

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	447-2 nd Ave SW, Winnebago	Price:	\$49,900
Lot size:	122x157	Bedrooms:	3
Sq. feet:	1,200	Bathrooms:	1-1/2
Basement:	full, unfinished		
Garage:	double, attached (22x24)—heated & insulated; fully finished walls		
Real estate taxes:	\$720 HS ('11)		
Heat:	forced air, natural gas		
Air conditioning:	central—new '05		
Electric service:	200-amp breakers		
Average utilities:	Electric: \$99/mo. Water/Sewer: \$75/mo. Gas: \$91/mo.		
Exterior:	vinyl		
Legal description:	E 33' of Lot 9, all of Lot 10, W 33' of Lot 11, Block 11 O.P. Winnebago		
Parcel number:	31.200.1410		
School district:	Blue Earth Area		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

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

ROOM DIMENSIONS:

Living:	14x21	Bedroom:	10x13	Bathroom:	7x10
Dining:	in kitchen	Bedroom:	11x11	Bathroom:	5x10
Kitchen:	10x20	Bedroom:	10x12	Foyer:	
Family:		Bedroom:		Deck:	
Laundry:	basement	Bedroom:		Patio:	12x12

REMARKS:

3 BR, 1.5 BA rambler with heated & insulated double attached garage, patio, shed, big yard and many updates, including vinyl siding, high efficiency furnace, central air, garage door opener & hot water heater. Motivated seller.

