

BRAD HEGGEN REALTY

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PROPERTY INFORMATION:

Address:	91-2 nd Ave NW, Wells	Price:	\$39,500
Lot size:	37.5x140	Bedrooms:	4+
Basement:	crawlspace	Bathrooms:	2
Garage:	single, detached with shed		
Real estate taxes:	\$390 HS ('09)		
Heat:	natural gas pace heater & electric baseboard		
Air conditioning:	none		
Electric service:	dual 100-amp breakers—rated power for electric heat		
Average utilities:	Electric/Water/Sewer: \$/month	Gas: \$/month	
Exterior:	slate		
Legal description:	Aud Lot 38, Blk 1, Wells		
Parcel number:	30.200.0170		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes (2)	Washer:	no	Blinds:	yes
Refrigerator:	yes (2)	Dryer:	no	Fireplace:	no
Dishwasher:	no	Water softener:	yes	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	10x21 (1)	Bedroom:	10x13 (1)	Bathroom:	7x11
Dining:	10x14 (1)	Bedroom:	7x16 (1)	Bathroom:	6x9
Kitchen:	11x11 (1)	Bedroom:	8x11 (2)	Foyer:	4x10
Kitchen/LR:	10x21 (2)	Bedroom:	9x11 (2)	Deck:	

REMARKS:

This property was completely remodeled in 1986-87. New roof and shingles in 1998. Open floor plan with 2 bedrooms, full bath and laundry on the main floor. Walnut and oak woodwork. This house is “super insulated” and has double-paned windows. Smoke detectors are hardwired with battery backup. Storage shed attached to garage. This property is currently set up as a duplex with two bedrooms/bath upstairs and two bedrooms/bath on main floor. This rental income could help make the mortgage payment or could easily convert back to single family use.

Information herein is deemed reliable, but not guaranteed.
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