

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	410 2 nd Ave S.W.	Price:	\$149,000
Lot size:	100' x 169'	Bedrooms:	3
Sq. feet:		Bathrooms:	2.25
Basement:	Full Unfinished		
Real estate taxes:	\$1,230		
Heat:	Hot Water		
Air conditioning:	Window Included		
Electric service:	Breakers		
Average utilities:	Electric/Water/Sewer/Month	Gas/Month	\$62
Exterior:	Wood Siding		
Legal description:	E 5' of 2&3 and all of 10&11, Block 6, Clark W. Thompson Addition.		
Parcel number:	30.566.1100		
School district:	United South Central		
Listing agent/phone:	Zoa Heckman, Agent 507-317-8689		

FEATURES:

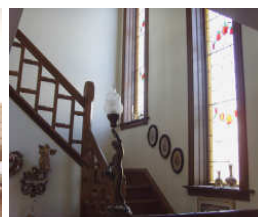
Stove: X	Washer: X	Blinds:
Refrigerator: X	Dryer: X	Fireplace: 3
Dishwasher:	Water softener: X	Sump pump:
Disposal: X	Smoke detector: X	City water: X
Exhaust fan: X	Egress window:	City sewer: X

ROOM DIMENTIONS

Living: 15.5 X 12.5	Bedroom: 19.4 X 14.5	Bathroom: 11' 10" X 9'8"
Dining: 19'4" X 14'5"	Dr Rm: 9' X 7'5"	Bathroom: 5' X 8'10"
Kitchen: 19'4" X 12'5"	Bedroom: 12'5" X 11'5"	Foyer: 9'5" X 22'5"
Library: 13'2" X 15'	Bedroom: 22'5" X 12'	Bk Porch: 21'4" X 7'5"
Laundry: 9' x 6'2"	Bedroom:	Office:

Rare opportunity to purchase a Minnesota Treasure.

This historic Queen Ann Victorian took more than a decade to restore. Currently listed on the National Historical Registry. Most rooms have the original hardwood floors, exceptional woodwork and pocket doors. The home boasts 3 fireplaces, stained glass windows and period light fixtures. This is a must see for anyone interested in historic properties.



Information herein is deemed reliable, but not guaranteed.
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