

Supplement for 45789 County 13, Mable Minnesota

**\*\*Charming Country Retreat in Bluff Country!\*\***

Welcome to 45789 County Rd. 13 in picturesque Mabel, Minnesota! This delightful three-bedroom, one-bath home is perfectly situated on approximately 10 acres of stunning land, peaceful location, boasting direct access to over 1,000 acres of public land, making it an outdoor enthusiast's dream.

Nestled among the breathtaking bluffs of Southeast Minnesota, this property offers a unique mix of natural beauty and serene privacy. Enjoy the sights and sounds of abundant wildlife, including deer, turkeys, and a variety of birds, right in your backyard. Plant life includes apple trees, black raspberries, burr oak, asparagus, and many other native plant species.

The property showcases a charming historic red dairy barn, a quonset hut, a livestock house, a hog shed, and two additional garages, providing ample space for all your hobbies and storage needs. An enchanting old schoolhouse has also been moved onto the property, currently serving as a creative hobby and storage area. There is an original hand water pump too that needs a little TLC but could be operational.

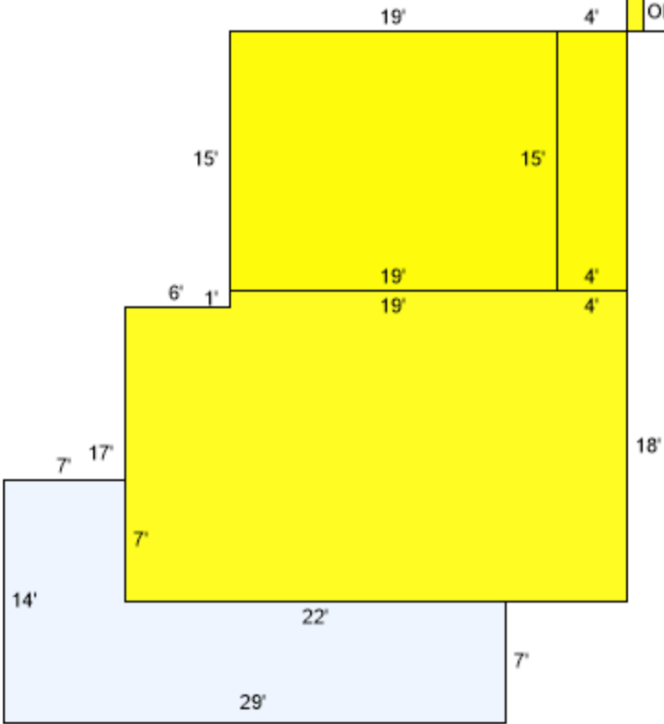
The home has undergone some recent improvements, items that have been recently updated are: kitchen counters, dishwasher, and sink. A handful of light fixtures have been replaced in the main level recently too. The wood on the ceiling in the house consists of 18 different types of hardwoods all sourced from local timber. This home features items like baseboard boiler heat, septic is 17 years old, bradford white hot water heater, and fiberoptic internet from Accentek. Roof was redone in the last 5 years.

This is more than just a home; it's a lifestyle. Experience the peaceful atmosphere of Bluff Country while being conveniently located south of Rushford, near excellent recreational opportunities and beautifully scenic routes. Don't miss your chance to own a slice of paradise in this idyllic setting. Schedule your showing today—this gem won't last long!

#### Extra Features

GARAGE	26 x 20	1960
20 FT RESIDENTIAL SHED	11 x 10	1950
HOG HOUSE	30 x 14	1900
HOBBY SHOP (school house)	28 x 18	1950
MACHINE SHED	50 x 29	1946
WOOD CRIB	50 x 7	1900
LEAN-TO ADDITION	26 x 20	1900
LOFT BARN	54 x 30	1900
1 STORY BARN	50 x 26	1900

HAB	HOUSE ADD	252	1954
ONE	1 STORY	285	1880
UEP	PORCH	60	1980
OHB	1.5STY/BMT	516	1880



**Owner Address**JAMES R THOMPSON &  
PATRICIA A THOMPSON  
205 PARK ST E  
RUSHFORD, MN 55971

District	(1903) PREBLE/SD #0238
Brief Tax Description	SECT-01 TWP-102 RANGE-008 10.03 AC 10.03AC NW1/4 SE1/4 LYING W OF CO RD 13 W OF CO RD 13 (Note: Not to be used on legal documents)