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<b>Address:</b>	73190 320th Street St. James, MN 50681	<b>Living Room:</b>	15'9" x 15'9"	<b>Heating System:</b>	FA LP
<b>Type:</b>	Acreage	<b>Dining Room:</b>	15' x 15'8"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Eldon & Joline Wright	<b>Kitchen:</b>	7'8" x 23' + 7'8" x 9'3"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	100 +/-	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	80 Gal Electric
<b>Lot Size:</b>	20 Acres	<b>Bedroom:</b>	11'2" x 15'5"	<b>Water Softener:</b>	Culligan - Owned
<b>2017 Taxes:</b>	\$1,020 HS	<b>Up Bedroom:</b>	6 - with closets	<b>Garage:</b>	24' x 28'
<b>Spec. Assess.:</b>	\$23 Recycling	<b>Bath:</b>	1	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,314	<b>Shower:</b>	1	<b>Exterior:</b>	Slate Siding
<b>2nd Floor Sq Ft:</b>	1,200	<b>Front Entry:</b>	6' x 7'	<b>Interior Trim:</b>	Fir / Painted
<b>Basement:</b>	28' x 40' ext.			<b>Interior Walls:</b>	Plaster/Panel/Sheetrock
<b>Back Entry:</b>	8' x 10'			<b>Wells:</b>	2

**Features:** Large 20 acre tract of land located about 2 miles north of St. James. This tract has some CREP acres, that is very nice for pheasant and deer hunting, and just for the scenery. Tract has some land that could be used for pasture, and buildings for a lot of hobbies. This is an attractive, older home that was built a number of years ago, and is in need of some updating. It does have an updated furnace, central air, 150 amp circuit breaker electrical service, and a very attractive fireplace in the living room. Home has a large kitchen, dining, living, bedroom, bath and utility on the first floor, with attached 2-stall garage. Second floor has not been used for some time, but at one time it had 6 bedrooms, and it would be plenty of room to have bedrooms upstairs and put a bath in. It has a very attractive open stairway. This farm place has a 32' x 64' and a 28' x 42' machine sheds, a 16' x 24' granary, that is being used for hobbies and miscellaneous other buildings.

**Legal Description:** 20 Acres; Part of Gov't Lots 11, 12 & 14; Sect 31-107-31  
**Parcel:** 09.031.0300  
**Price:** \$135,000



For more information call or stop in at Mayberry Realty  
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