

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	728 2 nd Ave SW, Wells	Price:	\$59,500
Lot size:	50x150	Bedrooms:	2
Sq. feet:	975	Bathrooms:	1
Basement:	full, unfinished		
Garage:	triple, detached (27x33)		
Real estate taxes:	\$924 NHS ('11)		
Heat:	forced air, natural gas		
Air conditioning:	none		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$149/month	Gas:	\$110/month
Exterior:	wood		
Legal description:	Block 2, Lot 11, Leland Division		
Parcel number:	30.424.0310		
School district:	United South Central		
Listing agent/phone:	Lori Fette—Cell: (507) 381-8183		

FEATURES:

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

ROOM DIMENSIONS:

Living:	12x21	Bedroom:	11x13-U	Bathroom:	7x8-U
Dining:	12x15	Bedroom:	12x12-U	Bathroom:	
Kitchen:	10x12	Bedroom:		Front Porch:	8x15
Family:		Bedroom:		Back Porch:	6x7
Laundry:	Basement	Bedroom:			

REMARKS:

This 2-bedroom home had many updates done in 2005 including laminate flooring throughout, new wiring, plumbing and drywall. Some newer windows. Nice oak cabinetry in kitchen and bath. All appliances included. The large triple garage is insulated and has a natural gas heater, wood burner, garage door opener, storage loft, vinyl siding and newer roof.

