



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:	37387 745th Avenue St. James, MN 56081	Living Room:	14'9" x 17'4"	Heating System:	F/A LP
Type:	Acreage	Dining Room:	17'6" x 10'7"	Air Conditioning:	Central - New 2026
Owner:	Matt & Jess Runge	Eating Area:	7'3" x 9'9"	Electrical Service:	200 Amp CB
Age of Home:	103 +/- Years	Kitchen:	12'9" x 13'3"	Water Heater:	50 Gallon Electric
Lot Size:	7.5 Acres	Cabinets:	Oak	Water Softener:	Owned, Culligan
2026 Taxes:	\$2,612 HS	Office:	15'1" x 15'8"	Garage/Shop:	32' x 60'
Spec. Assess.:	\$33.84	Up Bedroom:	11'5" x 17'6"	Roof:	Asphalt
1st Floor Sq Ft:	1,264	Up Bedroom:	11'8" x 17'7"	Exterior:	Steel
2nd Floor Sq Ft:	600 +/-	Up Bedroom:	12'2" x 13'3"	Interior Trim:	Oak
Basement:	16' x 28' + 14' x 18' = 756	Baths:	1	Interior Walls:	Sheetrock
Front Entry:	5'8" x 6'8"	Shower:	1	Wells:	Yes
		Laundry Room:	6'8" x 8'3"	Machine Shed:	52' x 72'

Features: This is an awesome acreage on a hard surface road only minutes from St. James. It is very well-maintained 7.5-acre rural setting that has a finished, heated shop, large machine shed, storage building, playground, and ample space for outdoor activities. The home features nice entryway, eat-in kitchen with lots of oak cabinets, formal dining area, living room, spacious office with lots of windows, full bathroom, and first floor laundry. The upstairs has three nice sized bedrooms. The basement has forced air LP furnace with brand new central air, water heater, 200 Amp CB electrical, Culligan water softener, and lots of storage. The exterior has steel siding, asphalt roof, Thermopane windows, and deck with permanent decking. Don't miss this opportunity, properties like this are rarely available for sale!

Legal Description: 7.5 Acres in N 1/2 of NW 1/4
Section 32-106-31

Parcel: 10.032.0500
Price: \$339,000



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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