

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
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61640 295TH STREET, WELLS, MN

FEATURES:

Lot size:	4.21 Acres	Price:	105,000
Sq. feet:	2134 sq ft	Bedrooms:	3
Basement:	Full	Bathrooms:	1.25
Garage:	Double Attached (720sf)		
Real estate taxes:	To be determined		
Heat:	Forced Air LP		
Air conditioning:	Newer Central		
Electric service:	Frost Benco- Breakers		
Average utilities:	Electric/Water/Sewer/Month – Unavailable due to length of time vacant		
Exterior:	Brick and wood		
Legal description:	Lengthy-		
Parcel number:	20.030.0010		
School district:	United South Central		
Listing agent/phone:	Zoa Heckman, Agent, 507-317-8689 zoa.bhrealty@gmail.com		

**Stove, Washer, Dryer, Blinds, Refrigerator, Dishwasher,
Water softener, Smoke detector, Exhaust fan,**

ROOM DIMENSIONS:

Living:	25' 3" X 12'2"	Bedroom:	11' 1"x12'1"	Bathroom 1/4:	2'8"x5'4"
Dining:	In Kitchen	Bedroom:	12'10"x10'9"	Bathroom:	9'10"x6'7"
Kitchen:	15'3"x11'3"	Bedroom:	11'5"x9'6"	Back Porch:	6'x8'
Breezeway	6'10"x13'1"	Laundry:	In Basement	Office:	8'6"x8'7"
Basement Rm	30'11"x12'3"	Basement Rm	14'3"x9'2"	Basement Rm	12'11x14'5"

REMARKS:

Looking for a private home in the country? Check out this well built 1950's 3BR, 1 ¼ bath home on landscaped private 4.21 acre lot. Kitchen features stainless steel appliances including a professional 5 burner stove with bread oven. Large living room with recessed lighting. Some hardwood floors. Breezeway and back porch. Office and ¼ bath off the kitchen. Full basement is ready to finish and includes a newer furnace, water softener, shower and washer/dryer. Extra storage building and car port.

