



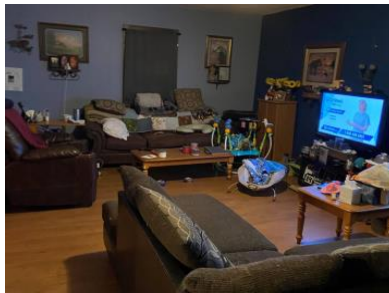
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Address:	79349 330th Street Madelia, MN 56062	Living Room:	14' x 24'	Heating System:	F/A LP
Type:	Acreage	Dining Room:	11'4" x 15'5"	Air Conditioning:	Central
Owner:		Kitchen:	11'4" x 13'4"	Electrical Service:	100 Amp CB
Age of Home:	100 +/- Years	Cabinets:	Oak - Veneer	Water Heater:	30 Gal LP
Lot Size:	10 Acres	Bedroom:	11'6" x 12'	Water Softener:	None
2023 Taxes:	\$1,502 HS	Up Bedroom:	8'4" x 10'6"	Attached Garage:	16' x 24'
Spec. Assess.:	\$23 Recycling	Up Bedroom:	11'1" x 12'7"	Roof:	Asphalt
1st Floor Sq Ft:	984 +/-	Up Bedroom:	8'4" x 12'1"	Exterior:	Vinyl
2nd Floor Sq Ft:	624 +/-	Baths:	1 & 1/2	Interior Trim:	Fir
Basement:	624 +/-	Shower:	1	Interior Walls:	Plaster / Sheetrock
				Wells:	One

Features: This acreage is located approximately 7 ½ miles northeast of St. James. House features spacious kitchen and eating area with lots of cabinets, very large living room, adjacent primary bedroom with lots of closets, ½ bath and back entry closet. Upstairs has 3 bedrooms, a full bath and is in need of some redecorating. Basement under main portion of house, forced air Goodman furnace with central air conditioning, 100-Amp circuit breaker electrical and LP water heater. Attached 1 ½ stall garage attached off the kitchen with access to garage. Three season front entry to house which has access to living room. The exterior has newer shingles, metal fascia, soffit and vinyl siding that was installed a few years ago. Very mature shelterbelt on three sides of the acreage and a private driveway. Outbuildings include an older 30' x 50' barn, 2 other old miscellaneous buildings as well as a redone well house with an updated submersible pump. Septic system put in 20 +/- years ago and would need to be re-inspected to see if it meets compliance requirements. Very neat acreage sitting on 10 acres with lots of privacy and wildlife!

Legal Description: 10 Acres in E 1/2 of NW 1/4, Section 07, Township 106, Range 30
Parcel: 04.007.0300
Price: \$134,500



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.