

# PROPERTY AMENITIES SUPPLEMENTAL

70082 270th Avenue • Kasson, MN 55944

8.00 Acres | Vernon Township, Dodge County | Kasson-Mantorville Schools

**\$1,599,900**



Aerial overview — 2008 one-level ranch home, brand-new 4,800 SF heated shop, detached storage buildings, and creek-frontage acreage.

| Beds / Baths | Finished SF | Year Built  | Lot Size   | New Shop               |
|--------------|-------------|-------------|------------|------------------------|
| 3 / 3+       | ~3,404 SF   | 2008 (Home) | 8.00 Acres | 4,800 SF Heated (2024) |

## ONE-LEVEL LIVING & ACCESSIBILITY

- **No basement and no steps** — true single-level living throughout the entire home
- All living facilities on one level: bedrooms, bathrooms, laundry, kitchen, and living areas
- Ideal for accessibility, aging-in-place, or multi-generational households
- Open-concept floor plan with approximately 3,404 finished square feet
- Oversized primary suite with walk-in shower and separate soaking tub
- Convenient main-floor laundry

## HOME SYSTEMS, MECHANICALS & INTERIOR FEATURES

### Heating & Cooling

- Geothermal system with in-floor radiant heat
- Forced-air geothermal distribution
- Geothermal central air conditioning
- Propane supplemental (two LP tanks on site)

### Electrical & Plumbing

- 200-amp electrical service
- Private well water system
- Private septic (drain field; pump wiring updated 2022)

### Kitchen & Appliances

- Cooktop, wall oven, dishwasher, microwave
- Refrigerator, washer & dryer
- Exhaust hood + central vacuum system

### Additional Features

- 3 bedrooms / 3+ bathrooms
- Breakfast area + informal dining space
- Steel siding with brick/stone accents
- Asphalt shingle roof

## OUTDOOR LIVING & SITE FEATURES

- **Hot tub hookups** off the house patio / lanai area (384 SF lanai prepared for hot tub)
- Picturesque creek running through the property — views enhanced by selective tree clearing (2026)
- ~\$50,000 invested in concrete driveway, blacktop resurfacing, and tree clearing for improved access & views
- Expansive manicured lawns, mature trees, and privacy plantings
- Quiet county-road location with easy access to Kasson, Byron, and Highway 14 corridor to Rochester



Brand-new 2024 60' × 80' × 18' (4,800 SF) heated post-frame steel shop — high clearance, furnace, multiple overhead doors, bathroom rough-in with shower installed.

| OUTBUILDINGS, SHOP & STORAGE CAPACITY |                                                            |       |                                                                      |
|---------------------------------------|------------------------------------------------------------|-------|----------------------------------------------------------------------|
| Structure                             | Size / Details                                             | Year  | Key Notes                                                            |
| Main Residence                        | ~3,404 SF finished<br>1-story ranch                        | 2008  | Open concept, primary suite, geothermal, main-level living           |
| Attached Garage                       | ~952 SF multi-car                                          | 2008  | Attached for convenience and weather protection                      |
| NEW SHOP                              | 60' × 80' × 18' = 4,800 SF<br>16×24 door + (2) 10×10 doors | 2024  | Heated • High clearance • Furnace • Bath rough-in + shower installed |
| Detached Building                     | 30' × 48' = 1,440 SF<br>3 overhead doors (~9'8" × 10')     | ~2001 | Excellent equipment, vehicle, and storage capacity                   |
| Older Outbuildings                    | Grainery / crib + lean-to                                  | Older | Functional extra storage                                             |

The combination of the brand-new 4,800 SF heated shop, attached multi-car garage, and additional 1,440 SF detached building delivers exceptional capacity for equipment, vehicles, boats, trailers, hobbies, or a home-based business — a rare pairing with a comfortable one-level home.

**LOCATION, ACCESS & KEY DETAILS**

- Quiet rural setting on a county road between Kasson and Byron with easy Highway 14 access to Rochester
- Kasson-Mantorville School District | PID: 100-16.001.0400 | Vernon Township, Dodge County, MN
- Certificate of Survey on file (8.00 acres more or less); public road easements along north and west lines

**VALUE CONTEXT:** This property sold in August 2022 for \$775,000. Since that time the current owners have constructed the 4,800 SF heated shop (documented construction-related costs exceeding \$410,000) and completed substantial site work including driveway, blacktop, and creek-view clearing (~\$50,000). The current asking price of \$1,599,900 reflects a significantly improved and more capable asset than what existed four years ago.

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