



119 South 7th Street, St. James, MN 56081
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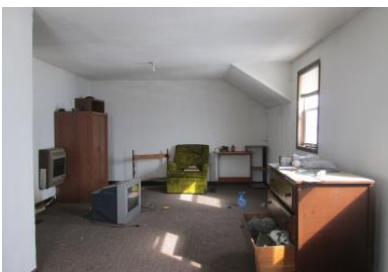
Address:	26169 700th Avenue St. James, MN 56081	Living Room:	12' x 14'2"	Heating System:	F/A
Type:	Acreage	Dining Room:	6'6" x 9'5"	Air Conditioning:	
Owner:	Joel L. Schauman Estate/ Jon Schauman	Kitchen:	11'6" x 13'	Electrical Service:	100 amp CB
Age of Home:	95 +/-, Addition 14+/-	Cabinets:	Prefinished	Water Heater:	40 gal Electric
Lot Size:	5.95 Acres	Bedroom Down:	12'x 20'	Water Softener:	None
2017 Taxes:	\$962 HS	Bedroom Up:	11'9" x 21'	Garage:	24' x 28'
Spec. Assess.:	\$23 Recycling	Bedroom Up:	9'5" x 11'7"	Roof:	Asphalt
1st Floor Sq Ft:	864 +/- sq ft	Bedroom Up:	7' x 14'	Exterior:	Vinyl
2nd Floor Sq Ft:	576 +/- sq ft	Baths:	1	Interior Trim:	Wood
Basement:	576 +/- sq ft	Shower:	1	Interior Walls:	Plaster-Drywall
				Wells:	One

Features: This acreage is located approximately 8 miles north of St. James or approximately 18 miles south of Sleepy Eye. Features two story home with kitchen and eating area, formal dining room/living room combined, full bath with laundry area, and very large master bedroom with lots of closets on first floor. Upstairs consists of two to three bedrooms. There is a basement under the main portion of the house. The house has had some remodeling but needs more to be completed. Home has mostly thermopane windows, resingled approx. 2 years old and vinyl siding. Out buildings consists of two garages, shop, and barn. Septic system was installed in 1996, has a shallow, less than 50' deep well. Property located just a quarter mile off Highway 4 and priced to sell AS IS to settle estate.

Legal Description: N 68 Rods, of E 14 Rods of E 1/2, NE 1/4, Sec. 4-107-032 5.95 Acres

Parcel: 07.004.0900

Price: \$78,500



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.