



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	305 2nd Street North St. James, MN 56081	<b>Living Room:</b>	11'7" x 16'4"	<b>Heating System:</b>	F/A
<b>Type:</b>	Ranch	<b>Dining Room:</b>	9'8" x 10'3"	<b>Air Conditioning:</b>	Central Air
<b>Owner:</b>	Bary & Pam Erickson	<b>Kitchen:</b>	8' x 12'7"	<b>Electrical Service:</b>	150 amp CB
<b>Age of Home:</b>	45 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	75' x 120'	<b>Bedroom:</b>	9'8" x 11'7"	<b>Water Softener:</b>	Yes, Owned
<b>2024 Taxes:</b>	\$1,294 HS	<b>Bedroom:</b>	10'1" x 10'7"	<b>Attached Garage:</b>	22' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Primary Bedroom:</b>	10'3" x 13'1"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,008 +/-	<b>Family Room:</b>	11' x 19'	<b>Exterior:</b>	Vinyl / Stone
<b>Basement:</b>	1,008 +/-	<b>Possibly Bedroom:</b>	11' x 18'8"	<b>Interior Trim:</b>	Prefinished
		<b>Baths:</b>	1, 1/2	<b>Interior Walls:</b>	Sheetrock
		<b>Shower:</b>	1		

This is a very nice one-story home on a corner lot in the NW part of St. James. Living room with brick fireplace, kitchen with eating area, three bedrooms, and full bathroom on the first floor. New floor coverings and paint throughout! There is a full basement with laundry room, 1/2 bath, mechanical area, two storage rooms, and possible family room and additional bedroom that are ready to be finished. There is an attached double garage that is heated and insulated. Exterior has newer shingles, all new vinyl siding and partial stone front with a sitting area out front. Completely renovated throughout, move-in ready, and competitively priced for immediate sale.

**Legal Description:** S 20' of E 75' of Lot 4,  
 E 75' of Lots 5 & 6, Block 75, First Addition  
**Parcel:** 20.276.1890  
**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](http://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.

