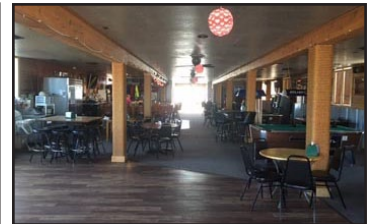




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52 Tepeotah Road, Tracy, MN

Lot Size: 6.66 acres
 Dimensions: 36x100
 Sq. Footage: 8124 total
 Exterior: Cement Board, Brick, Metal
 Each end
 Roof: Metal
 Heating System: Geo-Thermal
 Water: Private Well
 Sewer: Central Sewer System
 Elec. Entrance: Breakers
 Taxes: \$1767 - RE
 \$3,104 with assessment

Listing Price: \$550,000
 Legal: #18-028-0080
 MLS: 6025816
 Deck: main level - 36x30 cement patio
 upper level - 26x18 raised deck
 Appliances: Equipment/Fixture list
 Windows: New Marvin Windows Main Level
 Bathrooms: 2 - Main; 2- upper level
 Kitchen: 30x14
 Foundation: Reinforced concrete
 Utility Room: Main Level
 Year Built: See additional information
 Assessments: \$1,336.62 Sewer assessment



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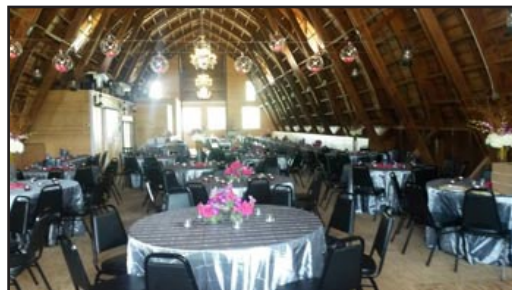
Luann J. Hansen, Broker
 Currie, MN/Tracy, MN
 Cell (507) 828-3945



Jody Lehnhoff, Agent
 Tracy, MN
 Cell (507) 829-3999



Pamela Schreier, Agent
 Slayton, MN
 Cell (507) 360-2314



Currie Office (507) 763-3599 Tracy Office (507) 212-6688
 Slayton Office (507) 836-6996



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Breezy Barn Equipment/Fixtures

Upper Level – Banquet room, bar, storage room, men's and woman's bathroom,

26x18 outside raised deck with steps to main level

12 Round Tables 60"

14 rectangular tables 8'

6 rectangular tables 6'

5 bar stools

Approx. 200 chairs

Bar

Beer cooler

Bar ice bin

Main Level Area – Dining and Bar area, dance floor, storage room, mechanical room, men's and women's bathrooms, front and side entry, exit to outdoor 36x30 cement patio and bar.

3 tall round tables (4)

37 bar height stools/backs

3 tall square tables (4)

9 bar height round stools

3 small round tables (4)

37 plus chairs

1 big square table (8)

2 large round tables (6-8)

1 counter height table (8 plus)

1 oblong table (6 plus)

4 flat screen TV's (two 52", two 48")

5 ceiling fans

2 door Coca Cola cooler

Condiment storage cooler

Freezer

Bar

3 door advantEDGE cooler/stainless steel top

3 slide door Turbo air cooler

2 ice bins

Trash hole

Small sink

Jackson glass washer

2 cash registers

Credit Card Machine

Kitchen

"Captiveaire" Exhaust fan system

"Kolpak" Walk in Cooler

"Norlake" Freezer

"Delfield" cooler under grill

"Manitowoc" ice machine

"Star Max" Grill

"Pitco" Fryer

"Advant Edge" Freezer

NSF approved prep sink

Stainless steel serving table

3 hole stainless steel washing sink

2 pizza ovens

Microwave

Outside – 36x30 Cement patio and bar

Out door bar w/beverage cooler and ice. All NSF approved

Patio Furniture

8 Picnic Tables

26 x 16 Band Stage with 50 Amp 220 Service

Breezy Barn clothing inventory included

Additional Information on Breezy Barn

Breezy Barn is a well known gathering establishment close to north east side of Lake Shetek. The barn offers food, liquor, On/Off Sale/Sunday Liquor/Sunday off Sale (3.2), inside and outside live entertainment with stage for band, very popular location for weddings, class and family reunions, parties, benefits, pool and bean bag tournaments or whatever gathering you need.

History of the Barn is as follows:

Actual age of barn is 1929. It was moved to present location in 1995. Present owners began the remodel process in Oct of 2012 and opened June 2013. The 2nd level was finished in winter of 2013 making it a much sought after/desirable location for amazing wedding receptions and various other small and large gathering functions. The upper level was built by a certified engineer specializing in second level support systems. All bar and kitchen equipment is NSF approved. This building was remodeled with all the best in heating/cooling, electrical, plumbing, materials available.

The following information in no particular order is given to provide further knowledge of the property.

Understandably it is difficult to describe all the amenities of the property and any further information will be available upon request.

- Security System – 24 hour live monitoring
- Geo Thermal Heating and Cooling - Central HVAC
- T-thermal on units
- Walk in cooler and ice machine run off the ground source (the water source is pre-heated)
- Propane furnace for back up (the furnace has been serviced all along but never actually needed for back up)
- Ground water source is preheated through this system. The walk in cooler and ice machine run off The ground source.
- 900 gal per day reverse osmosis water treatment system (ice)
- Licenses – On & Off Sale
 - Sunday On Sale
 - Sunday off sale (3.2 beer)
- Campground permit – no water or electrical
- Well – 400 ft deep, tested every year by department of health.
- All lightning is LED
- All lower level new Marvin windows
- Barn of the Year – (2008)
- All game machines, pool tables, and ATM are through C&N