

HARTMAN
REAL ESTATE

Farms/Acreage

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BEAUTIFUL
89.28 ACRE
FARM

\$550,000 Listing #DH854 MLS #17062580
2505 Highway K, Hermann, MO 65041

COUNTRYSIDE VIEWS

40 ACRES CROPLAND, GENTLY SLOPING 38 ACRES RECENTLY CLEARED PASTURE/HAY LAND AND AN ADDITIONAL 10 ACRES OPEN PASTURE SURROUNDING THE HOMESTEAD



THE HISTORIC 1878 STONE 2 1/2-STORY HOME IS WAITING TO BE BROUGHT BACK TO LIFE! IT HAS 5 BEDROOMS, AN OUTDOOR SUMMER KITCHEN, HAND HEWN BEAMS & TONGUE & GROOVE FLOORING. THE HOME & SURROUNDING OUTBUILDINGS ARE IN NEED OF MAJOR RESTORATION.



THERE IS A 3-YEAR FARM LEASE AVAILABLE AT THE BUYER'S OPTION FOR THE PASTURE & CROPLAND FOR \$10,000 PER YR.



OWNER WILL CONSIDER DIVIDING FARM INTO 3 SEPARATE PARCELS.

Directions: From Hermann take Hwy. 19 south to right on Hwy. F at Swiss, then left on Hwy. W, then left on Hwy. K at Bay to property on the right. For Sale sign is up.



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