

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

| | | | |
|-----------------------------|---|-------------------|------------|
| Address: | 1206 2 nd Ave SW, Wells | Price: | \$92,000 |
| Lot size: | .85 acre | Bedrooms: | 3 |
| Sq. feet: | 1,603 | Bathrooms: | 1+ |
| Basement: | full, partially finished | | |
| Garage: | double attached (24x25) & single detached (12x18) | | |
| Real estate taxes: | \$1,046 HS ('08) | | |
| Heat: | forced air, natural gas | | |
| Air conditioning: | central | | |
| Electric service: | 200-amp breakers | | |
| Average utilities: | Electric/Water/Sewer: \$128/month | Gas: | \$94/month |
| Exterior: | vinyl | | |
| Legal description: | lengthy – see file | | |
| Parcel number: | 30.017.0020 and 30.245.0760 | | |
| School district: | United South Central | | |
| Listing agent/phone: | Ami Hart—Cell: (507) 380-8072 | | |

FEATURES:

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

ROOM DIMENSIONS:

| | | | | | |
|-----------------|-------|-----------------|-------|------------------|-------|
| Living: | 11x14 | Bedroom: | 10x12 | Bathroom: | 6x8 |
| Dining: | 9x11 | Bedroom: | 8x12 | Bathroom: | |
| Kitchen: | 8x15 | Bedroom: | 9x10 | Rec Room: | 11x33 |
| Family: | 12x20 | Bedroom: | | Deck: | 16x18 |
| Laundry: | | Bedroom: | | Office: | |

REMARKS:

This property sits just on the south edge of town and offers a country setting with city amenities and has many updates including all new flooring, remodeled bathroom with custom built oak cabinets, oak interior doors and trim, breakfast bar, main floor living room and family room plus a large rec room in the basement, the double attached garage is sheet rocked, there is also a single detached in the back yard and plenty of RV parking space on the freshly resealed asphalt driveway. The huge yard is newly landscaped with mature and new trees, a flower garden and new deck. Seller is related to the listing agent.

