




**106 McPhail**  
**Redwood Falls MN 56283**  
 Owner: Gregory Redwood County

**MLS # 30431**      **BACK ON MARKET**      **RESIDENTIAL**      **\$97,000**

<b>Type:</b>	SINGLE FAMILY	<b>Bedrooms:</b>	4
<b>Style:</b>	Rambler	<b>Master Bath (Y/N):</b>	
<b>Year Built:</b>	1950	<b>Baths:</b>	2
<b>Lot Size:</b>	85x104.6	<b>Basement:</b>	Y
<b># of Acres:</b>		<b>Garage Size:</b>	24x26
<b>Lake/River:</b>		<b>Finished Square Feet:</b>	
<b>Water Frontage:</b>		<b>Upper</b>	0
<b>Water Elevation:</b>		<b>Main</b>	1356
<b>Seasonal (Y/N):</b>	No	<b>Lower</b>	
<b>School District:</b>	Redwood Falls Area Schools -	<b>Basement</b>	1356
		<b>Total Finished:</b>	2712
		<b>Total Square Feet:</b>	2712

 **Virtual Tour:**

	<u>Level</u>	<u>Room Size</u>	<u>Comments</u>	
<b>Living Room</b>	M	22x11		
<b>Dining Room</b>	M	10x17		
<b>Kitchen</b>	M	12x12		
<b>Fam/Grt Room</b>	B	11x19		
<b>Master Bdrm</b>	M	11x11		<b>Master Bath Y/N:</b>
<b>Bedroom 2</b>	M	11x11		<b>BR3 Conform Y/N:</b>
<b>Bedroom 3</b>	M	9x13		<b>BR4 Conform Y/N:</b> N
<b>Bedroom 4</b>	B	11x14	No Egress Window	<b>BR5 Conform Y/N:</b>
<b>Bedroom 5</b>				<b>OTR Conform Y/N:</b>
<b>Other Room</b>				
<b>Upper Baths</b>				
<b>Main Baths</b>			1	
<b>Lower Baths</b>				
<b>Basement Baths</b>			1	

**CONSTRUCTION:**  
Stick Built

**EXTERIOR:**  
Wood, Hardboard

**ROOF:**  
Shingle

**EXTERIOR EXTRAS:**  
Patio, Concrete Driveway

**SITE INFORMATION:**  
City Water, City/Public Sewer, Paved Road, Public Road

**PARKING/GARAGE:**  
Attached 2 Car, Garage Door Opener

**BASEMENT:**  
Full, Partial Finished, Block

**HEATING:**  
Gas, Hot Water

**COOLING:**  
Wall Air

**INCLUSIONS:**  
Cable TV, Smoke Alarms, Window Coverings, Disposal (Built-in), Dishwasher (Built-in), Water Softener Owned

**OUTBUILDINGS:**  
Storage Shed

**ELECTRIC SERVICE:**  
Breakers

**SPECIAL SEARCH:**  
Family Room, Hardwood Floors, Main Floor Bedroom, Separate Dining Room

**FINANCING TERMS:**  
Cash, Conventional, FHA, VA

**SHOWINGS:**  
Key

**POSSESSION:**  
Negotiate

**ZONING:**  
One Family Residential

**ASSOC. FEE INCLUSIONS:**  
None

**Address:** 106 McPhail

**MLS #:** 30431

**Asking Price:** \$97,000

**Taxes:** 1708.00

**Tax Year:** 2009

**Tax Classification:** H

**Assessments:** 42.00

**Parcel #:** 88-766-1400

**Monthly Assoc Fee:**

**Monthly Heat Cost:** UNKNOWN

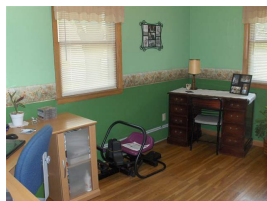
**Financial Remarks:** Cash or acceptable financing

**Remarks**

Spotless rembler in great neighborhood in Redwood Falls. Close to schools, hospital, swimming pool & more! 3 bedrooms, 2 baths, with double attached garage, wood floors & patio. Must see!

**Directions:**

**ADDITIONAL PHOTOS:**



**This information is deemed reliable, but not guaranteed.**