

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	1192-3 rd Ave SW, Wells	Price:	\$27,500
Lot size:	50x125	Bedrooms:	1
Sq. feet:	564	Bathrooms:	1
Basement:	full, unfinished		
Garage:	double, detached (18x30)		
Real estate taxes:	\$1,237 HS (proposed '12)—includes \$1,012.57 for sewer/water assess.		
Assessment info:	\$6,270.07 balance after '12 real estate taxes paid		
Heat:	forced air, natural gas—new '03		
Air conditioning:	none		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$176/month	Gas: \$33/month	
Exterior:	vinyl		
Legal description:	Block 5, Lots 22 & 23, Garlock Addition		
Parcel number:	30.245.1230		
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:	no	Water softener:	yes	Sump pump:	no
Disposal:	no	Smoke detector:	yes	City water:	yes
Exhaust fan:	no	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	12x19	Bedroom:	9x12	Bathroom:	5x7
Dining:	in kitchen	Bedroom:		Bathroom:	
Kitchen:	10x12	Bedroom:		Foyer:	5x9
Family:		Bedroom:		Deck:	
Laundry:	basement	Bedroom:		Office:	

REMARKS:

This affordable, highly efficient property boasts many updates in the last ten years, including furnace, plumbing, electrical, vinyl siding, shingles, flooring (brand new carpet), insulation & double paned windows. This property also includes a double garage and is located on the edge of town—country living with city amenities!

