

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	188-1 st Ave SE, Wells	Price:	\$37,500
Lot size:	50x97	Bedrooms:	3
Sq. feet:	888	Bathrooms:	1
Basement:	partial, unfinished		
Garage:	oversized double, detached with steel door & opener		
Real estate taxes:	\$386 HS ('11)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$/month	Gas:	\$/month
Exterior:	slate		
Legal description:	E 97' of Lot 14, Block 16, O.P.		
Parcel number:	30.200.3741		
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:	no
Dishwasher:	yes	Water softener:	yes	Sump pump:	no
Disposal:	no	Smoke detector:	no	City water:	yes
Exhaust fan:	yes	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	15x17	Bedroom:	11x12	Bathroom:	5x6
Dining:	in kitchen	Bedroom:	11x13	Bathroom:	
Kitchen:	10x15	Bedroom:	7x10	Foyer:	
Family:		Bedroom:		Deck:	
Laundry:	in BR #3	Bedroom:		Porch:	6x8

REMARKS:

This three bedroom rambler offers main floor laundry, big living room, double paned windows, high efficiency furnace, 100-amp breakers, central air, new interior paint, newer roof (2007) and oversized double garage.

