



119 South 7th Street, St. James, MN 56081
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Address:	73550 290th Street St. James, MN 56081	Living Room:	13' x 15'6"	Heating System:	Lennox LP
Type:	Acreage	Dining Room:	11'2" x 12'7"	Air Conditioning:	Central Air
Owner:	Lonny Lantz	Kitchen:	9' x 10'	Electrical Service:	150 Amp CB
Age of Home:	53 +/- Years	Cabinets:	Oak	Water Heater:	30 Gal Gas
Lot Size:	6.62 Acres	Family Room:	16' x 28'4"	Water Softener:	Yes, Owned
2024 Taxes:	\$2,276 NHS	Bedroom:	10'8" x 12'8"	Attached Garage:	18' x 22'
Spec. Assess.:	\$23 Recycling	Bedroom:	11'2" x 14'2"	Roof:	Asphalt
Upper:	1,529	Bedroom:	8' x 10'9"	Exterior:	Vinyl
Lower:	1,176	LL Bedroom:	12'5" x 12'10"	Interior Trim:	Oak
Laundry Room:	11' x 11'8"	LL Bedroom:	9'9" x 12'	Interior Walls:	Sheetrock / Panel
		Baths:	1 & 3/4	Wells:	Yes
		Shower:	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: \$275,000



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.