

**The Henle-Hoffmann Team!**

New Ulm Real Estate LLC

1600 North Broadway

New Ulm MN 56073

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©RASM

**Price: \$134,900****PROPERTY INFORMATION**

**MLS #:** 124630  
**Type:** Single Family  
**Address:** 10914 Shag Road  
 New Ulm  
 MN 56073

**Year Built:** 1963  
**Class:** RESIDENTIAL  
**Tax Year:** 2011  
**Base Tax S/W/R:** 1780.50  
**Lot Size:** 10+ acres  
**Assessments:** None

**Association:** No  
**Association Fees:**

**Roof Type:** Shingle-Asphalt  
**Heating Type:** Hot Water  
**Air Conditioning:** Central Air  
**Exterior:** Metal  
**Foundation:** Full, Finished, Block

**Finished Sq. Ft:** 2255  
**Main Level:** 1224  
**2nd Floor:** 0  
**Lower Level:** 0  
**Basement:** 1224  
**% Finished:** 97%

**Kitchen:** 15x9  
**Dining Room:** 16x9  
**Living Room:** 23x14  
**Family Room:** 20x14

**# of Bedrooms:** Three  
**Master:** 14x12  
**Bedroom 2:** 15x10  
**Bedroom 3:** 13x12  
**Bedroom 4:**

**Extra Rm Description**

Office 15x11

**Bathrooms:**

**Full or 3/4:** Two  
**Half:** None  
**Main Level Baths:** 1

**Garage Capacity:** Two  
**Type:** Detached  
 Garage Door Opener

**Fireplace:** Yes**Exterior Extras:**

Deck

**Appliances:**

Dishwasher, Water Softener Own

**Site Information:**

Private Well, Septic, Waterfront

**ADDITIONAL INFORMATION**

**Features:** Waterfront Nature Lovers Paradise! Breathtaking views of the Minnesota River will be experienced from this 3 bedroom rambler. 10+ acres of wooded waterfront is the setting of this open floor plan home. Privacy is yours as you are sitting on your deck overlooking the waters. A quality built home with all the latest amenities....WALK OUT BASEMENT COULD BE A SEPARATE LIVING AREA OF IT'S OWN!!!! Seller to assume septic upgrade

**Legal Description:** Sect 12, Twp 109, Range 30, Lot 2 or Lot 7



**This Listing Provided By:** [New Ulm Real Estate LLC](http://NewUlmRealEstate.com)

All square footage and measurements are approximate. All Inclusions sold 'as-is' with no warranty. This information deemed reliable, but not guaranteed.