



119 South 7th Street, St. James, MN 56081
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Address:	41701 770th Avenue St. James, MN 56081	Living Room:	11'8" x 15'7"	Heating System:	FA LP
Type:	Acreage	Dining Room:	13'6" x 15'3"	Air Conditioning:	Central
Owner:	George & Kimberley Harroun	Kitchen:	13'3" x 15'9"	Electrical Service:	100 Amp CB
Age of Home:	125 +/- Years	Cabinets:	Pecan	Water Heater:	50 Gal Electric
Lot Size:	3.68 Acres	Dwn Bedroom:	9'6" x 15'7"	Water Softener:	Culligan, Owned
2026 Taxes:	NHS	Up Bedroom:	11'5" x 15'3"	Shop:	40' x 54'
Spec. Assess.:	\$25.50 Recycling	Up Bedroom:	13'4" x 15'1"	Roof:	Asphalt
1st Floor Sq Ft:	958	Up Area:	9'4" x 15'5"	Exterior:	Vinyl
2nd Floor Sq Ft:	400 +/-	Baths:	1	Interior Trim:	Pine
Basement:	16' x 23' + 15' x 17'	Shower:	1	Interior Walls:	Sheetrock
		Front Deck:	8' x 12'	Wells:	Yes
		Back Deck:	8' x 12'		

Features: This is a neat and well-kept acreage! Property has several outbuildings including very nice 40' x 54' shop with full cement, machine shed, granary, chicken coup, mower shed, and storage building. The house has vinyl siding, near new asphalt roof, vinyl windows, covered deck on the front of the house and second deck on the back. The main level has a very nice kitchen with eating area, formal dining room, living room, first floor laundry, primary bedroom, and full bathroom. There are two additional bedrooms and a large area on the second level. The basement has 100-amp CB electrical, Goodman furnace with central air, Culligan Water softener with iron filter, and reverse osmosis. There is a brand-new septic system with mound that was just installed. This is a neat rural setting, with lots of wildlife, apple & mulberry trees, flowers, plenty of room for a garden, and much more!

Legal Description: 3.68 Acres in SE 1/4 of
1/2 of SE 1/4, Section 22-105-31
Parcel: 12.022.0800
Price: \$229,000



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.