

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

| | | | |
|-----------------------------|--|-----------------------|--------------|
| Address: | 208 S. 3 rd St, Kiester | Price: | \$27,500 |
| Square feet: | 612 | Bedrooms: | 2+ |
| Basement: | full, unfinished | Bathrooms: | 1-1/4 |
| Garage: | single, attached—BRAND NEW! | | |
| Real estate taxes: | \$584 HS ('11) | | |
| Heat: | forced air, LP | | |
| Air conditioning: | none | | |
| Electric service: | 100-amp fuses | | |
| Average utilities: | Electric: \$147/mo. | Water/Sewer: \$40/mo. | LP: \$92/mo. |
| Exterior: | wood | | |
| Legal description: | Lot 14 & S 10' of Lot 15, Block 18, O.P. Kiester | | |
| Parcel number: | 27.200.3540 | | |
| 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: | no | Water softener: | no | 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: | 10x11 | Bathroom: | 6x8 |
| Dining: | in kitchen | Bedroom: | 10x11 | Bathroom: | |
| Kitchen: | 8x16 | Bedroom: | | Foyer: | 5x7 |
| Family: | | Bedroom: | | Deck: | 4x4 |
| Laundry: | basement | Office/BR: | 8x10 | Other: | |

REMARKS:

This affordable rambler offers a large living room, tidy kitchen, all appliances, two bedrooms and an office. Updates include new roof, gutters, downspouts, some newer windows and a brand new attached garage!

