

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 Avlb. for \$320 p/yr
2023 Gasconade Co. Taxes: \$299.24
Black Forest Yearly Association
Fee: \$300.00
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
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We assume no liability for errors.

