

|   |                            |  |                    |   |  |           |
|---|----------------------------|--|--------------------|---|--|-----------|
| Steve   | 200 Gutenberg St – Hermann |  |                    |   | Gasconade  | \$245,000 |
| Agent   | Location (Nearest Town)    | Sec  | Twp                | Range   | County   | Price     |
| <h2 style="color: red;">Judy Warden Real Estate, Inc.</h2> <p style="color: red;">234 East Second St., Hermann, MO 65041</p> <p>Phone: <u>573-486-3127</u> Fax: 573-486-3521 Email: <a href="mailto:judywardenre@ktis.net">judywardenre@ktis.net</a> Web: <a href="http://www.judywarden.com">www.judywarden.com</a></p> <p style="color: green; font-weight: bold;">Specializing in Rural Properties</p> <div style="text-align: right;"></div> |                            |  |                    |   |  |           |
| Lot Size  | 60x120                     | House  | NA                 | Air Conditioning  | NA   |           |
| Fences  | NA                         | Age  | Approx. 1970       | Septic System   | City   |           |
| Road Frontage   | Gutenberg                  | Construction   | Concrete/Block     | Water   | City   |           |
| Storage Bldg.   | Yes                        | Sq. Ft. Living   | Approx. 2296       |   |  |           |
| School District   | Hermann                    | Type Heat  | FA / Radiant Floor | <h3 style="color: red; font-weight: bold;">5 BAY SELF-SERVICE COMPLETE WITH ALL EQUIPMENT FOR MAINTENANCE &amp; 2 INDUSTRIAL VACUUMS</h3> |  |           |
| Possession  | Closing                    | Roof   | Metal/Pitched      |   |  |           |
| Taxes (2009)  | \$772.00                   | Baths  | NA                 |   |  |           |
| Electric  | City                       |  |                    |   |  |           |
| Gas   | City                       |  |                    |   |  |           |
| EXTERIOR LIGHTING AND OVERHEAD DOORS  |                            | OWN YOUR OWN BUSINESS!!  |                    |   |  |           |
| CURRENT OWNER IS OFFERING 30 DAY PERIOD FOR INSTRUCTION/MAINTENANCE/ OPERATION OF BUSINESS AFTER CLOSING TO NEW OWNER   |                            | PROMINENT ESTABLISHED CAR WASH BUSINESS AND BUILDING FOR SALE IN DOWNTOWN HISTORIC HERMANN |                    |   | NEW OWNER MUST OBTAIN NEW LEASE FOR LOTS WHERE VACUUMS CURRENTLY EXIST |           |
|   |                            |  |                    |   | OWNER/SALESPERSON  |           |

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

