



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)



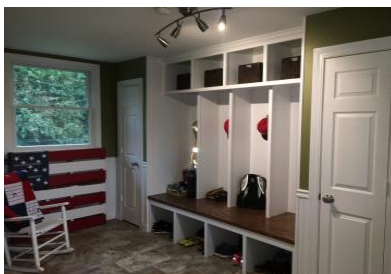
<b>Address:</b>	36326 745th Avenue St. James, MN 56081	<b>Living Room:</b>	12' x 24'2"	<b>Heating System:</b>	FA LP
<b>Type:</b>	Acreage	<b>Dining Area:</b>	9'5" x 12'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Doug & Megan Jones	<b>Kitchen:</b>	10'2" x 11'	<b>Electrical Service:</b>	100 amp & extra CB
<b>Age of Home:</b>	59 +/-	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	110 Gal REA
<b>Lot Size:</b>	5.01 Acres	<b>Family Room:</b>	10'6" x 24'	<b>Water Softener:</b>	Rented
<b>2018 Taxes:</b>	\$1,072 HS	<b>Bedroom:</b>	11' x 17'3"	<b>Garage:</b>	22' x 24'
<b>Spec. Assess.:</b>	\$23 Recycling	<b>Bedroom:</b>	11'6" x 14'2"	<b>Roof:</b>	Steel - new
<b>1st Floor Sq Ft:</b>	1,324+/-	<b>Bedroom:</b>	8'5" x 11'5"	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	1,324+/-	<b>Baths:</b>	2 & 3/4	<b>Interior Trim:</b>	Birch
<b>Front Entry:</b>	6' x 7'6"	<b>Shower:</b>	2	<b>Interior Walls:</b>	Sheetrock
		<b>Back Entry:</b>	10' x 16'	<b>Wells:</b>	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:** \$229,900



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

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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.