

119 South 7th Street, St. James, MN 56081 Phone: 507-375-3171 • Fax: 507-375-5400

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Address: 73190 320th Street

St. James, MN 50681 Dining Room:

Cabinets:

Bedroom:

Bath:

Shower:

Front Entry:

Up Bedroom:

Type: Acreage

Owner: Eldon & Joline Wright

100 +/-Age of Home: Lot Size: 20 Acres \$1,020 HS 2017 Taxes: Spec. Assess.: \$23 Recycling

1st Floor Sq Ft: 1,314

2nd Floor Sq Ft: 1,200

Basement: 28' x 40' ext.

8' x 10' Back Entry:

Living Room: 15'9" x 15'9" **Heating System:** FA LP 15' x 15'8"

11'2" x 15'5"

6' x 7'

6 - with closets

Air Conditioning: Central Kitchen: 7'8" x 23' + **Electrical Service:** 150 Amp CB

> 7'8" x 9'3" Water Heater: 80 Gal Electric Birch

Water Softener: Culligan - Owned

24' x 28' Garage: Roof: Asphalt **Exterior:** Slate Siding Interior Trim: Fir / Painted

Interior Walls: Plaster/Panel/Sheetrock

Wells: 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

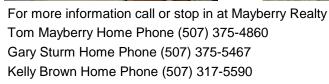
Parcel: 09.031.0300 Price: \$135,000











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