



119 South 7th Street, St. James, MN 56081
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Address:	73643 420th Street St. James, MN	Living Room:	11'3" x 13'4"	Heating System:	F/A - Propane
Type:	Acreage	Dining Room:	11'6" x 13'4"	Air Conditioning:	Window A/C
Owner:	Mike & Holly Ware Malmgren	Kitchen:	10'3" x 13'4"	Electrical Service:	60 amp fused South Central
Age of Home:	90 +/-	Cabinets:	Wood - painted	Water Heater:	Electric 105 gal
Lot Size:	3.55 Acres	Family Room:		Water Softener:	None
2017 Taxes:	\$530 NHS	Bedroom:	Down 10'1" x 11'2"	Garage:	20' x 22'
Spec. Assess.:	\$23 Recycling	Bedroom:	Up 10'3" x 13'	Roof:	Asphalt
1st Floor Sq Ft:	816 +/- sq ft	Bedroom:	Up 7' x 8'	Exterior:	Wood
Basement:	672 +/- sq ft	Bedroom:	Up 11'5" x 12'8"	Wells:	Under Garage
		Baths:	1		
		Shower:	1		

Features: This acreage is located approximately 6-7 miles south of St. James. Has a spacious kitchen, formal dining room, living room, downstairs bedroom with hardwood floors, full bath with shower, upstairs features 3 additional bedrooms. There is a full basement on this house, newer LP furnace, 105 gallon electric water heater, and a wood burner. for supplemental heat. House needs some updating and re-decorating but it has good potential. There is a two stall garage detached from the house that needs some renovation. Priced competitively for immediate sale and lots of room for pets or other animals.

Legal Description: 3.55 Acres Gout Lot 1 Sec 30-105-31 South Branch Township Watonwan County

Parcel: 12.030.0500

Price: \$44,900



For more information call or stop in at Mayberry Realty
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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.