



119 South 7th Street, St. James, MN 56081
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Address:	36326 745th Avenue St. James, MN 56081	Living Room:	12' x 24'2"	Heating System:	FA LP
Type:	Acreage	Dining Area:	9'5" x 12'	Air Conditioning:	Central
Owner:	Doug & Megan Jones	Kitchen:	10'2" x 11'	Electrical Service:	100 amp & extra CB
Age of Home:	59 +/-	Cabinets:	Birch	Water Heater:	110 Gal REA
Lot Size:	5.01 Acres	Family Room:	10'6" x 24'	Water Softener:	Rented
2018 Taxes:	\$1,072 HS	Bedroom:	11' x 17'3"	Garage:	22' x 24'
Spec. Assess.:	\$23 Recycling	Bedroom:	11'6" x 14'2"	Roof:	Steel - new
1st Floor Sq Ft:	1,324+/-	Bedroom:	8'5" x 11'5"	Exterior:	Vinyl
Basement:	1,324+/-	Baths:	2 & 3/4	Interior Trim:	Birch
Front Entry:	6' x 7'6"	Shower:	2	Interior Walls:	Sheetrock
		Back Entry:	10' x 16'	Wells:	45' NE of House

Features: This is a very neat acreage located 2 miles south of St. James on a hard surface road, featuring a very spacious kitchen and eating area with lots of Birch cabinets, new counter top, all new flooring, renovated bedrooms, very large master bedroom with walk-in closet and brand new full bath, front entry with desk and closet area, very spacious back entry. There is a partially finished full basement with 3/4 bath, family room, and very large bedroom, as well as two egress windows. The basement has been water-proofed, near new Lennox energy-efficient furnace with central air conditioning and air exchange system. The basement has just been remodeled and finished in this last year. There is a 100 amp CB, as well as an extra CB box, and a 110 gallon electric water heater. This home has all new steel roof, vinyl siding, thermopane windows, paint, and floor covering throughout this home. Also, a 40' x 72' machine shed with 12' x 15' shop, overhead door, and walk-in door. A new radon mitigation system has recently been installed. Septic system has been updated in recent years, as well. This acreage has a great location, has a mature grove and is priced to sell. Must see to appreciate all of the amenities this property has to offer.

Legal Description: 5.01 Acres,
 SW 1/4, NE 1/4, Section 29-106-31
Parcel: 10.029.0300
Price: \$239,000



For more information call or stop in at Mayberry Realty
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