



Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending', 'Coming Soon' Listing Agent ID is 'DHARTMAN' Listing Co-Agent MLS ID is 'DHARTMAN'

\$137,500 **Kirsten Lane #T35 & T36 Hermann 65069** Listing # **24014437**
Cross St Tran **Sale**



Lakefront Acreage!!! 6.48 Acres in Lone Tree Lake Estates offering a beautiful 22 acre stocked lake to enjoy fishing, swimming and boating. Excellent building site for your dream home or weekend retreat! Well maintained part open, part wooded tract of land with over 500 feet of lake frontage! Some restrictions to protect property values. Also includes a park, (common), area for the use of all owners featuring a swim deck, sand beach, swimming area and pavilion! This is an awesome property.....Don't Miss Out!

Directions **From Hermann take Hwy 19 North across the bridge to left on Hwy 94 to right on Hwy P to left on Bluffton Road to entrance into Lone Tree Lake Estates on the left. Go straight to property on the left. For Sale sign is up.**

Area Hermann R-1	CDOM 0	Property Type Residential Lots
Muni/Twp: Unincorporated		Status Active
Sq Ft (approx)		Status Com
Lot Size (approx acres) 6.480		
County Gasconade	Tax ID 18-5.0-15-000-000-035.000	Subdivision Lone Tree Lake Estates
Lic. Asst'g Seller	Seller's Agent	
Showing Instructions	Call Listing Agent, Sign	
Lot Number	35 & 36	
Elementary School	Hermann Elem.	
Jr. High School	Hermann Middle	
Sr. High School	Hermann High	
School District	Gasconade Co. R-I	
Taxes Paid	\$168	
Tax Year	2023	
Type	Rural, Single Family	
Zoning	Montgomery County	
Topography	Level to Gently Roll, Some Wooded, Some Open, Waterfront	
Foliage	Scattered Woods	
Road Access	Gravel, Private	
Disclosures	Flood Plain No, Vacant Land	
Conditions	Other	
Improvements	None	
Documents at Office	Plat	
Sewer	None	
Easements	Road/Right Of Way	
Utilities on Site	Electric, Telephone	
Water on Site	None	
1st Assumable	No	
Easements	Road/Right Of Way	
Selling Terms	Cash, Conventional, RRM/ARM	
Possession	At Closing	



6.48 Acres



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

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Private Road to 6.48 Acres



Pavilion in Common Area



Common Area



Pavilion in Common Area



Sand Beach & Sun Deck in Common Area



Common Area



Common Area



Generic View