



119 South 7th Street, St. James, MN 56081
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Address:	10802 State Hwy 4 Comfrey, MN 56019	Living Room:	11'6" x 19'6"	Heating System:	F/A LP
Type:	Acreage	Dining Room:	11'5" x 14'	Air Conditioning:	Central Air
Owner:	Nic & Erma Griffith	Kitchen:	12'2" x 16'5"	Electrical Service:	100 amp fused
Age of Home:	105 +/- Years	Cabinets:	Fir	Water Heater:	105 Gal, Electric
Lot Size:	15.26 Acres	Den/Bedroom:	9' x 11'6"	Water Softener:	Yes, Rented
2019 Taxes:	\$360 HS	Up Bedroom:	8' x 9'9"	Garage:	20' x 24'
Spec. Assess.:	\$19 Recycling	Up Bedroom:	8' x 9'5"	Roof:	Asphalt
1st Floor Sq Ft:	958	Up Bedroom:	9' x 11'6"	Exterior:	Steel
2nd Floor Sq Ft:	828	Up Bedroom:	12'3" x 13'6"	Interior Trim:	
Basement:		Baths:	1	Interior Walls:	Plaster/Panel
Front Entry:	6' x 8'	Shower:	1	Wells:	Well #1 east of house 10'
		Septic:	Not Compliant		Well #2 SW of machine shed

Features: This is a very neat rural acreage with mature grove and shelter belt located approximately 12 miles NW of St. James on State Hwy 4. Home features a spacious kitchen and eating area, lots of cabinets, formal dining room, living room, den/bedroom on main level, spacious front and back entries. Upstairs consists of 4 nice sized bedrooms and full bath, full basement with 3/4 bath with good head room. Newer energy efficient Lennox forced air LP furnace with air conditioning, REA 105 gallon electric water heater, 100 amp fused, and water softener. Exterior has newer asphalt shingles and steel siding, well maintained. Outbuildings include a double garage, metal machine shed, corn crib, misc. outbuildings, and four grain bins. Priced competitively for sale! Neat rural living at its finest!

Legal Description: 15.26 Acres, SW 1/4, SW 14, Sec 32.108.32, Brown County

Parcel: 100.032.003.13.050

Price: \$139,000



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.