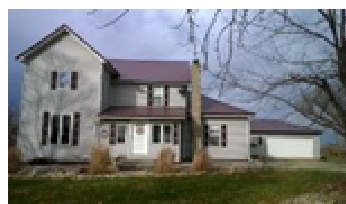


BRAD HEGGEN REALTY

107 S. Broadway
Wells, MN 56097
(507) 553-6959
www.bradheggenrealty.com



PROPERTY INFORMATION:

Address:	60305-170 th St, Wells	Price:	\$136,000
MLS #:	6029038	Bedrooms:	4
Lot size:	5 Acres	Bathrooms:	3
Sq. feet:	2,621		
Basement:	full, partially finished		
Garage:	double, detached (20x24)		
Real estate taxes:	\$1,004 HS ('17)		
Average utilities:	LP: \$/month	Electric:	\$/month
Heat:	forced air, LP		
Air conditioning:	central		
Electric service:	200-amp breakers		
Exterior:	vinyl		
Legal description:	Sec 12 Twp 103 Range 24 5 acre tract comm 902.01' W of SE corner of SW ¼ N 495' W 440' S 495' E 440' to beginning		
Parcel number:	04.012.0301		
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:	yes
Dishwasher:	yes	Water softener:	yes	Sump pump:	yes
Disposal:	no	Smoke detector:	yes	City water:	no
Exhaust fan:	yes	Egress window:	no	City sewer:	no

ROOM DIMENSIONS:

Living:	13x30	Bedroom:	13x14 (1)	Bathroom:	6x10
Dining:	13x16	Bedroom:	13x16 (2)	Bathroom:	6x16
Kitchen:	9x14	Bedroom:	12x14 (2)	Bathroom:	3x6
Family:	13x29 (bsmt)	Bedroom:	11x14 (2)	Front foyer:	7x15
Laundry:	basement			Back foyer:	5x7

REMARKS:

Enjoy country living on this great little hobby farm. This property offers a spacious 4-bedroom home with a bathroom on each level, open floor plan, custom-built oak kitchen cabinets, and a large family room with a wood-burning fireplace. Other buildings include a double garage, 36' x 48' machine shed, granary and shed. All buildings have metal roofs. The house has vinyl siding. Most other buildings have metal siding. Compliant septic.

