



119 South 7th Street, St. James, MN 56081
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Address:	28223 670th Avenue St. James, MN 56081	Living Room:	13'1" x 17'	Heating System:	FA Fuel Oil
Type:	Acreage	Kitchen:	12' x 12'	Air Conditioning:	Wall Unit
Owner:	Goldschmidt Family	Cabinets:	Oak	Electrical Service:	100 Amp CB
Age of Home:	71 +/- Years	Family Room:	17'3" x 19'	Water Heater:	90 Gal Electric
Lot Size:	2.5 Acres	Dwn Bedroom:	7'7" x 11'3"	Water Softener:	Yes
2025 Taxes:	\$1,146 HS	Dwn Bedroom:	11'5" x 11'5"	Garage:	26' x 36'
Spec. Assess.:	\$25 Recycling	Up Bedroom:	12'5" x 20'	Roof:	Asphalt
1st Floor Sq Ft:	1,272 +/-	Baths:	1 & 3/4	Exterior:	Vinyl
2nd Floor Sq Ft:		Shower:	2	Interior Trim:	Fir
Basement:	832 +/-	Patio:	15' x 24'	Interior Walls:	Plaster/Paneling
		Machine Shed:	30' x 40'	Wells:	Yes 20' W of House
		Misc. Shed:	10' x 20'		

Features: This is a very neat acreage located on the north edge of West Sveadahl. Featuring a very spacious kitchen and eating area with lots of cabinets, living room, two bedrooms, full bath on first floor, nice attached family room with LP fireplace off kitchen, and one large bedroom upstairs. Full basement under main portion of house with storeroom and $\frac{3}{4}$ bath. This property was re-shingled approximately 2 years ago, has vinyl siding, newer forced air fuel oil furnace, 100-Amp CB electrical service, and lots of updates through the years. Outbuildings include 30' x 40' machine shed, 26' x 36' garage that is insulated and could be heated. The property sits on 2.5 acres on a hard surfaced road. Septic system is not complaint. Very attractive acreage with lots of yard for horses, gardening etc. Must see to appreciate!

Legal Description: 2.50 Acres in NE 1/4 of NE 1/4,
Section 13, Township 105, Range 33

Parcel: 01.013.0700

Price: \$145,000



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.