

BUFFALO MN with TWO Lots on Sullivan Lake, Maple Lake Twp. — West of the City of Buffalo



4819 Crofoot Ave NW, Buffalo MN

Located West of Buffalo. From Hwy. 25 & 55 in Buffalo, 1.8 mi. West on Hwy. 55 for 3.8 mi., then right on Crofoot Ave NW for .8 mi.—then LEFT on Crofoot for .4 miles.

Property to be sold "AS IS"

**Estimated sale value is based on the two lakefront lots,
with approx. 140 ft. frontage on Sullivan Lake.
Cabin built in 1961, Garage in 1978.**

Main Floor: Kitchen with cabinets and appliances, open eating area. Living room, and 2 bedrooms, small entry porch. Both Kitchen & Living room windows face the lake. Approx. 576 sq. ft. finished on the main level.

Lower Level Walk Out: Family room with wood stove, Laundry area with washer & dryer, Full Bath. Patio door to Screen porch which faces the lake. Approx. 461 sq. ft. finished on lower level.

Utilities: elec. service, well, private septic, wall air conditioner, water softener, wood burning stove.

Single detached Garage.

Lots: Two lots with separate PID #'s. approx. total lot dimensions: 140 ft x189x178x140 ft.. These lots both have a steep slope to the lake. Sullivan Lake is clean & quiet with good fishing.

Legal: Sec. 10, Maple Lake Twp 120, R26, Sullivan's Rolling Acres 1st, Lots 017 and 018.
PID # 210.031.000170 and PID 210.031.000180. Maple Lake School District 881

Notes regarding property:

- This property is a conservatorship, therefore no property disclosures are available.
- This property is being Sold "AS IS" with buyer being responsible for disposal of all personal property and debris on premises. All structures are in need of repair and updating.
- Buyer will be responsible for certification of the well and septic system and bringing them up to code, if required by the county.
- Due to the landscape and debris in the yard, this property will be very difficult to inspect in the winter!

Price: \$67,000.



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