

HARTMAN
REAL ESTATE

Farms/Acreage

1202 Market Street
P.O. Box 294
Hermann, MO 65041
www.hartmanrealestate.com
Phone: 573-486-2927
Fax: 573-486-5042
info@hartmanrealestate.com

30.1 Acres

\$259,000 Listing #DH935 MLS #20031831
2150 Shady Lane, Hermann 65041

**PRIVATE COUNTRY SETTING
WITH RUSTIC, CEDAR SIDED
1 1/2 STORY, 2 BEDROOM,
2 1/2 BATH HOME**

**LARGE COVERED PATIO
THAT CAN ALSO SERVE
AS A CARPORT**

**COVERED BACK DECK FOR
WILDLIFE WATCHING**

**2-ROOM UNFINISHED LOG
CABIN WITH ELECTRIC**

2 LOG-SIDED BARN

**GENTLY ROLLING LAND
OFFERS GREAT HUNTING
FOR DEER & TURKEY & HAS
A NICE "PARK-LIKE" FIELD,
STOCKED POND & THE
BALANCE IN TIMBER.**

**Directions: From Hermann take
Hwy. 19 South to 1 mile past
Swiss then left onto Shady Lane
then go 4/10 mile to first house on
the left.**

For Sale sign is up.



Information herein is not warranted
& subject to change without notice.
We assume no liability for errors.



The 1 1/2 story 2 bedroom, 2 1/2 bath offers:
 Large equipped kitchen includes electric oven/range with over-the-range microwave, dishwasher, refrigerator.
 Freezer in basement is included.
 Zero-turn mower and some implement equipment included.
 Most house furnishings are negotiable as well.
 Separate breakfast area.
 Big living room with brick wood burning fireplace and built-in shelving.
 Main floor laundry in the half bath.
 Office area.
 Master bedroom with bonus sitting room or sleeping room.
 Huge upstairs bedroom is large enough for 2 queen beds and includes a full bath just off the bedroom.
 Partial walk-out basement
 Furnace new in 2017.
 Central Air
 Electric water heater new in 2017.
 Deep Well, Septic
 Hermann R-1 Schools
 2019 Gasconade County Taxes: \$1,073.00.





