Av
Willmar MN 56201**

Owner: Hilbrands/Rice Kandiyohi County

MLS # 31830	NEW	RESIDENTIAL	\$98,900
Type:	SINGLE FAMILY	Bedrooms:	4
Style:	Rambler	Master Bath (Y/N):	N
Year Built:	1890	Baths:	2
Lot Size:	75x150	Basement:	Y
# of Acres:		Garage Size:	
Lake/River:		Finished Square Feet:	
Water Frontage:		Upper	0
Water Elevation:		Main	1124
Seasonal (Y/N):	No	Lower	
School District:	Willmar - #347	Basement	728
Days On Market:	3	Total Finished:	1852
Allow Interior Pics:	No	Total Square Feet:	2248
 		Virtual Tour:	

	<u>Level</u>	<u>Room Size</u>	<u>Comments</u>
Living Room	M	12x23	
Dining Room			
Kitchen	M	12x20	
Fam/Grt Room	B	11x30	
Master Bdrm	M	14x14	Master Bath Y/N: N
Bedroom 2	M	9x14	
Bedroom 3	B	12x14	BR3 Conform Y/N: Y
Bedroom 4	B	8x19	BR4 Conform Y/N: Y
Bedroom 5			BR5 Conform Y/N:
Other Room			OTR Conform Y/N:
Upper Baths			
Main Baths			1
Lower Baths			
Basement Baths			1

<p>CONSTRUCTION: Stick Built</p> <p>EXTERIOR: Wood</p> <p>ROOF: <5 yr. old</p> <p>EXTERIOR EXTRAS: Deck, Gravel Driveway, Covered Porch</p> <p>SITE INFORMATION: City Water, City/Public Sewer, Paved Road, Public Road</p> <p>PARKING/GARAGE:</p>	<p>BASEMENT: Full, Finished, Block, Egress Window, Sump Pump</p> <p>HEATING: Gas, Forced Air</p> <p>COOLING: Central Air</p> <p>INCLUSIONS:</p> <p>OUTBUILDINGS:</p> <p>ELECTRIC SERVICE: Breakers</p> <p>FINANCING TERMS: Cash, Conventional</p>	<p>SHOWINGS: Lock Box</p> <p>POSSESSION: Negotiate</p> <p>ZONING: One & Two Family Resident</p> <p>ASSOC. FEE INCLUSIONS:</p> <p>SPECIAL SEARCH: Main Floor Laundry, Main Floor Bedroom</p>
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Confidential ? May Only Be Distributed To Participants of WCAR MLS

Address: 1019 SW Trott Av

MLS #: 31830

Asking Price: \$98,900

Taxes: 964.00

Tax Year: 2008

Tax Classification: NH

Assessments: 40

Parcel #: 95-006-0140

Monthly Assoc Fee:

Monthly Heat Cost: 50

Financial Remarks:

Remarks Spacious home was remodeled, newer foundation, newer furnace and air cond. Agent owner.

Agent to Agent Remarks

Directions:

List Agent: TERRY HILBRANDS - Cell: (320) 894-5484

List Office: EDINA REALTY - MAIN: (320) 235-7887

Co-List Agent:

Co-List Office:

Sub-Agent Comp: 2.50

Buyer Broker Comp: 2.50

Facilitator Comp: 2.50

Variable Y/N: No

Exclusions Y/N: No

Selling Agent:

Sold Price:

Contract Date:

Closing Date:

Concessions Y/N: \$

Explanation:

ADDITIONAL PHOTOS:



This information is deemed reliable, but not guaranteed.