

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	200-1st Ave NE, Wells	Price:	\$28,000
Lot size:	50x140	Bedrooms:	3
Sq. feet:	1,080	Bathrooms:	1
Basement:	full, unfinished		
Garage:	4-stall, detached (30x34) with insulated workshop & woodburner		
Real estate taxes:	\$492 HS ('11)		
Heat:	forced air, natural gas—high efficiency—new '06		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$/month	Gas:	\$/month
Exterior:	vinyl		
Legal description:	Lot 7, Blk 8, Leland & Andrews Addition		
Parcel number:	30.426.1470		
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:	14x17	Bedroom:	9x13 (1)	Bathroom:	5x10
Dining:	in kitchen	Bedroom:	8x14 (2)	Fruit cellar:	6x9
Kitchen:	12x15	Bedroom:	14x17 (2)	Foyer:	5x6
Pantry:	4x8	Bedroom:		Deck:	10x14
Laundry:	basement	Bedroom:		Porch:	7x10

REMARKS:

3 BR, 1 BA with new high efficiency furnace ('06), new water heater ('07), double paned windows (new '04), new gutters ('06), new washer & dryer ('05), vinyl siding, central air, deck, shed, oversized triple garage and insulated workshop with woodburning stove—all on a big corner lot.

