

## Property Client Flyer

**28 Acres Hwy 100, Hermann, Missouri 65041**  
**\$388,220**



**27.73 Acres Just 3 Miles West of Historic Hermann with Access Easement off of Highway 100! Mixture of Fields and Woods! Countryside Views with Great Building Sites! Beautiful Rock Bluffs! Excellent Deer and Turkey Hunting! Less than 5 Minutes from Hermann! Survey Included! Additional Land Available! Don't Miss Out on this Great Property! Call Now to Schedule Your Private Showing!**

MLS#:	<b>24061190</b>	Status:	<b>Active</b>	List Date:	<b>09/25/2024</b>
County:	<b>Gasconade-MO</b>	Beds/Baths:	<b>0/0</b>	Taxes Pd:	<b><u>05-5.0-16-000-000-005.000</u></b>
Area:	<b>420 - Hermann R-1G</b>	Sqft Above:		SqFtAbv/PSF:	<b>/</b>
Muni/Twp:	<b>Unincorporated</b>	Sqft Below:			
Prop/Sub Type:	<b>Farm/Farm</b>	# of Lots:		Lot Size:	<b>27.730 ac (Survey)</b>
SubDiv:	<b>n/a</b>	# Prk:	<b>0</b>	Lot Dim:	
Type:					
Style:	<b>Other</b>				
Schl Dst:	<b>Gasconade Co. R-I</b>				
Elem Schl:	<b>Hermann Elem.</b>				
J High:	<b>Hermann Middle</b>				
S High:	<b>Hermann High</b>				
Lot Dsc:	<b>Sloped, Level, Pasture, Scattered Woods, Wooded</b>				
Directions:	<b>Take Highway 100 West out of Hermann for 3 miles, private easement road to property on the right.</b>				

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