
Sprawling 70 Acre Estate

WELCOME TO:

***3122 50th Street SE
Delano, MN***

\$1,395,000.00

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Automotive Building

- Fire treated post and beam construction
- Porous aggregate rock flooring with drains
- NASA designed fire protections system
- Lighting, ceiling fans and sound system throughout
- Mid-building fire wall section
- Soaring ceilings
- Storage space for 60+ cars
- 4 large exterior access garage doors
- 13 exterior access individual garage stalls
- 2 separate office spaces
- ½ bath

Barn

- Original 1888 wood beamed construction
- Hardwood floors
- Stunning floor to ceiling wood burning fireplace with gorgeous stone and wood surround
- Open concept living, dining and kitchen space
- ½ bath designed as a discrete armoire
- Upper level loft space complete with 2 rooms and 2 full baths
- Lower level offers a 5 car garage, laundry and utility space and pool equipment room

Guest House

- Quaint addition in the late 1900's
- Two-story conveniently located poolside
- Main floor open concept living, dining and kitchen space, wood burning fireplace and sliders to access walkout patio
- Upper level large bedroom, wood burning fireplace, full bath with double sink vanity and sliders to access deck

Main Lodge

- Octagonal gazebo
- Wrap-around deck with built-in hot tub
- Large screen porch with wood burning fireplace and skylights
- Greenhouse with counter space and sink
- Main floor kitchen, living room with fireplace, full bath, large pantry
- Upper level private bedroom and full bath
- Lower level sitting room with wine cellar, full bath, spacious bedroom with sliders to access walkout patio and abundant closet space as well as huge laundry and storage room with ample closet space

AUTOMOTIVE BUILDING		MAIN LODGE	
Office	16 x 13	Main Level	
Office	27 x 16	Living Room	27 x 16
Garage Space	119 x 68	Kitchen	14 x 08
7 Stall Garage	79 x 23	Entrance	08 x 05
Garage Space	27 x 23	Pantry	13 x 10
Garage Space	68 x 27	Greenhouse	22 x 08
Garage Space	79 x 68	Screen Porch	26 x 10/17 x 15
6 Stall Garage	69 x 23	Gazebo	12 x 12
BARN		Upper Level	
Main Level		Bedroom	16 x 10
Kitchen	24 x 24	Bathroom	09 x 06
Living + Dining Area	39 x 34		
		Lower Level	
Upper Level		Sitting Room	
Full Bathrooms (2)	08 x 05	Laundry Room + Storage	16 x 13
Bedrooms (2) (nonconforming)	15 x 10	Bathroom	12 x 09
Sitting Room	08 x 08	Master Bedroom	26 x 12
Lower Level		OUTBUILDING I	
Laundry + Utility Area		Storage	
5 Car Garage		Garage Space	
07' Door (2)		Dark Room	
10' Door (2)			
12' Door			
Pool Equipment Room	10 x 08	OUTBUILDING II	
		Automotive Shop/Garage	39 x 37
GUEST HOUSE		Kitchen	21 x 19
Main Level		Office	21 x 10
Dining + Living Room	26 x 19	Garage	49 x 29
Kitchen	13 x 10		
Bathroom	07 x 05	PAVILION	
Laundry + Utility Room	07 x 07		
Deck	16 x 04	SILO	
Upper Level			
Bedroom	26 x 24		
Closet	06 x 06		

Specifics

2010 Tax \$9,058
 PID # 208300273400

School District
 879 Delano
 Delano Elementary (K-4)
 Delano Middle School (5-8)
 Delano High School (9-12)

Features

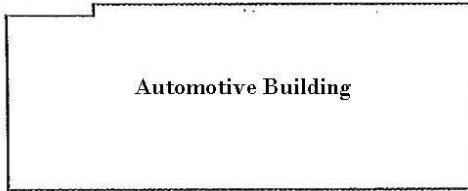
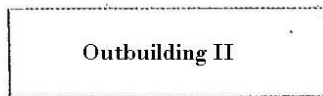
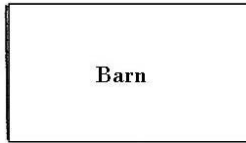
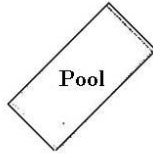
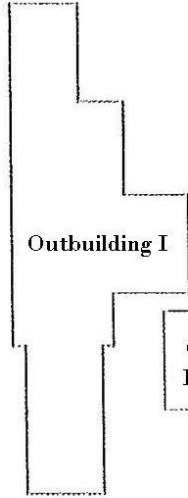
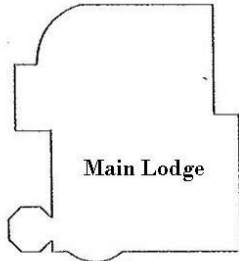
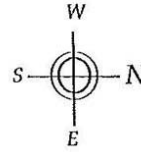
- 70 Acres
- 5 Fireplaces
- In-ground Pool
- 20 Garage Stalls
- Soaring ceilings
- Built-in Hot Tub
- Octagon Gazebo
- Hardwood floors
- Pond with fountain + archway bridge
- Bordered by $\frac{3}{4}$ of a mile of the Crow River
- Spectacular deck + patio + outdoor kitchen spaces
- Fabulous tree coverage of Ash, Birch, Cottonwood, Crabapple, Maple, Oak, Pine, Spruce and Willows

Woodford Farm Maintenance Expenses

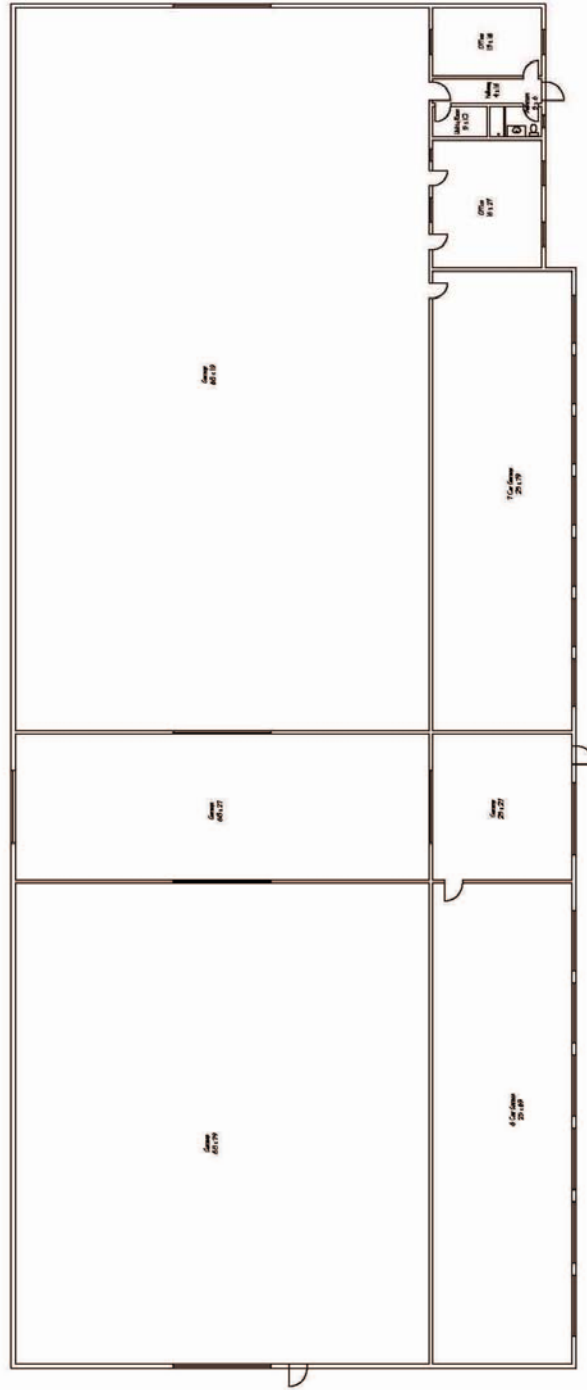
	Monthly	Annual
Temaca Lawn Sprinklers		
Waste Management	\$55.00	
Burns Security	\$110.00	
Plunkett's Pest Control	\$230.00	
Robin Binman - Cleaning Service	\$240.00	
Frontier Phones	\$250.00	
Elmer Peterson - Plowing and Septic Maintenance	\$250.00	
Bowman Sheet Metal - HVAC	\$300.00	
Culligan	\$300.00	
Property Maintenance and Security	\$600.00	
Wright Hennepin Elect Coop	\$1,162.00	
Grounds Maintenance (Mowing, Fall & Spring Cleanup)	\$1,500.00	
David Agency - Insurance	\$2,134.00	
Ferrell Gas	\$3,000.00	
Andy Brown Pool Service	_____	\$5,891.00
	\$10,131.00	

(Information deemed reliable but not guaranteed)

Woodford Farm Structures

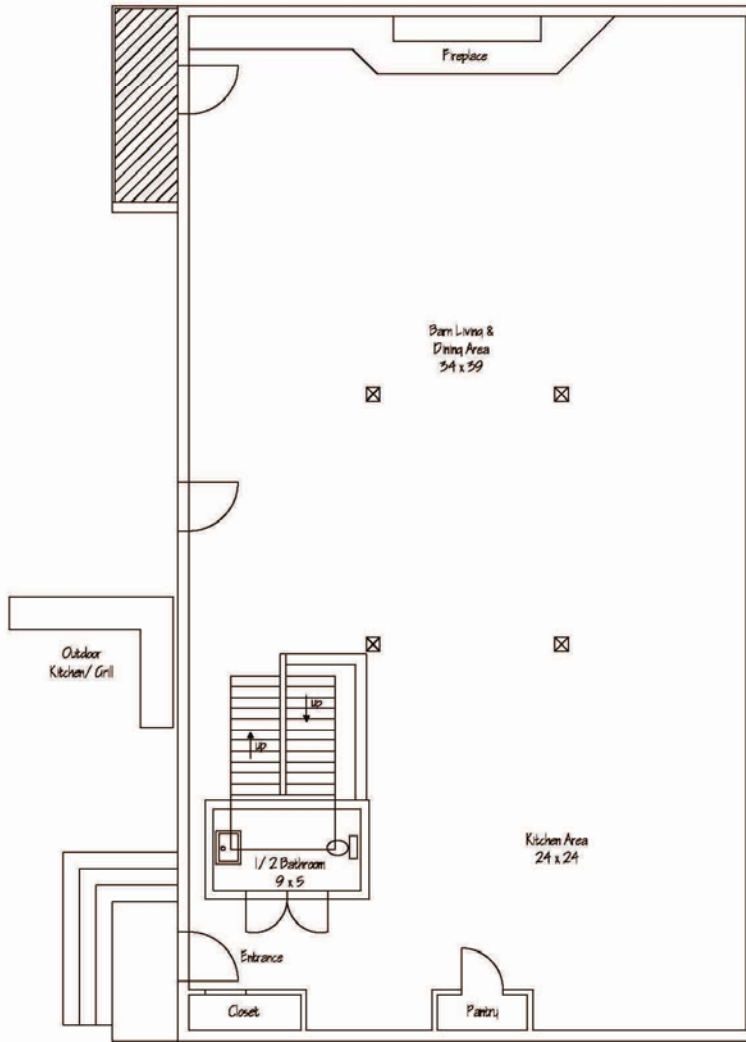


Automotive Building



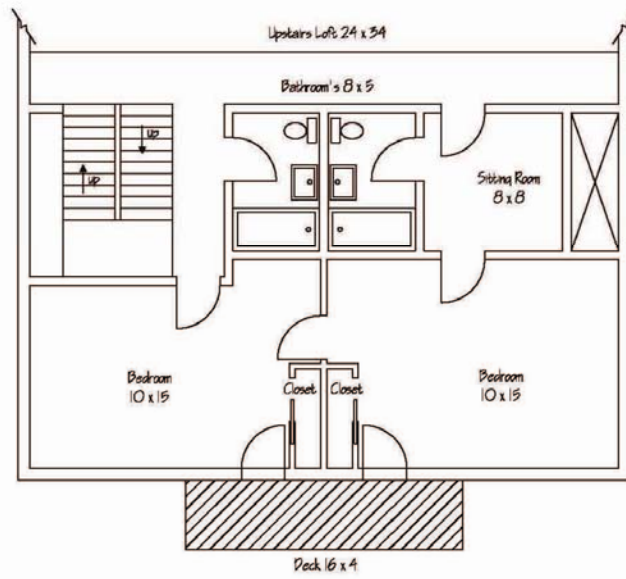
Barn

Main Level



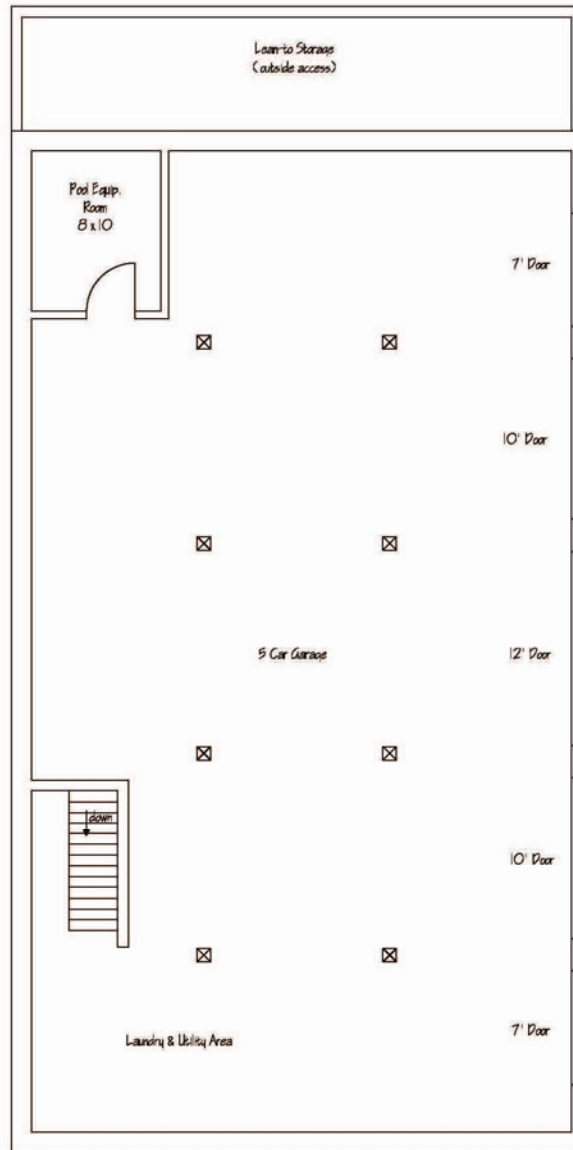
Barn

Upper Level

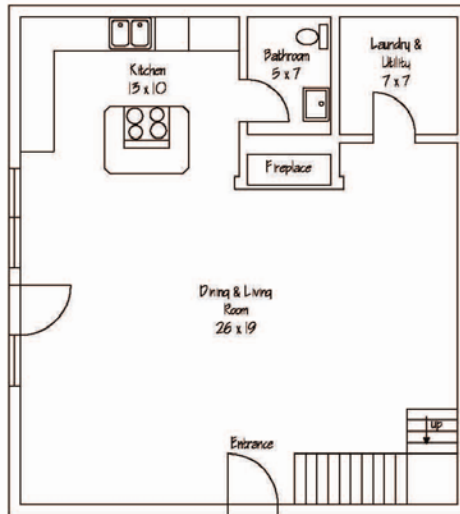
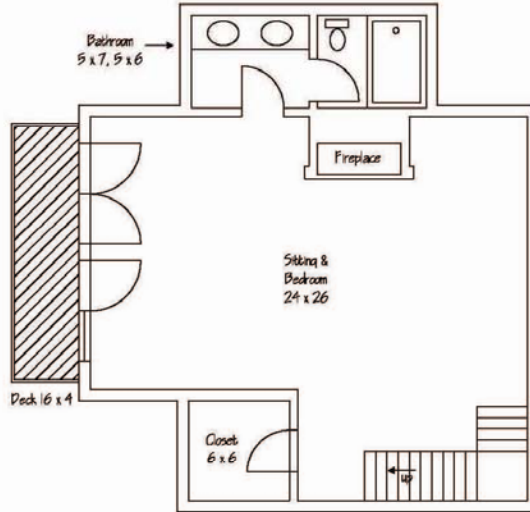


Barn

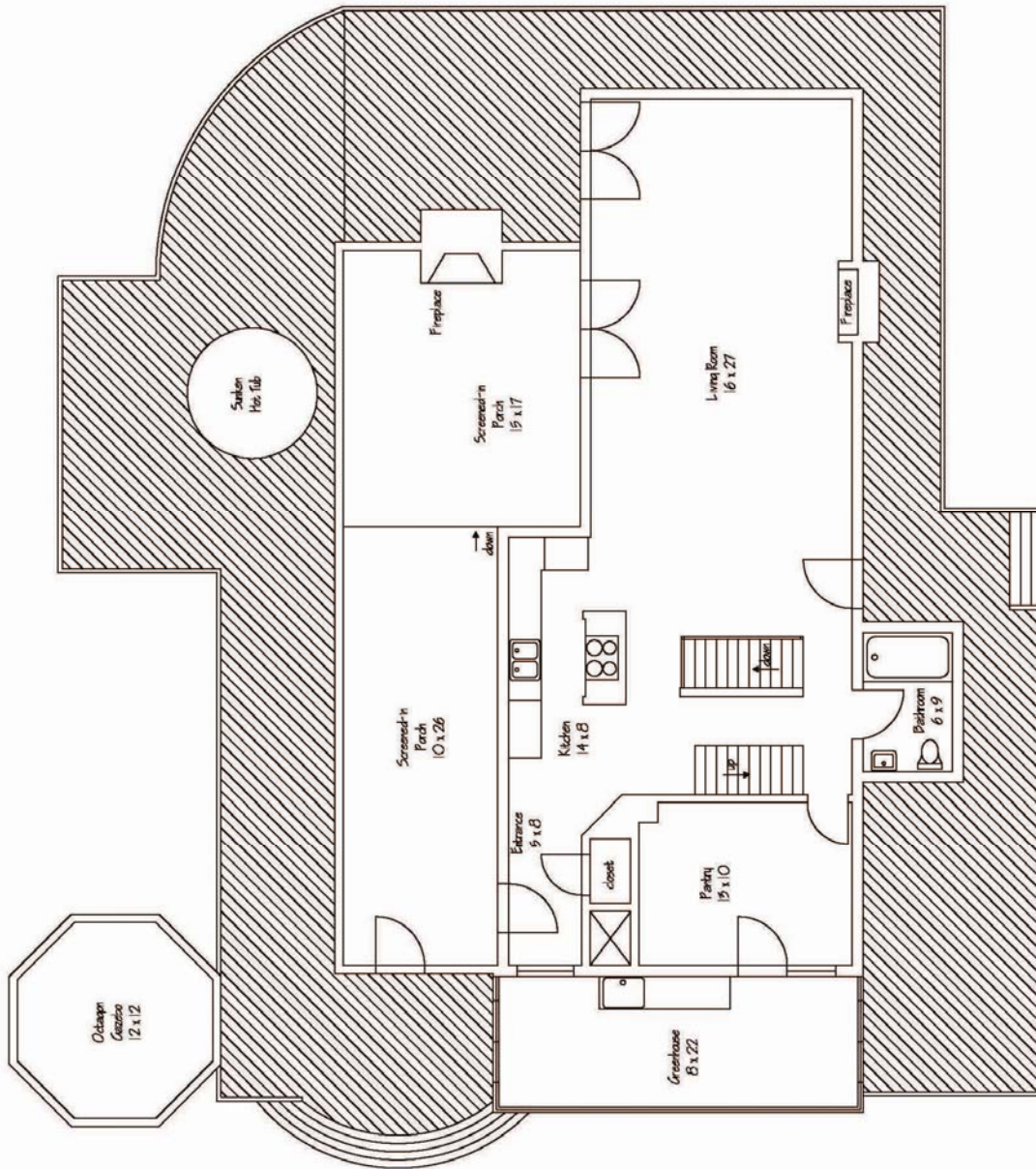
Lower Level



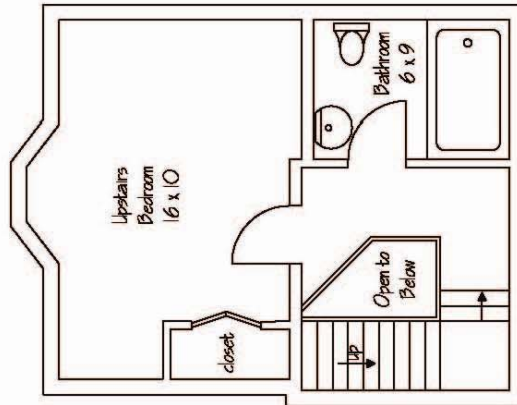
Guest House



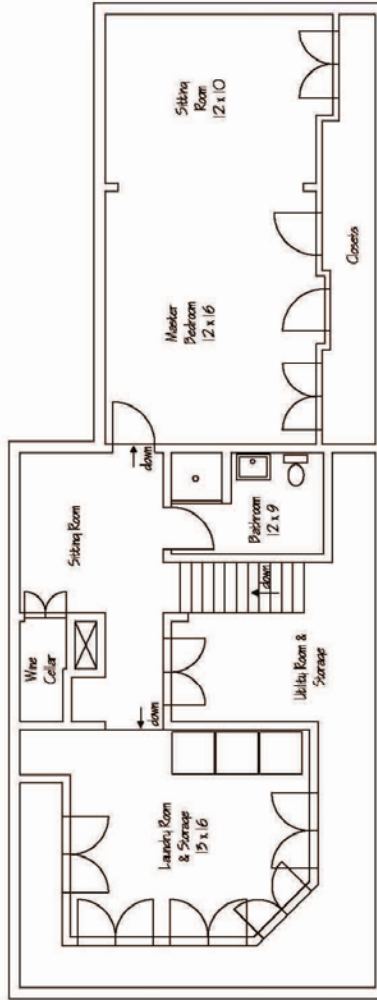
Main Lodge Main Level



Main Lodge Upper Level



Main Lodge Lower Level



Outbuilding II

