



The Henle-Hoffmann Team!
 New Ulm Real Estate LLC
 1600 North Broadway
 New Ulm MN 56073
 Office: (507) 233-7653



©RASM

Price: \$229,900



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PROPERTY INFORMATION

MLS #: 123293
Type: Single Family
Address: 22611 County Road 13
 New Ulm
 MN 56073

Finished Sq. Ft: 2400
Main Level: 1000
2nd Floor: 992
Lower Level: 0
Basement: 1000
% Finished: 40

Bathrooms:
Full or 3/4: One
Half: One
Main Level Baths: 1

Year Built: 1957
Class: RESIDENTIAL
Tax Year: 2009
Base Tax S/W/R: \$1476.00
Lot Size: 1.15 acres
Assessments: 0

Kitchen: 16x13
Dining Room: 14x11
Living Room: 17x14
Family Room: 28x12

Garage Capacity: Four or More
Type: Attached
 Garage Door Opener

Fireplace: Yes

Exterior Extras:
 Storage Shed, Outbuildings, Asphalt Driveway, Landscaped, RV Parking

Association: No
Association Fees:

of Bedrooms: Five
Master: 27x13
Bedroom 2: 18x17
Bedroom 3: 13x11
Bedroom 4: 11x10

Appliances:
 Dryer, Dishwasher, Refrigerator, Range/Oven, Washer, Water Softener Own

Roof Type: Shingle-Asphalt
Heating Type: Gas, Forced Air
Air Conditioning: Central Air
Exterior: Stucco
Foundation: Full, Partial Finished, Poured Concrete

Additional Room
 Workshop, Office, 3 + Same Floor Bedrooms

Site Information:
 City Water, Private Well, Septic, Paved Road, Public Road

ADDITIONAL INFORMATION

Features: Best of Both Worlds - Approximately 1000 feet from the City limits, across from Flandrau State Park and neighbors to the Cottonwood River! Wildlife galore all on blacktop! Don't miss out on this rare find - 5 bdrm. 2 story home with double garage and 30x40 shed. This home features 2 fireplaces, formal dining room, screen porch, finished basement with tile floors, main floor office/bdrm. and 4 bedrooms on the second floor. Home warranty at list price. Appliances included. Buyer to assume septic upgrade

Legal Description: 200x250 of sub I A-4 of 31-110-030 1.15 acres



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