

**HARTMAN**  
REAL ESTATE

*Farms/Acreage*

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**PRIME 3 ACRE  
BUILDING SITE!**

**\$45,000 Listing #DH971 MLS #22037414  
Black Forest Drive East, Hermann, MO 65041**

In Beautiful Black Forest Subdivision  
Just Minutes from Downtown Hermann  
Includes Access to Nice Community  
Stocked Lake Just Steps Away  
Approximately 2 Acres Wooded,  
1 Acre Open  
Paved Streets, Underground Utilities &  
Community Water  
2021 Gasconade Co. Taxes: \$299.80  
Black Forest Yearly Association  
Fee: \$300.00  
Road Assessment: \$571.00  
Restrictions to Protect Property  
Values are On File at Our Office  
Listing Agent: David Hartman



Directions: From Hermann take  
Hwy. 100 West to right on entrance into  
Black Forest Subdivision.  
Follow Black Forest Drive East  
staying to the right at first "Y".  
Property is just past the lake on the left.  
For Sale sign is up.



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

