



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:	40128 737th Avenue St. James, MN 56081	Living Room:	14' x 15'	Heating System:	FA LP
Type:	Acreage	Dining Room:	eat in kitchen	Air Conditioning:	Central
Owner:	Cheryl Lindell	Kitchen:	15' x 15'	Electrical Service:	200 Amp CB
Age of Home:	130+/- Years	Cabinets:	Oak - Custom	Water Heater:	50 Gallon Elec
Lot Size:	5.62 Acres	Office:	9'3" x 15'8"	Water Softener:	Yes, Owned
2024 Taxes:	\$504 HS	Up Bedroom:	12'9" x 15'	Garage:	24' x 24'
Spec. Assess.:	\$23 Recycling	Up Bedroom:	7'7" x 10'4"	Roof:	Asphalt
1st Floor Sq Ft:	800	Up Bedroom:	7'5" x 10'	Exterior:	Slate Siding
2nd Floor Sq Ft:	600+/-	Up Bedroom:	7'6" x 10'3"	Interior Trim:	Wood - Painted
Basement:	12' x 20'= 240	Baths:	1, 1/2	Interior Walls:	Sheetrock / Plaster
		Shower:	Yes	Wells:	2 East of House

Features: Very attractive acreage about six miles south of St. James. Main floor has a very nice floor plan with an updated kitchen with nice oak, custom cabinets, living room, bathroom, den and laundry area on the first floor. There are four bedrooms and half bath upstairs. Large two stall attached garage attached to the house and large deck of the front of the home. The yard is easy to take care of and is well mowed with a garden area, and apple, cherry, and apricot fruit trees. There is a Quonset for storage that has 15' x 24' garage built into it for lawn mower storage, etc. This 5.62 acre tract of land goes North to the corner and just South of the buildings. Nice location and an attractive property for Country living.

Legal Description: 5.62 Acres in SW 1/4 of NE 1/4, Section 18-105-31

Parcel: 12.018.1600

Price: \$179,500



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.