



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	26415 State Hwy 4 St. James, MN 56081	Living Room:	12'4" x 14'9"	Heating System:	FA LP
Type:	Acreage	Dining Room:	12'8" x 13'10"	Air Conditioning:	Central A/C
Owner:	Devin & Olivia Wolle	Kitchen:	12' x 14'	Electrical Service:	200 Amp CB
Age of Home:	95 +/- Years	Cabinets:	Oak - new pulls	Water Heater:	101 Gal Electric
Lot Size:	22.21 Acres	Front Entry:	8'6" x 12'4"	Water Softener:	Yes, Owned
2024 Taxes:	\$1,604 NHS	Dwn Bedroom:	11'1" x 12'1"	Garage:	18' x 20'
Spec. Assess.:	\$23 Recycling	Up Bedroom:	12'8" x 14'3"	Roof:	Asphalt
1st Floor Sq Ft:	923	Up Bedroom:	12'8" x 14'3"	Exterior:	Stucco
2nd Floor Sq Ft:	806	Up Bedroom:	11' x 12'	Interior Trim:	Oak
Basement:	26' x 31'	Baths:	1 & 3/4	Interior Walls:	Plaster
		Shower:	2	Wells:	Yes - SW of House
		Patio:	15' x 25'		

Features: This is an excellent property located off State Highway 4 on 22.21 acres of land! This is a two-story home with lots of beautiful oak wood work including refinished hardwood floors throughout. The first floor has a spacious kitchen, oak cabinets, and an eating area, elegant formal dining room with bay window and archway to the living room, front entry or sunroom with lots of windows, and first floor bedroom currently being used as an office. Upstairs there are three very nice sized bedrooms, all with hardwood floors and closets, and a full bathroom with pedestal sink and tub/shower enclosure. There is a full basement that has 3/4 bathroom with laundry area, mechanical area, and lots of storage. The furnace, water softener, water heater, and electrical service have all been updated. The exterior stucco has recently been painted, there is a stamped concrete patio, detached garage, shed, and electric fencing. Properties like this rarely come on the market for sale! Schedule a showing today!

Legal Description: 22.21 Acres in Part of S 1/2 of NE 1/4, Section 02-107-32
Parcel: 07.002.0400
Price: \$295,000



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
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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