



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:	28149 710th Avenue St. James, MN 56081	Living Room:	14'4" x 17'4"	Heating System:	FA LP & Heat Pump
Type:	Acreage	Dining Room:	14'2" x 15'9"	Air Conditioning:	Central
Owner:	Derrick & Beth Johnson	Kitchen:	12'6" x 15'	Electrical Service:	200 Amp CB
Age of Home:	17 +/- Years	Cabinets:	Prefinished	Water Heater:	110 Gal REA Setback
Lot Size:	5 Acres	Sunroom:	11' x 23'	Water Softener:	Yes, Owned
2026 Taxes:	\$4,360 HS	LL Family Room:	15'2" x 17' + 12'9" x 12'9"	Attached Garage:	24' x 30'
Spec. Assess.:	\$25 Recycling	Primary Bedroom:	12'8" x 15'	Roof:	Steel
1st Floor Sq Ft:	1,560 +/-	Bedroom:	10'2" x 12'2"	Exterior:	Steel
Basement:	1,320 +/-	LL Bedroom:	11' x 11'6"	Interior Trim:	
Deck:	10' x 12'	LL Bedroom:	11'2" x 11'5"	Interior Walls:	Sheetrock
Patio:	20' x 27'	LL Bedroom:	10' x 11'10"	Wells:	None Known, RRRW
		Baths:	2 & 1/2	Shop:	30' x 40'
		Shower:	2	Shop Electrical Service:	100 Amp CB
				Granary:	12' x 16'

Features: This is a very attractive acreage located northwest of St. James. Featuring an open-concept layout, spacious kitchen with a raised breakfast bar & patio door to the patio with fire ring, dining area, living room, sunroom with electric fireplace, primary bedroom with full bath & large walk-in closet, 2nd bedroom, and ½ bath on the first floor. Partially open stairway to lower level featuring spacious family room, 3 nice size bedrooms, full bath, laundry & mechanical room. Home is heated with an LP furnace with air exchange & central a/c, owned water softener, and 110 gallon REA setback water heater. The first floor has all laminate flooring, and the lower level has LVP flooring that was installed in 2023. The exterior has steel siding & a steel roof, 30' x 40' heated & insulated shop, 100-Amp CB and steel interior walls and a granary. Acreages like this don't come along very often, must see to appreciate the charm of country living!

Legal Description: 5 Acres in NE 1/4 of
 NE 1/4, Section 15, Township 105, Range 32
Parcel: 07.015.0305
Price: \$429,900



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.

MR **ayberry** **R** **ealty**

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