



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	826 6th Avenue South St. James, MN 56081	<b>Living Room:</b>	13'4" x 13'7"	<b>Heating System:</b>	FA NG
<b>Type:</b>	2 Story	<b>Dining Room:</b>	10'4" x 13'9"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Joan Humphrey Estate	<b>Kitchen:</b>	11' x 12'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	128 +/- Years	<b>Cabinets:</b>	Mahogany	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	50' x 150'	<b>Bsmt Family Room:</b>	13' x 18'6"	<b>Water Softener:</b>	Yes, Owned
<b>2018 Taxes:</b>	\$650 NHS	<b>Dwn Bedroom:</b>	9' x 11'1"	<b>Garage:</b>	12' x 22' + 10' x 26'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	13' x 14'10"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	848	<b>Up Bedroom:</b>	9'4" x 9'6"	<b>Exterior:</b>	Slate
<b>2nd Floor Sq Ft:</b>	est. 480	<b>Baths:</b>	1, 3/4, 1/2	<b>Interior Trim:</b>	Birch
<b>Basement:</b>	20' x 28' + 12' x 16'	<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock
		<b>Family Room:</b>	12' x 12'	<b>Wells:</b>	1-80' deep (in use)

**Features:** This is a nice, well-kept home featuring a very spacious kitchen and eating area with mahogany cabinets, formal dining room, living room, one bedroom and half bath on the first floor, with upstairs having two very nice sized bedrooms and a full bath. There is also a den that has been added to the first floor of this house, with adjoining patio, view of the backyard with lots of flowers and shrubbery. Partially finished basement with a 3/4 bath and lots of storage. There is also an energy efficient furnace, central air conditioning, circuit breaker electrical service, and new shingles in 2016. Large one stall garage located behind house with 10' x 26' addition for a shop. This home has had many new insulated thermo pane windows throughout, as well in the basement and lots of other updating. This home is ready to move into and would be a very nice home and is competitively priced to sell in the 70s.

**Legal Description:** W 50' of E 100', Lot 3,  
Block 45, Original Townsite, City of St. James

**Parcel:** 20.100.3920

**Price:** \$74,500



For more information call or stop in at Mayberry Realty  
 Tom Mayberry Cell Phone (507) 317-0788  
 Gary Sturm Cell Phone (507) 327-6246  
 Kelly Brown Cell Phone (507) 317-5590

Visit our Website at [www.mayberryrealty.net](http://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.