



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	32774 730th Avenue St. James, MN 56081	Living Room:	12' x 18'	Heating System:	HW Electric
Type:	Acreage	Dining Room:	11'6" x 12'	Air Conditioning:	Mini-Splits
Owner:	Don & LeAnn Kurpiers	Kitchen:	11'4" x 18'	Electrical Service:	200 Amp CB
Age of Home:	53 +/- Years	Cabinets:	Oak	Water Heater:	52 Gal Elec.
Lot Size:	1.85 Acres, 200' x 400'	Family Room:	18'4" x 22'	Water Softener:	Yes, Owned
2022 Taxes:	\$1,388 HS	Up Bedroom:	12' x 12'9"	Attached Garage:	32' x 36'
Spec. Assess.:	\$23 Recycling	Up Bedroom:	11'5" x 14'6"	Roof:	Steel
1st Floor Sq Ft:	1,446	Up Bedroom:	9' x 12'	Exterior:	Cedar / Stone
2nd Floor Sq Ft:	840 +/-	Up Bedroom:	9' x 10'4"	Interior Trim:	Oak & Birch
Basement:	24' x 30' + 12' x 22' = 984	Office:	7'8" x 10'	Interior Walls:	Sheetrock
		Laundry:	7'10" x 10'	Wells:	Yes - shared w/ neighbor
		Closet:	6'3" x 8'	Small Barn:	16' x 24'
		Baths:	1 & 1/2	Lean to attached to barn:	16' x 20'
		Shower:	1		

Features: This awesome home has a combination of city living with country living touch! Meticulously maintained large attractive 2-Story home on a large, wooded lot with a lot of amenities. Located on a hard surface road a short distance North of St. James. This remarkable home has an attractive entryway with large kitchen/eating area with oak cupboards and lots of counter space, dining room, living room, cozy family room with a gas fireplace, office, main floor laundry, walk-in closet, half bath, and a large attached 3 car garage. Second floor has four bedrooms and large full bath. There is a great basement in this home, could be used for a lot of activities or hobbies. The roof on the home has metal shakes, there is a new steel roof on the adjacent barn in the backyard that is great for hobbies or storage. There are pear and apple trees, large garden space and there is a lot of nature making it very peaceful and pleasant surroundings. This home has great insulation, the garage has 8" walls that are insulated and into the ceiling, along with a wood burner. Newer style furnace, water softener, reverse osmosis, mini split a/c units on both floors. Truly a home worth taking a look at!

Legal Description: 1.85 Acres in Govt Lot 13,
 Lot Ponderosa Addn, Sec. 06-106-031

Parcel: 10.006.1100

Price: \$329,500



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
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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