



119 South 7th Street, St. James, MN 56081  
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|                         |   |                           |               |                            |                   |
|-------------------------|---|---------------------------|---------------|----------------------------|-------------------|
| <b>Address:</b>         | 1016 10th Avenue No.<br>St. James, MN 56081 | <b>Living Room:</b>       | 13'5" x 17'4" | <b>Heating System:</b>     | None              |
| <b>Type:</b>            | 1 1/4 Story                                 | <b>Dining Room:</b>       | 9'5" x 16'    | <b>Air Conditioning:</b>   | None              |
| <b>Owner:</b>           | Friesen's                                   | <b>Eating Area:</b>       | 13'6" x 17'   | <b>Electrical Service:</b> | 60 Amp Fused      |
| <b>Age of Home:</b>     | 71 +/-                                      | <b>Cabinets:</b>          |               | <b>Water Heater:</b>       | 52 Gal Electric   |
| <b>Lot Size:</b>        | 149' x 200'                                 | <b>Dwn Bedroom:</b>       | 9'4" x 11'    | <b>Water Softener:</b>     | None              |
| <b>2016 Taxes:</b>      | \$430 NHS                                   | <b>Dwn Bedroom:</b>       | 7'7" x 11'    | <b>Garage:</b>             | 24' x 24'         |
| <b>Spec. Assess.:</b>   | \$35 Recycling                              | <b>Up Bedroom:</b>        | 9'4" x 10'    | <b>Roof:</b>               | Asphalt           |
| <b>1st Floor Sq Ft:</b> | 1,116                                       | <b>Up Bedroom:</b>        | 9' x 10'      | <b>Exterior:</b>           | Wood              |
| <b>2nd Floor Sq Ft:</b> | 288 +/-                                     | <b>Baths:</b>             | None          | <b>Interior Trim:</b>      | Wood              |
| <b>Basement:</b>        | 756 +/-                                     | <b>1st Floor Laundry:</b> | 5' x 8'       | <b>Interior Walls:</b>     | Panel / Sheetrock |
|                         |   |                           |               | <b>Wells:</b>              | None known        |

**Features:** 1 1/4 story house has a great location next to schools, located on a very large and spacious 149' x 200' corner lot with some trees. House needs complete and substantial rehabilitation, or would be a great lot to build a new home, because of excellent location. Current property has 3-4 bedrooms, large kitchen, living room and first floor laundry. There is a full basement under the main portion of the house. Priced to sell AS IS - seller not responsible for condition or habitability of property.

**Legal Description:** Lots 1-4, Block 13,  
 Bass Addition, City of St. James  
**Parcel:** 20.176.1240  
**Price:** \$19,900



For more information call or stop in at Mayberry Realty  
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 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.