

# *Wilkin County*

Listing #16525  
1538 310th Ave, Rothsay, Minnesota 56579



*Lindsey Brown*

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*Michelle Weinzett*

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# Property Available!



## Description:

Peoples Company is proud to offer this exquisite custom built home that sits on 11.52 acres, just 35 minutes from Fargo/Moorhead and 20 minutes from Fergus Fall, MN. This property has something for everyone. This unique property features a 3647 sq. ft. custom built home with an open floor plan (constructed in 2012), all on one level! NO STEPS!! There are 4 oversized bedrooms, 2 full baths, and 1 - 3/4 bath, office, a rec room with a bar and full sized fridge, a formal dining room, and large eat-in kitchen with custom cabinets and stainless steel appliances. All the countertops throughout the entire home are granite. The vaulted ceilings give the home a sense of being even larger than it is. One of the best features of the home is the floor heat. There are two heating zones. One for the home and one for the garage. The sellers are offering this home as "turn-key". The sellers will sell the home with all appliances, TVs, surround sound systems, dining room set, living room furniture, most of the bedroom sets, area rugs, some dishes and countertop appliances, bar stools, and more. The sellers will be keeping their personal items and belongings, but if you see something you like just ask and it may be available for sale.

The master bedroom has a tray ceiling with a ceiling fan and large walk-in closets. The master bath has a jetted tub and shower, plus custom oak cabinets and a vanity. The other 3 bedrooms all have large double door closets and ample room for furniture.

There is a two stall attached garage with in-floor heat and garage door openers and a two stall detached garage.

In addition to the beautiful one level home there are six outbuildings, including a shop with in-floor heat and an office and bathroom. There is also a grain storage facility with 5 - 30,000 bushel bins, 4 - 6500 bushel bins and 4 - Micada hopper bottom bins, and 1 - 10,000 bushel bins. The bin site has 3 phase power and a 6500 watt transformer.

## Showings by appointment only to qualified buyers.

### Reserved Items:

The sellers will be keeping all the furniture in the office, the antique chest, and dresser in the master bedroom, and two of the bedroom sets from the other 3 bedrooms.

### Appliances:

All kitchen appliances are stainless steel and include a fridge, double oven, microwave, and dishwasher. There is also a full sized fridge in the rec room. Laundry room - washer and dryer.

### Grain storage facility:

The grain storage facility has 5 - 30,000 bushel bins, 4 - 6500 bushel bins and 4 - Micada hopper bottom bins, and 1 - 10,000 bushel bins. The bin site has 3 phase power and a 6500 watt transformer. The 30,000 bushel bins, the 6500 bushel bins, and the 10,000 bushel bins all have air floors with fans.

**Price: \$1,300,000**

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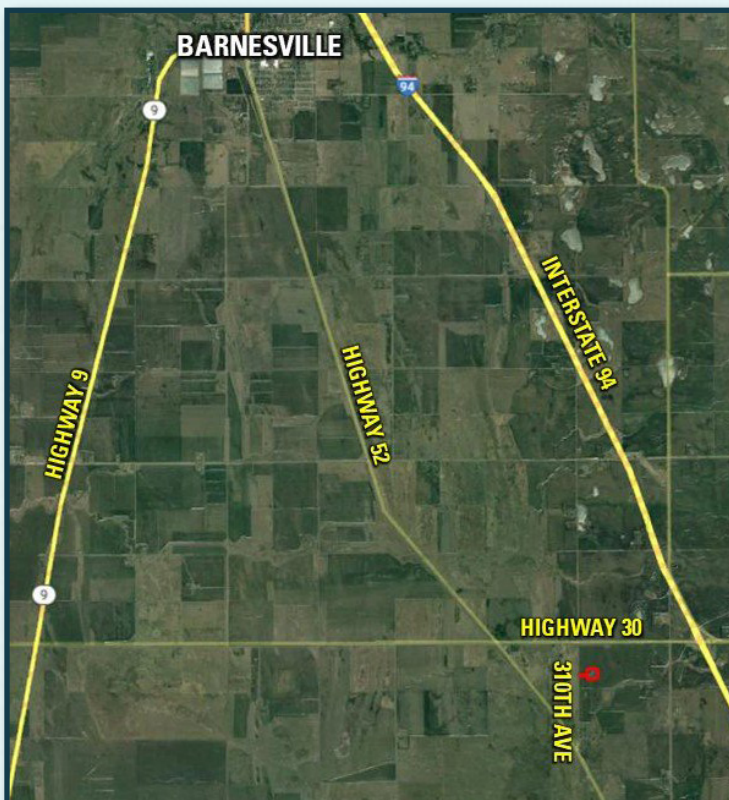
**Rothsay  
Property**  
**11.52**  
Acres M/L  
AVAILABLE



### Directions:

From Barnesville, MN at the intersection of Hwy 35 and Hwy 52 (Hwy 9), drive south on Hwy 52 for 7.5 miles to Hwy 30 (150th St) then turn left and drive east on Hwy 30 (150th St) for 1 mile to 310th Ave, then turn right and drive south on 310th Ave for .4 miles. This will put you at the end of the driveway for the farmstead.

From Fergus Falls, MN get on Interstate 94 and drive north for 21 miles to exit 32 (Hwy 30), then turn left onto Hwy 30 and drive west for 1.5 miles to 310th Ave, then turn left and drive south on 310th Ave for .4 miles. This will put you at the end of the driveway for the farmstead.







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16525

### Additional Info:

Shed #1 - 30' x 64' with cement floor and 24' wide x 12' high overhead door with door opener

Shed #2 (rounded) - 30' x 60' with cement floor and 14' high x 12' wide overhead door with opener

Shed #3 (NE corner of property) - 40' x 100' with gravel floor and 24' wide x 14' high overhead door with opener

Shed #4 (SE corner of property) - 30' x 64' with gravel floor and 14' wide x 12' high overhead door with opener

Shed #5 (Heated Shop) - 40' x 64' shop with in-floor heated cement and 25' wide x 15' high insulated door with opener. There is also a 12' x 20 heated office and a 12' x 12' bathroom attached to the heated shop. In front of the shop, there is a 40' x 40' cement pad.

Shed #6 (SW corner of property) - 40' x 100' with cement floor and 24' wide x 14 1/2' high door with opener. (This building had new steel installed on it in 2012)

All of the buildings, except the rounded shed, were built between 2010 and 2012.

All of the buildings have 200 amp service.



**SCAN THE QR CODE**  
TO THE LEFT WITH YOUR  
PHONE CAMERA TO VIEW  
THIS LISTING ONLINE!



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