



119 South 7th Street, St. James, MN 56081
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Address:	73190 320th Street St. James, MN 56081	Living Room:	15'9" x 15'9"	Heating System:	FA LP
Type:	Acreage	Dining Room:	15' x 15'8"	Air Conditioning:	Central
Owner:	Eldon & Joline Wright	Kitchen:	7'8" x 23' + 7'8" x 9'3"	Electrical Service:	150 Amp CB
Age of Home:	100 +/-	Cabinets:	Birch	Water Heater:	80 Gal Electric
Lot Size:	20 Acres	Bedroom:	11'2" x 15'5"	Water Softener:	Culligan - Owned
2018 Taxes:	\$1,060 HS	Up Bedroom:	6 - with closets	Garage:	24' x 28'
Spec. Assess.:	\$23 Recycling	Bath:	1	Roof:	Asphalt
1st Floor Sq Ft:	1,314	Shower:	1	Exterior:	Slate Siding
2nd Floor Sq Ft:	1,200	Front Entry:	6' x 7'	Interior Trim:	Fir / Painted
Basement:	28' x 40' ext.			Interior Walls:	Plaster/Panel/Sheetrock
Back Entry:	8' x 10'			Wells:	2

Features: Large 20 acre tract of land located about 2 miles north of St. James. This tract has some CREP acres, that is very nice for pheasant and deer hunting, and just for the scenery. Tract has some land that could be used for pasture, and buildings for a lot of hobbies. This is an attractive, older home that was built a number of years ago, and is in need of some updating. It does have an updated furnace, central air, 150 amp circuit breaker electrical service, and a very attractive fireplace in the living room. Home has a large kitchen, dining, living, bedroom, bath and utility on the first floor, with attached 2-stall garage. Second floor has not been used for some time, but at one time it had 6 bedrooms, and it would be plenty of room to have bedrooms upstairs and put a bath in. It has a very attractive open stairway. This farm place has a 32' x 64' and a 28' x 42' machine sheds, a 16' x 24' granary, that is being used for hobbies and miscellaneous other buildings. Seller is in the process of putting a new roof on.

Legal Description: 20 Acres; Part of Gov't Lots 11, 12 & 14; Sect 31-107-31
Parcel: 09.031.0300
Price: \$149,500



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.