



1202 Market Street  
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**6.65+/- WOODED ACRES \$84,000 Listing #JB980 MLS #23004029**  
**IN BLACK FOREST SUBD. Eagle's Nest Drive, Hermann, MO 65041**  
**SURROUNDED BY**  
**BEAUTIFUL BLUFFS**

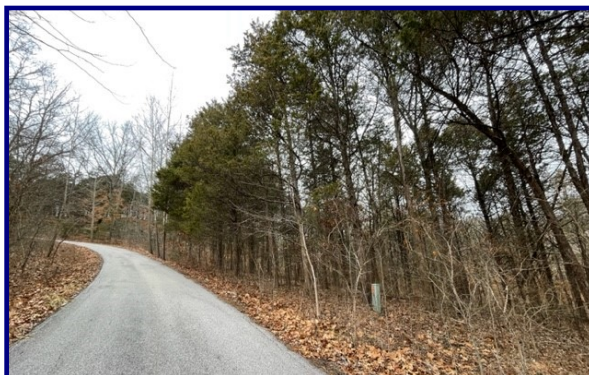
Just Minutes from Downtown Hermann  
Includes Access to Community Stocked Lake  
Black Forest Subdivision Offers Paved Streets,  
Underground Utilities & Community Water  
2022 Gasconade Co. Estimated Taxes: \$400.00.

(This 6.65 Acres is Part of a Larger Tract  
with a Home. Exact Taxes will be Figured  
by the Assessor)

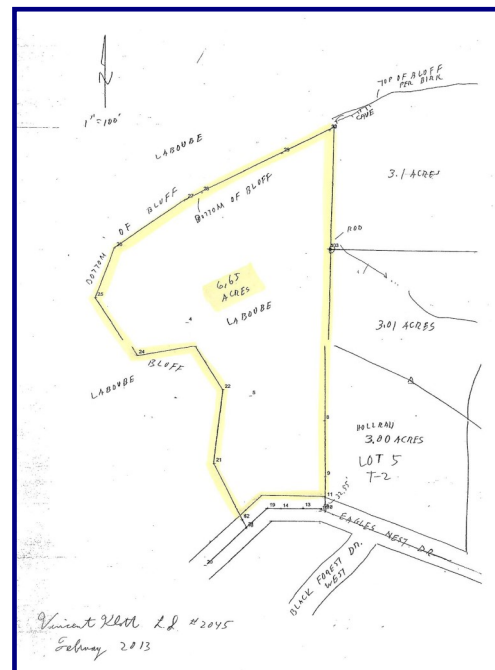
Black Forest Association Fee: \$300.00 Year  
Special Road Assessment: \$571.00 Year  
Restrictions to Protect Property Values are  
on File at Our Office

Listing Agent: Julie Bruckerhoff

Directions: From Hermann city limits  
take Hwy. 100 West about 2 miles to  
right into Black Forest Subdivision  
onto Black Forest Drive. Turn left  
onto the first road on the left  
(Black Forest Drive West). Turn left  
onto Eagle's Nest Drive to the  
Property on the right.  
No For Sale Sign.



**Community Stocked Lake**



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

