

BRAD HEGGEN REALTY, INC.

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



56672 220TH ST, WELLS \$88,900

Acreage:	8 acres (+/-)	Bedrooms:	3+
House Sq. feet:	1,608	Bathrooms:	1
Basement:	Partial Unfinished	Garage:	2
Real Estate Tax:	\$678/yr Homestead 2012	Heat:	FOLP
Parcel Number:	06.020.0800	Exterior:	Slate
Legal Description:	Sec 20, Twp 104, Range 024	School Dist:	USC
Air Conditioning:	Central		
Electrical Services:	100 amp breakers & fuses		
Average utilities:	Electric/Month		Gas/Month
Barn:	2,720 sq ft with full loft		
Listing agent/phone:	Zoa Heckman, 507-317-8689		
	zoa.bhrealty@gmail.com		
	http://www.zoa.postlets.com		

FEATURES: Stove, Blinds, Refrigerator, Exhaust fan

ROOM DIMENSIONS:

LR:	15'X14'	Bedroom:	14'x15'4"	Kitchen:	24'x13'
Den/Office:	8'7x6'10"	Bedroom:	10'3"x11'7"	Bathroom:	7'11"x5'7"
Dining:	24'x13'	Bedroom:	7'3"x15'2"	Laundry:	In basement

REMARKS:

Private country home only 4 miles from Wells. Park like yard protected by dense grove to the west.

Two story home with attached double garage, newer furnace/air conditioner. Main floor has an eat-in country kitchen, sunny front porch, and two large rooms currently used as dining room, living room and den. Living room could be used as a main-floor 4th bedroom and den as its walk-in closet. Second floor has three bedrooms and lots of closet space.

Property has corn crib, shop, and traditional red barn with stone foundation.

