

Listings as of 09/06/2024 at 3:12 PM

Client Detail Report

Property Type: Residential Lots

Black Forest Drive East, Hermann 65041

L Price: **\$49,500**

MLS #: **24056930** Status: **Active**

County: **Gasconade**

Area: **Hermann R-1G**

Muni/Twp: **Unincorporated**

SubD: **Black Forest Subdv.**



Type: **Residential Lots**

Cross St:

Lot Acres: **3.000 ac**

Lot Num: **T-1**

Taxes Pd: **\$299**

of Lots: **1**

Tax Yr: **2024**

Elem Schl: **Hermann Elem.**

Sr. High: **Hermann High**

Ownership: **Private**

Lic Sell: **Seller's Agent**

Poss: **At Closing**

Farm Type: **Rural, Single Family**

General Property Information

Dual Age: **N/A**

CDOM: **0**

Sct/Twn: **3-45-5**

AsscFee: **\$300**

Assc Pd: **Yearly**

Lot SF: **130,680 (County Records)**

Lot Dim: **224 x 525 x 305 x 538**

Jr. High: **Hermann Middle**

Schl District: **Gasconade Co. R-1**

Details

Condition: **Other**

Cable: **N/A**

Street Info: **Asphalt**

Easement:

Utilities: **Electric, Gas, Telephone**

Wtr Mn Sz:

Rd Front: **538.00**

Wtr Mn Dis:

Sewer: **None**

Swr Mn Sz:

Zoning: **None**

Swr Mn Dis:

Water: **Community**

Assmnts: **Buyer To Assume, Special Assessments**

Buildings: **None**

Foliage: **Cleared/Pasture Land, Heavy Woods**

Rd Access: **Paved**

Restriction: **No Mobile Homes, Recorded Restrictns, Subdivision, Trustee/Assoc Fee**

Topogrphty: **Some Wooded, Some Open, Level to Rolling**

Imprvmnt: **Some Underground Utl**

Options: **In Platted Subdv., Your Bldr Your Plan**

Dev Stat: **Finished Lots, Plat Recorded, Surveyed**

Remarks

Presented By: David Hartman Phone: 314-609-8889

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Mrk Rmks: **PRIME 3 ACRE BUILDING SITE IN BEAUTIFUL BLACK FOREST! Just minutes from downtown Historic Hermann! Includes access to nice community stocked lake just steps away. Paved streets, underground utilities and community water! This is the perfect place to build your dream home. Check it out today!**

Directions: **From Hermann take Hwy 100 West to right on entrance into Black Forest Subdv. Follow Black Forest Drive East staying to the right at first Y. Property is just past the lake on the left. Sign up.**

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