



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	73550 290th Street St. James, MN 56081	<b>Living Room:</b>	13' x 15'6"	<b>Heating System:</b>	Lennox LP
<b>Type:</b>	Acreage	<b>Dining Room:</b>	11'2" x 12'7"	<b>Air Conditioning:</b>	Central Air
<b>Owner:</b>	Lonny Lantz	<b>Kitchen:</b>	9' x 10'	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	53 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	30 Gal Gas
<b>Lot Size:</b>	6.62 Acres	<b>Family Room:</b>	16' x 28'4"	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$2,268 NHS	<b>Bedroom:</b>	10'8" x 12'8"	<b>Attached Garage:</b>	18' x 22'
<b>Spec. Assess.:</b>	\$25 Recycling	<b>Bedroom:</b>	11'2" x 14'2"	<b>Roof:</b>	Asphalt
<b>Upper:</b>	1,529	<b>Bedroom:</b>	8' x 10'9"	<b>Exterior:</b>	Vinyl
<b>Lower:</b>	1,176	<b>LL Bedroom:</b>	12'5" x 12'10"	<b>Interior Trim:</b>	Oak
<b>Laundry Room:</b>	11' x 11'8"	<b>LL Bedroom:</b>	9'9" x 12'	<b>Interior Walls:</b>	Sheetrock / Panel
		<b>Baths:</b>	1 & 3/4	<b>Wells:</b>	Yes
		<b>Shower:</b>	2		

**Features:** This is a very neat acreage located North of St. James and just West of LaSalle on 6.62 acres. This is a split foyer home with nice entry way, kitchen, formal dining area, living room with new carpeting and large windows, front entrance, full bathroom and three very nice sized bedrooms on the upper level. The lower level has two additional bedrooms, laundry room, family room, mechanical area, and ¾ bathroom. There is a newer Lennox LP furnace, 150 amp CB electrical service, 30 gallon gas water heater, and newer water softener. There is an attached garage with a sun room off the back. The 55' x 100' machine shed, and the bins are currently being rented out. Call today to schedule your own personal showing.

**Legal Description:** 6.62 Acres in Govt Lot 16,  
Section 18-107-31

**Parcel:** 09.018.0900

**Price:** \$268,000



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.