

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

| | | | |
|-----------------------------|--|-------------------|----------|
| Address: | 586-4 th Ave SE, Wells | Price: | \$48,500 |
| Lot size: | 50x140 | Bedrooms: | 2 |
| Sq. feet: | 1,000 | Bathrooms: | 1-1/2 |
| Basement: | full, unfinished | | |
| Garage: | double, detached | | |
| Real estate taxes: | \$804 HS ('11)—includes \$119.84 for street assessment | | |
| Assessment info: | \$671.46 balance after '11 real estate taxes paid | | |
| Heat: | forced air, natural gas | | |
| Air conditioning: | central | | |
| Electric service: | 60-amp fuses | | |
| Average utilities: | Electric/Water/Sewer: \$117/month | Gas: \$55/month | |
| Exterior: | wood | | |
| Legal description: | Lot 10, Block 1, Strehlow's Subdivision | | |
| Parcel number: | 30.575.0100 | | |
| 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: | 12x18 | Bedroom: | 11x12 | Bathroom: | 7x10 |
| Dining: | 8x12 | Bedroom: | 10x11 | Bathroom: | bsmt |
| Kitchen: | 10x12 | Bedroom: | | Foyer: | 4x6 |
| Family: | | Bedroom: | | Deck: | 4x6 |
| Laundry: | mn fl & bsmt | Bedroom: | | Patio: | 6x10 |

REMARKS:

This 2-bedroom rambler offers open floor plan, oak floors, lot of built-in storage, cedar-lined closet, two laundry areas (main floor **and** basement), built-in desk, all appliances, usable full basement, central air, high efficiency furnace, deck, covered patio, and oversized double garage.

