



**PRICE: \$349,900**

202 First Avenue South  
St James, Minnesota 56081  
507-375-3205  
[www.firstrealtyofstj.com](http://www.firstrealtyofstj.com)

**Address:** 34544 740th Avenue, Saint James, MN 56081  
**Owner:** James Sohns  
**Brief Legal Desc:** Sect-17 Twp-106 Range-031 3.94AC in NW 1/4

<b>Type:</b>	One Story	<b>Family Room</b>	24 x 48	<b>Heating System:</b>	NG
<b>Age of Home:</b>	1963	<b>Outbuilding 1:</b>	50 x 54	<b>Heat Budget</b>	N/A
<b>Lot Size:</b>	430 x 399 ft	<b>Outbuilding 2:</b>	55 x 68	<b>Cooling System:</b>	Central Air
<b>Current Taxes:</b>	\$23.00	<b>Baths:</b>	5.4 x 11.9	<b>Water Heater:</b>	101 gal
<b>Spec Assessments:</b>		<b>Full:</b>	Yes (2)	<b>Water Softner:</b>	No
<b>1st Floor Sq. Ftg:</b>	2192	<b>3/4 Bath:</b>	No	<b>Well:</b>	Yes
<b>2nd Floor Sq. Ftg:</b>	1936	<b>1/2 Bath:</b>	Yes (1)	<b>Electric Service:</b>	CB 200 AMP
<b>Basement Sq. Ftg:</b>	2224	<b>Kitchen:</b>	7.11 x 14.7	<b>Garage:</b>	21 x 24
<b>Living Room:</b>	21 x 23	<b>Cabinets</b>	Oak	<b>Sun Room:</b>	10.8 x 22.1
<b>Dining Room:</b>	10.10 x 11.6	<b>Stove/Oven</b>	Yes		
<b>Bedroom #1</b>	10 x 16.3	<b>Hood</b>	Yes	<b>Roof:</b>	Steel
<b>Bedroom #2</b>	10 x 17.9	<b>Refrigerator</b>	Yes	<b>Exterior:</b>	Comp/WL BD
<b>Bedroom #3</b>	11.8 x 13.6	<b>Dishwasher</b>	Yes	<b>Interior Walls:</b>	Drywall
<b>Bedroom #4</b>	9.7 x 13.7	<b>Disposal</b>	No	<b>Interior Trim:</b>	Oak
<b>Bedroom #5</b>	12 x 15	<b>Eating Area</b>	Yes		

**Features:** This country acreage is just outside of Saint James city limits. The property is nestled on a 4-acres and has two large, well maintained outbuildings. Within the home you will find 5 bedroom and 2 1/2 bathrooms. Features updated utilities and a variety of appliances. Basement is very spacious and plenty of room for activities. A large generator and other improvements have been made to the property. This property has a large amount of space within the home and throughout.

**Exclusions:**



**Contact:**

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Cole Skow 507-327-9830

The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information