



PRICE: \$309,000

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

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

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

Paul Nordstrom 507-380-9190
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