

# Texas Star REALTY

Presents

**Your Cabin In The Woods !!!**



**1125 FM 109, New Ulm**

**Offered at \$92,000**

**Your Cabin In The Woods!! Wow, here is your chance to own this perfectly sized 6 acre parcel with a hardiplank, virtually maintenance free cabin already in place. The cabin is nicely nestled among a nice mix of live oaks, pine and cedar trees, providing the privacy you have surely been looking for. The cabin is dried in, but waiting for you to finish out the interior with your personal touches. As if this is not enough, there is a pond for fishing and a wet weather creek to add ambiance to this tract. Great neighborhood, just 2 miles from Frelsburg and 1 mile from New Ulm. Play Golf? "The Falls Country Club" is just 5 minutes away. Hurry on this one, as prime small parcels like this one do not last long, especially in this location.**

**LAND FEATURES**

Acres: 6.0  
 Road Surface: Paved  
 Road Frontage: Farm to Market  
 % Wooded: 70  
 % Fenced: 75  
 Restricted: No  
 Barn: No  
 Storage Shed: Yes  
 Horse Stalls:  
 Tack Room No

Living Quarters: Cabin  
 Water Well: No  
 Septic: Yes  
 Public Water/Sewer: No/No  
 Airstrip: No  
 Deer Stand: No  
 Deer Feeder: No  
 Pond: No  
 Creek: Wet Weather  
 Soil: Sand

**TOPOGRAPHY**

Level No  
 Sloped No  
 Roll Yes  
 River No

**OTHER**

School District: CISD  
 Taxes: \$1138  
 Other: Electric and Septic

**Directions:** From Columbus head North on FM 109 to Frelsburg stop sign and take a right. Continue 2 miles and the gate will be on your right. Look for Texas Star Realty sign.



**930 Walnut St. Columbus, Tx 78934**

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[www.texasstarrealty.com](http://www.texasstarrealty.com)

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