



PRICE: \$375,000

202 First Avenue South
St James, Minnesota 56081
507-375-3205

www.firstrealtyofstj.com

Address: 40440 730th Avenue, St. James, Minnesota 56081
Owner: Kathy Asendorf
Brief Legal Desc: Sect-18 Twp-105 Range-031 GOVT LOT 5

Type:	Ranch	Front Entry:		Heating System:	Propane
Age of Home:	1970	Back Entry:		Heat Budget	
Lot Size:	8.5 acres	Den:		Cooling System:	Central
Current Taxes:		Baths:	3 1/2	Water Heater:	Electric
Spec Assessments:	\$23.00	Full:		Water Softner:	Own
1st Floor Sq. Ftg:	1879	3/4 Bath:		Well:	Yes
2nd Floor Sq. Ftg:		1/2 Bath:		Electric Service:	200 AMP
Basement Sq. Ftg:	1156	Kitchen:	12x9	Garage:	Attached
Family Room:	16x14	Cabinets		Screened-in Porch:	4 season
Living Room:	14x11	Stove/Oven	Yes	Patio:	12x19
Dining Room:	14x10	Hood	Yes	Roof:	Asphalt
Master Bedroom:	15x12	Refrigerator	Yes	Exterior:	Steel
Bedroom:	10x10	Dishwasher	Yes	Interior Walls:	Drywall
Bedroom:	11x11	Disposal	Yes	Interior Trim:	
Utility Room:		Eating Area			

Features: This farmsite has 8.5 acres, 3 bedrooms, 3 1/2 baths, 3 machine sheds (1 large shed 50x100), new septic and a propane fireplace. The home is located 5 miles south of St. James (Cemetery Road) on a blacktop road. This is a great place to raise a family.

Exclusions:



Contact:
Mark Johnson 507-317-1538
Vaughn Nordhausen 507-276-8167

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