

# **BRAD HEGGEN REALTY, INC.**

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



## **PROPERTY INFORMATION:**

<b>Address:</b>	96-7 <sup>th</sup> St SW, Wells	<b>Price:</b>	\$35,000
<b>MLS #:</b>	6024160	<b>Bedrooms:</b>	3
<b>Lot size:</b>	65x175	<b>Bathrooms:</b>	1
<b>Sq. feet:</b>	1,285		
<b>Basement:</b>	full, unfinished		
<b>Garage:</b>	double, detached		
<b>Real estate taxes:</b>	\$710 HS ('17)		
<b>Heat:</b>	hot water, natural gas		
<b>Air conditioning:</b>	none		
<b>Electric service:</b>	fuses		
<b>Average utilities:</b>	Electric/Water/Sewer: \$98/month	Gas: \$66/month	
<b>Exterior:</b>	vinyl		
<b>Legal description:</b>	Block 7, E 65' of Lots 1, 2 & 3 & of N 1/2 of 4, Charles N Andrew's Add		
<b>Parcel number:</b>	30.210.1220		
<b>School district:</b>	United South Central		
<b>Listing agent/phone:</b>	Brad Heggen—Cell: (507) 525-3031		

## **FEATURES:**

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

## **ROOM DIMENSIONS:**

<b>Living:</b>	11x24	<b>Bedroom:</b>	11x11 (2)	<b>Bathroom:</b>	8x11
<b>Dining:</b>	11x12	<b>Bedroom:</b>	8x15 (2)	<b>Back entry:</b>	9x12
<b>Kitchen:</b>	8x11	<b>Bedroom:</b>	8x11 (2)	<b>Front entry:</b>	5x5
<b>Family:</b>		<b>Bedroom:</b>		<b>Deck:</b>	8x8
<b>Laundry:</b>		<b>Bedroom:</b>		<b>Other:</b>	

## **REMARKS:**

3 BR, 1 BA two-story with big living room, high ceilings, double paned windows, vinyl siding, 62 bags of added insulation in the attic, shed, big double garage and big yard (65x175)--located just one block from Thompson Park, community swimming pool, and Wells golf course.



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

