



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:	75224 415th Street St. James, MN 56081	Living Room:	13' x 16'4" + 4' x 6'	Heating System:	Electric
Type:	Acreage	Dining Room:	10' x 11'	Air Conditioning:	Central
Age of Home:	50 +/- Years	Kitchen:	12' x 12'	Electrical Service:	225 Amp CB
Lot Size:	8.63 +/- Acres as per survey	Cabinets:	Oak	Water Heater:	50 Gal Electric
2024 Taxes:	\$1,000 Est. HS	Family Room:	13' x 28'	Water Softener:	Owned, Culligan
Spec. Assess.:	\$23 Recycling	Bedroom:	9'4" x 14'	Attached Garage:	16' x 24'
1st Floor Sq Ft:	1,196 +/-	Bedroom:	11'1" x 13'6"	Roof:	Steel
Basement:	1,196 +/-	Bedroom:	10' x 11'8"	Exterior:	Vinyl
Wells:	One	Dwn Bedroom:	13' x 13'4"	Interior Trim:	Oak
		Baths:	1 & 1/2	Interior Walls:	Sheetrock
		Shower:	1		

Features: This is a very quality, custom-built home. Featuring a very spacious kitchen and eating area with lots of oak cabinets, all oak trim, nice sized living room, 3 spacious bedrooms with ample closets, full bath, and electric radiant heat throughout first floor. Full basement with very nice family room, additional half bath, 4th bedroom with egress window, electric baseboard heat, tiled around to the outside tile line, 225 Amp circuit breaker electrical service, 50-gallon electric water heater, owned Culligan water softener, attached 16' x 24' insulated garage with opener. The exterior has recently installed steel roof, vinyl siding, central a/c that is 2 years old with Lennox air mover for the air conditioning. Very nice garden area with asparagus, other vegetables, and lots of flowers. The outbuildings include 40' x 88' machine shed, 20' x 40' poultry house, 34' x 48' older barn, well house with one well, well pump and pressure tank were replaced in 1997. There is also water valve shutoff in the well house.

Legal Description: 8.63 +/- Acres as per survey

Parcel: TBD

Price: \$249,500



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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