

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	751-7 th St. SW, Wells	Price:	\$56,500
Lot size:	75x140	Bedrooms:	4
Sq. feet:	1,344	Bathrooms:	2+
Basement:	full, unfinished		
Garage:	single, attached w/electric opener		
Real estate taxes:	\$922 HS ('11)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$54/month	Gas:	\$67/month
Exterior:	Vinyl		
Legal description:	Block 2, Lot 6, Moja Subdivision		
Parcel number:	30.450.0160		
School district:	United South Central		
Listing agent/phone:	Lori Fette—Cell: (507) 381-8183; Home: (507) 553-5306		

FEATURES:

Stove:	negotiable	Washer:	yes (basement)	Drapes:	yes
Refrigerator:	negotiable	Dryer:	yes (basement)	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:	13x24	Bedroom:	10x12	Bathroom:	7x7
Dining:	7x14	Bedroom:	11x12	Bathroom:	4x9
Kitchen:	9x12	Bedroom:	9x10		
		Bedroom:	9x12		

REMARKS:

This home is larger than you think. It offers four bedrooms and two bathrooms on the main floor, nice kitchen/dining area, and a big living room with new carpet. Lots of storage throughout the home. Newer roof, vinyl siding, attached garage, storage shed, and big back yard.

