



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	76137 330th Street St. James, MN 56081	Living Room:	13' x 23'2" +12' x 14'	Heating System:	FA / LP
Type:	Acreage	Dining Room:	10'6" x 10'9"	Air Conditioning:	Central
Owner:	Tom & Phyllis Tiedeken	Kitchen:	10'6" x 11'8"	Electrical Service:	200 Amp CB
Age of Home:	34 +/- Years	Cabinets:	Oak	Water Heater:	105 Gal Elec
Lot Size:	8.34+/- Acres Subject to Survey	Master Bed:	13'6" x 15'1"	Water Softener:	Yes
2016 Taxes:	Estimated \$900 HS	Bedroom:	9'10" x 15'	Garage:	28' x 32'
Spec. Assess.:	\$23 Recycling	Bedroom:	10' x 13'4"	Roof:	Asphalt
1st Floor Sq Ft:	1,988	Baths:	2 Full, 1 3/4	Exterior:	Aluminum
Basement:	Full	Showers:	3	Interior Trim:	Oak
		Deck:	12' x 20'	Interior Walls:	Sheetrock
		Laundry:	9' x 12'	Machine Shed:	60' x 100'
		Wells:	10' NE Machine Shed	Open Shed:	40' x 80'

Features: Very neat rural setting on approximately 8.5 acres with lots of trees, river, and wildlife across the road. Home was built in 1982, spacious kitchen & eating area with lots of oak cabinets, formal dining room with built-in hutch & buffet, large living/family room with fireplace & beam ceilings, 3 very nice sized bedrooms with master bedroom having walk-in closets & adjoining bath, very nice first floor laundry inside the back entry with 3/4 bathroom. There is a full basement, energy efficient Lennox LP furnace, 200 amp CB electrical service, water softener & iron removal system. Exterior has a 12' x 20' deck, aluminum siding, and newer shingles. There is a newer detached 28' x 32' garage with vinyl siding. The outbuildings consist of 60' x 100' machine shed, 40' x 80' open sided shed, and other miscellaneous buildings.

*Septic System Needs Updating

Legal Description: 8.34+/- acres, subject to survey, Section 10, Rosendale Township, Watonwan County

Parcel: 10.010.0200

Price: \$185,000



For more information call or stop in at Mayberry Realty
 Tom Mayberry Cell Phone (507) 317-0788
 Gary Sturm Cell Phone (507) 327-6246
 Kelly Brown Cell Phone (507) 317-5590

Visit our Website at www.mayberryrealty.net
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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