

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	111-2 nd Ave SE, Wells	Price:	\$28,800
Owner:	Schroeder	Bedrooms:	2+
Lot size:	50x140 plus triangular lot	Bathrooms:	1
Sq. feet:	1,400		
Basement:	crawlspace		
Garage:	oversized single, detached (14x22)		
Real estate taxes:	\$748 NHS ('11)—includes \$239.68 for street assessment		
Assessment info:	\$1,342.92 balance after '11 real estate taxes paid		
Heat:	forced air, natural gas via two space heaters		
Air conditioning:	none		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$127/month	Gas:	\$70/month
Exterior:	vinyl		
Legal description:	Lots 1&2, Block 27, O.P.		
Parcel number:	30.200.5710		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

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

ROOM DIMENSIONS:

Living:	13x13	Bedroom:	10x16 (1)	Bathroom:	5x9
Dining:	12x14	Bedroom:	13x15 (2)	Bathroom:	
Kitchen:	10x12	Bedroom:	10x12 (2)	F. porch:	7x19
Family:		Bedroom:	9x12 (2)	Deck:	
Laundry:	10x11 (main floor)	Bedroom:		Landing:	

REMARKS:

This property offers vinyl siding, aluminum combination windows, updated electrical service, big front porch, lots of built-in storage, mud room/laundry room as you come in the back door, eat-in kitchen and formal dining room, colonnades between the living room and dining room, oversized single garage & new roof. This property offers up to four bedrooms—one on the main floor and up to three upstairs.

