



119 South 7th Street, St. James, MN 56081
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Address:	41621 760th Avenue St. James, MN 56081	Living Room:	12'8" x 14'1"	Heating System:	FA - LP
Type:	1.5 Story	Dining Room:	12'7" x 13'	Air Conditioning:	Central
Owner:	Neal Belgard	Kitchen:	11'8" x 12'2"	Electrical Service:	200 Amp CB
Age of Home:	114 +/- Years	Cabinets:	Birch	Water Heater:	50 Gal LP
Lot Size:	0.50 Acres	Dwn Bedroom:	9'4" x 12'6"	Water Softener:	Yes, Owned
2025 Taxes:	\$744 HS	Up Bedroom:	10' x 12'1"	Garage:	10' x 20'
Spec. Assess.:	\$25 Recycling	Up Bedroom:	10'7" x 11'2"	Roof:	Asphalt
1st Floor Sq Ft:	1,128	Up Bedroom:	9'2" x 12'7"	Exterior:	Slate Siding
2nd Floor Sq Ft:	700 +/-	Laundry:	7'7" x 16'7"	Interior Trim:	Oak
Basement:	26' x 28' = 728	Baths:	1	Interior Walls:	Plaster & Sheetrock
Enclosed Porch:	7'9" x 20'4"	Shower:	1	Wells:	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: \$85,900



For more information call or stop in at Mayberry Realty
Tom Mayberry Cell Phone (507) 317-0788
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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.