



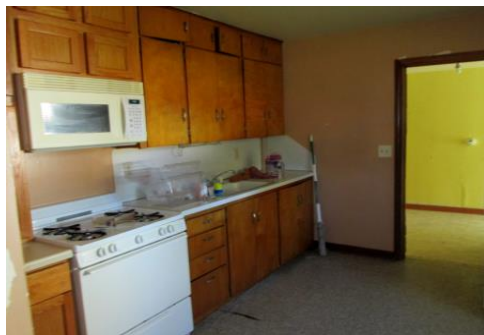
119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	223 3rd Street North St. James, MN 56081	<b>Living Room:</b>	11'5" x 15'9"	<b>Heating System:</b>	NG HW
<b>Type:</b>	1-Story	<b>Dining Room:</b>	10'3" x 11'	<b>Air Conditioning:</b>	
<b>Owner:</b>	Jeff Nelson	<b>Kitchen:</b>	10' x 12'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	65+/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	52 Gal Electric
<b>Lot Size:</b>	50' x 150'	<b>Family Room:</b>		<b>Water Softener:</b>	Exchange Tank
<b>2017 Taxes:</b>	\$908 NHS	<b>Bedroom:</b>	7'7" x 12'4"	<b>Garage:</b>	24' x 26' + 7' x 8'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	12' x 12'1"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	984+/-	<b>Bedroom:</b>		<b>Exterior:</b>	Slate
<b>Basement:</b>		<b>Baths:</b>	1	<b>Interior Trim:</b>	Varnished
<b>Front Entry:</b>	4' x 8'	<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock
		<b>Laundry Room:</b>	8' x 10'	<b>Wells:</b>	None Known

**Features:** This property features kitchen, formal dining room, living room, 2 bedrooms, full bath with shower, first floor utility / laundry room, spacious back entry and large near new 2-stall garage. House has had some new carpeting and remodeling, as well as newer shingles in recent years. Located in the northwest part of town on a corner lot and priced to sell at \$49,500.

**Legal Description:** Lot 1, Block 79 &  
 E 1/2 of vacated alley, First Addition  
**Parcel:** 20.276.2040  
**Price:** \$45,000



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](http://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.