

2454 160th Ave, Edgerton, MN



- Enjoy 13.80 acres of a beautifully landscaped acreage that provides seclusion and privacy; two driveways – one that is paved off of the paved county line highway to the north, and gravel driveway from the SW corner of the site. The acreage sits atop a hill which offers a million-dollar view of the river valley from the Great Room, DR and LR, as well as the deck and gazebo. Enjoy your morning coffee and sunrises from the 900+ SF deck! Just beautiful!



- This wonderful home has many quality built-ins and offers ample room for entertaining. This home was built in 1978; a 1000 SF Great Room was added in 1992; and a 927 SF maintenance-free deck and gazebo were added along the easterly side in 1996. There is a small concrete patio area below the deck with access from the basement family room walk-out.
- First floor rooms include: huge Great Room, Kitchen, formal Dining Room, Living Room, 3 Bedrooms, 2.5 baths, Laundry Closet, front foyer, as well as entry area between the K and double attached garage.



- The Great Room offers a multi-sided fireplace with built-in cabinets that include pool cue storage and entertainment center. These built-ins separate the room into a game area and social area. One wall contains a long wet bar, cabinets, and two built-in roll-top desks. Two sets of French doors lead out to the deck and gazebo and take advantage of the river valley view. Enjoy the spacious feeling in the great room due to the vaulted, wood ceiling. Ample lighting was added, as well as additional clerestory windows for added natural light.
- The sunken living room offers a wood-burning fireplace to cozy up to in Minnesota's cold winter months.
- Step up from the living room into the formal dining room that offers a view of the river valley, French doors to the deck, as well as built-in hutch with glass-front upper cabinets. French doors lead into the Great Room and offer privacy and noise separation if the Great Room is too noisy.
- Three good-size bedrooms and 2.5 baths are on the first floor with baths totally recently redone. One of the baths is off the master bedroom.
- The basement level offers a large family room with fireplace, ¾ bath, bedroom, sewing/craft room, and large, unfinished utility/storage room.
- Move-in ready with new wood flooring and carpet in bedrooms; updated baths; walls repainted...on the first floor. Roof is approximately 10 years old; gutters have gutter guards; lap siding; two central AC units. The double attached garage is heated and finished; has floor drain; and two overhead doors with garage door openers.

Stats on House:

- 13.80 Acres per Survey (will be 13.80 acres when sold; building site is currently 11.25 acres and part of outbuildings sit on another tax parcel number. That will change when sold.
- Built 1978; +/-1000 SF addition 1992 (Great Room); +/-927 SF deck added 1996
- +/-2652 SF above grade. Room count: 7-3-2.5 above grade
- Basement with walk-out and finished FR, BR, Sewing/Craft Room, ¾ Bath; unfinished utility/storage
- Heated/AC (two units)
- Lap siding/stone veneer
- 50 yr ASM
- Gutters/downspouts; gutter-guards
- DA garage 32' x 24'; floor drain; two overhead doors w/garage door openers
- Well-landscaped site!

Utilities:

Provider	Approx Mo'ly Expense-House	Farm
Electricity: Sioux Valley, Brandon	\$75	\$175
LP or Nat Gas: Chandle Coop, Edgerton	\$70	\$163
Phone; TV; Internet: Alliance, Garretson, SD	\$35	\$ 63

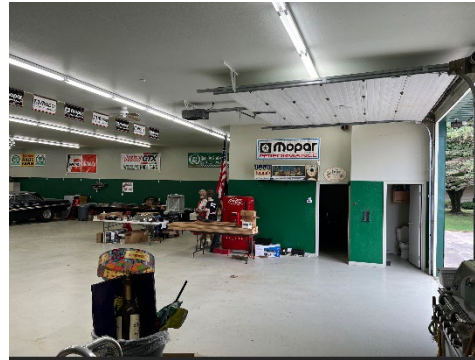
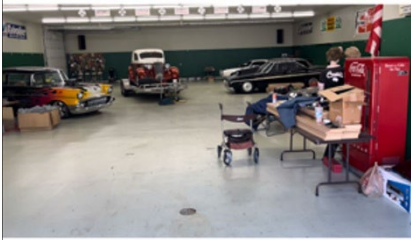
Garbage: use a pit

Wells: 2

Septic: Compliant (2022)

Taxes: Homestead in 2024

Now let's talk exceptional outbuildings! If you are a classic car collector or hobbyist who enjoys a man or woman cave, this is for you! Multiple outbuildings as below that are climate-controlled, finished, office with security system and ½ bath with on-demand hot water...



Stats on the outbuildings:

Building 1:

- 55' x 90'
- 12'6" sidewalls
- 2x6 construction; well-insulated
- Finished walls/ceiling
- Painted concrete floor
- Heated and AC
- Wired for speakers
- Piping for air compressor (compressor not staying)
- Ceiling fans
- LED lighting (all updated)
- Overhead door with garage door opener
- 17' x 17' office with restroom (1/2 B); 11 camera security system (will remain)
- ½ bath with sink/vanity, stool, urinal, on-demand hot water
- 30 year roof with ASM
- Own electric panel
- Connected to Bldg 2
- 1000 gallon propane tank will remain



Building 1 & 2

Building 2:

- 42' x 72' with 14'9" and 14'11" sidewalls
- Connected to Bldg 1 via hall/service door; finished as Bldg 1; double overhead door with garage door opener; ceiling fan; floor drain; heated/AC;
- 2x6 construction; well-insulated
- 30 year roof with ASM
- LED lighting (updated)
- Heated/AC
- Has four rooms and two lofts
- Own electric panel
- Wall shelving to remain

Small Shed:

- Attached to Bldg 1 and Bldg 2
- 14' – 16' ceilings;
- Finished; heated/AC
- Double overhead door with garage door opener
- "engine room"
- Has "L" of cabinets/countertops
- Upper room "mezzanine"
- "welding room" has slightly lower ceiling
- Air compressor lines for pneumatic machinery

Cattle Shed:

- 55' x 100' with 12' sidewalls
- Pole barn construction
- Concrete floor – not smooth, but made for cattle
- Has roof insulation
- Two sliding doors
- Two cattle walk-in doors that are covered but could be opened up
- Has its own electric panel

- No heat or AC, but has two fans in wall for circulation
- This building was used to feed cattle hay, but the posts were pulled out and could be replaced

Building 4 (NW of Driveway):

- 55' x 100' with 14' sidewalls
- ½ of building was converted from pole building to 2x6 construction and is 50' x 55'
 - Well insulated
 - Concrete floor
 - Steel roof and interior
 - Heated – no AC
 - 55' walk-up loft with removable handrail to place things in loft with skid loader
 - Hydrolift door is 19' wide by 14' high
 - Also has service door
 - Floor drain
- Unfinished portion of building is 50' x 55'
 - Pole barn construction
 - Gravel floor
 - Hydrolift door is 33' wide by 14' high
 - Has own elec panel



(showing hydrolift door)

Building 5 Silo/Shed:

- 27' x 13' with 14'6" sidewalls
- 2x6 construction
- Concrete floor
- No heat/AC
- Has fuse panel to run silo unloader and feeder belt (no longer here)
- Two large swinging doors

Feedlot:

- Feedlot is all concrete and has one bad spot
- 3/8" cable is in the silo shed and surrounds the feed lot
- There is one cattle waterer in the feed lot and one waterer for the pasture

Other:

- Replaced lighting in most buildings with LED lighting
- Steel siding on outbuildings
- LP tank at rear of outbuildings (owned)
- 2000 gallon water tank by trellis and raised feeders
- Ample amount of concrete between driveway and house; around outbuildings and past cattle feedlot area
- Electric from upper garden goes down the hill, together with irrigation- pumps to remain
- Garden area with fence with white tubing and water every 5'
- 500 gallon LP tank behind Bldg 4 (owned)



Well-landscaped yard, private building site

