



119 South 7th Street, St. James, MN 56081
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Address:	59317 County Rd 17 E Comfrey, MN 56019	Living Room:	14' x 25'6"	Heating System:	HW In Floor & F/A LP
Type:	Acreage	Dining Room:	9'9" x 14'6"	Air Conditioning:	
Owner:	Ronald Feeken	Kitchen:	10'8" x 13'2"	Electrical Service:	200 Amp CB
Age of Home:	49 +/- Years	Cabinets:	Oak	Three Water Heaters:	Two 30 Gal, One 40 Gal LP
Lot Size:	6 Acres	LL Family Room:	14'5" x 20'	Water Softener:	Yes, Owned
2025 Taxes:	\$2,930 HS	Bedroom:	13'2" x 14'	Attached Garage:	26' x 36'
Spec. Assess.:	\$1,425.60 (Septic Asses.)	Bedroom:	8'9" x 14'6"	Roof:	Asphalt
1st Floor Sq Ft:	1,200	LL Bedroom:	13' x 14'	Exterior:	Aluminum
Basement:	30' x 40'	LL Bedroom:	10' x 11'6"	Interior Trim:	Oak
		LL Storage Room:	10' x 29'	Interior Walls:	Sheetrock
		Baths:	2	Wells:	Yes
		Shower:	2	Shop:	60' x 100'

Features: This fantastic 6 Acre property is located on a hard surfaced road a short distance from Comfrey! Home has 8" walls and is very economically built. Large kitchen and eating area, large living room, two bedrooms and a bath on the first floor. The basement is mostly walkout, two bedrooms, a bath, large rec room and a storage area, attached large 26' x 36' 3-stall garage, very well built 60' x 100' insulated shop with cement floor and 3 phase power. The septic tank and drain field are approximately 2 years old. This acreage is a must see, call to schedule your showing today!

Legal Description: W 396' of E 1,296' of
N 660' E 1/2 NW 1/4, 6 Acres

Parcel: 14.002.0103

Price: \$350,000



For more information call or stop in at Mayberry Realty
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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.