



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	41621 760th Avenue St. James, MN 56081	<b>Living Room:</b>	12'8" x 14'1"	<b>Heating System:</b>	FA - LP
<b>Type:</b>	1.5 Story	<b>Dining Room:</b>	12'7" x 13'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Neal Belgard	<b>Kitchen:</b>	11'8" x 12'2"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	114 +/- Years	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	50 Gal LP
<b>Lot Size:</b>	0.50 Acres	<b>Dwn Bedroom:</b>	9'4" x 12'6"	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$744 HS	<b>Up Bedroom:</b>	10' x 12'1"	<b>Garage:</b>	10' x 20'
<b>Spec. Assess.:</b>	\$25 Recycling	<b>Up Bedroom:</b>	10'7" x 11'2"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,128	<b>Up Bedroom:</b>	9'2" x 12'7"	<b>Exterior:</b>	Slate Siding
<b>2nd Floor Sq Ft:</b>	700 +/-	<b>Laundry:</b>	7'7" x 16'7"	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	26' x 28' = 728	<b>Baths:</b>	1	<b>Interior Walls:</b>	Plaster & Sheetrock
<b>Enclosed Porch:</b>	7'9" x 20'4"	<b>Shower:</b>	1	<b>Wells:</b>	Yes - West of House

**Features:** Two story home located in South Branch. The 1/2 acre lot is very private and has plenty of room for a garden and potential for a shop and garage. There is an enclosed front porch that was recently completely finished, open floor plan with dining room, living room, and kitchen. There is also a main floor bedroom, bathroom, and back porch with laundry. The upstairs has an office area and three additional nice sized bedrooms. There is a full basement with Lennox LP furnace and brand new central air unit, 200 amp CB electrical service, 50 gal gas water heater, and owned water softener. The exterior is slate & vinyl siding, has thermopane windows, newer fascia & soffit, and roof. Schedule a tour today!

**Legal Description:** 1.50 Acres in NE 1/4 of  
SE 1/4, Section 21-105-31

**Parcel:** 12.021.1000

**Price:** \$95,000



For more information call or stop in at Mayberry Realty  
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Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.