

SUPPLEMENTAL PROPERTY FEATURE FLYER

25215 720th Street • Hayfield, MN 55940

3.59 Acres • Vernon Township, Dodge County • Parcel #16-015-0800

PROPERTY OVERVIEW

Charming rural homestead on 3.59 acres with a private timbered setting, mature trees, and hobby-farm potential. Sellers have lovingly maintained and updated this home for 31 years (owned since 1995). Ideal for chickens, goats, horses, or a small hobby farm. Convenient 22-minute drive to Mayo Clinic West parking lot. Hayfield or Kasson school options.

RECENT UPDATES & IMPROVEMENTS

- **Roof** – Replaced/repaired 2024 (hail claim fully resolved)
- **Furnace** – New 2025
- **Septic System** – Completely replaced 2022 (Clint Larsen Construction) – mound system with drain field; Certificate of Compliance; tank pumped Aug 2024 (every 3 years)
- **Water Heater** – Newer electric unit
- **Steel Siding** – Newer steel siding + brick accents
- **Doors** – All interior & exterior doors updated + new garage doors
- **Lighting** – New interior & exterior lighting throughout
- **New front pillars** – Outdoor entry area refreshed
- **Windows** – Large newer windows for abundant natural light
- Underground electrical service lines

KITCHEN HIGHLIGHTS

- Live oak center island / bar island
- Acacia wood flooring
- Custom range hood
- Newer refrigerator
- Gas stove
- Wine rack + convenient charging outlets
- Appliance garage
- Tiled surfaces & custom wood shelves
- Pantry located in hallway

MECHANICALS & SYSTEMS

- Two gas fireplaces (one downstairs with remotes) – brick surrounds
- Central air + gas furnace (2025)
- Natural gas + electric service
- Sump pump (basement)
- Garage accessible directly from basement utility/laundry room
- Half-block basement (1975 construction)
- Hard-surface flooring downstairs (no carpet – pet friendly)

OUTDOOR & HOBBY FARM FEATURES

- Pool hookups remain in the backyard (pool previously removed)
- Natural gas hookups available
- Water spigot located by the woodshop/shed
- Firepit with metal insert
- Dog kennel with fence and cement floor
- Trails throughout the timbered areas
- Revised garden beds & landscaped areas
- Fairy gardens / tree plantings
- Suitable for chickens, goats, horses, and other hobby-farm animals
- Private setting with mature trees and open lawn

UTILITIES & SERVICES

- **Internet:** KM Telecom – high-speed fiber
- **Electric:** People's Cooperative Electric
- **Natural Gas:** Minnesota Energy
- **Garbage:** Skeveland
- Private well (in use) – water tested April 9, 2026 – meets all EPA primary drinking water standards (bacteria absent, low nitrate, arsenic & lead well below limits)
- Shared well arrangement noted (serves two properties; subject property manages)
- Antenna available for TV

LOCATION & SCHOOLS

- Drive time to Mayo Clinic West parking lot: **22 minutes**
- Hayfield or Kasson school districts
- Quiet rural setting on 720th Street with easy access
- Vernon Township, Dodge County

DISCLOSURE HIGHLIGHTS (see full statements for complete details)

Well: In-use private well on property; water analysis (April 2026) meets EPA standards. **Septic:** 2022 replacement mound system with compliance certificate; last pumped Aug 2024. **Radon:** Tested Dec 2020 – average 2.5–2.6 pCi/L (PASS – below 4.0 action level); no mitigation system installed. **Other:** No known methamphetamine production; no Chronic Wasting Disease detected; no preferential tax status. Hail damage to roof in 2024 was claimed, compensated, and repaired. Sump pump issue previously caused minor basement moisture – carpets removed and replaced with LVP.

This supplemental flyer is provided for convenience and highlights selected features and updates. It is not a substitute for the full Seller's Property Disclosure Statement, Well Disclosure, Subsurface Sewage Treatment System Disclosure, radon reports, water tests, or any independent inspections. Buyers are encouraged to verify all information and conduct their own due diligence.

Prepared as a marketing supplement • July 2026