



119 South 7th Street, St. James, MN 56081
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Address:	36755 685th Avenue Butterfield, MN 56120	Living Room:	12'9" x 17'5"	Heating System:	F/A
Type:	Acreage	Dining Room:	10' x 12'7"	Air Conditioning:	Central
Owner:	Ringen	Kitchen:	9' x 11'8"	Electrical Service:	150 Amp CB
Age of Home:	120 +/- Years	Cabinets:	Fir	Water Heater:	50 Gal Elec.
Lot Size:	5 Acres	Bedroom:	12' x 14'8"	Water Softener:	None
2023 Taxes:	\$1,200 HS	Up Bedroom:	9'6" x 12'10"	Attached Garage:	26' x 30'
Spec. Assess.:		Up Bedroom:	11'8" x 12'6"	Roof:	Asphalt
1st Floor Sq Ft:	1,064	Baths:	1	Exterior:	Vinyl Siding
2nd Floor Sq Ft:	468	Shower:	1	Interior Trim:	Fir/Painted
Basement:	18' x 26' + 12' x 24' + 10' x 12'	Breezeway:	20' x 22'	Interior Walls:	Plaster
				Wells:	One

Features: This 5-Acre tract is located 3 miles west of St. James, half a mile off Hwy 60. Lots of trees making a good windbreak, a good country home with good foundation, very nice large 2-stall attached garage and a handicap accessible breezeway to home. The home has kitchen, dining, living, bedroom, and full bath on first floor, 3 bedrooms on the 2nd floor. Central air has been updated, updating on electrical, roof and would be a great place to live. The site has outbuildings that need some work but a good place to have hobbies.

Legal Description: 5 Acres +/- subject to survey,
 Sect 29-106-32, St. James Twp

Parcel: 11.029.0400
Price: \$168,000



For more information call or stop in at Mayberry Realty
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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.