

BRAD HEGGEN REALTY

107 S. Broadway
Wells, MN 56097
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www.bradheggenrealty.com



PROPERTY INFORMATION:

Address:	300-4 th Ave SW, Wells	Price:	\$65,500
MLS #:	6029528	Bedrooms:	3
Lot size:	77x95	Bathrooms:	1+
Sq. feet:	1,625		
Basement:	crawlspace		
Garage:	double, attached (18x20) with opener & insulated overhead door		
Real estate taxes:	\$72.62 HS ('17)—assessments only, due to military veteran's exclusion		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Exterior:	brick		
Legal description:	DANIEL STRAW ADDITION Block-002 N77' OF N 1/2 OF 1 EX W100' THEREOF & N77' OF VAC ST ADJ ON E		
Parcel number:	30.572.0211		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes	Washer:	yes	Blinds:	yes
Refrigerator:	yes	Dryer:	yes	Fireplace:	no
Dishwasher:	no	Water softener:	yes	Sump pump:	yes
Disposal:	no	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	15x19	Bedroom:	10x14	Bathroom:	6x9
Dining:	11x13	Bedroom:	10x13	Bathroom:	
Kitchen:	11x11	BR/office:	11x13	Foyer:	
Family:		Bedroom:		Deck:	
Laundry:	8x11	Bedroom:		Landing:	

REMARKS:

This 3 BR, 1+ BA brick rambler offers oak floors, double paned windows, bay window in living room, lighted closets, attached double garage, storage shed & corner lot. Main floor laundry includes ¼ bath, closet & back entry to home. If military veteran's exclusion does not apply, real estate taxes due and payable in 2018 would be approximately \$990.



Information herein is deemed reliable, but not guaranteed.
Brad Heggen Realty does not assume responsibility for accuracy of the above information.

