

| | | | | | | |
|-------|------------------------------|-----|-----|-------|----------|-----------|
| Steve | 3431 Aunt Mary's Rd – Berger | | | | Franklin | \$525,000 |
| Agent | Location (Nearest Town) | Sec | Twp | Range | County | Price |

Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

Phone: 573-486-3127 Fax: 573-486-3521 Email: judywardenre@ktis.net Web: www.judywarden.com

Specializing in Rural Properties



| | | | | | |
|-------------------------------------|----------------|---|---------------------|--|-------------------------------|
| Lot Size | 26 Ac. m/l | House | 1.5+ Story | Fireplace | 1 Main/1 Lower |
| Fences | NA | Age | Approx. 2002 | Stove | Built In-Double Oven |
| Road Frontage | Aunt Mary's Rd | Construction | Vinyl Siding | Dishwasher | Included |
| Storage Bldg. | Yes | Sq. Ft. Living | Approx. 5000' | Refrigerator | Included |
| Garage | 2 Car Attach | Type Heat | Propane/Elec/Wood | Drapes/Curtains | Some |
| Signs | Yes | Roof | Comp/Shingle | Floor Covering | Wood/Carpet |
| School District | Hermann | Baths | 4 1/2 | Basement | Full Walkout/Partially Finish |
| Taxes (2009) | \$2858.00 | Living Room | Combo | Porches | Front Covered |
| Possession | Closing | Dining Room | | Deck | Back |
| Electric | 3 Rivers | Kitchen | X-Breakfast Bar | Patio | Side |
| Propane | MFA | Family Room | Lower Level | Septic System | Yes |
| 30x40 GARAGE/SHOP | | Bedroom | 1 Main/1 Lower/3 Up | Water | Drilled Well |
| | | Utility Room | Main | Air Condition | C/A 2 Units |
| | | LARGE FAMILY/REC ROOM ON LOWER LEVEL | | Heat | F.A. 2 Units Elec/Propane |
| LOTS OF HARD WOOD FLOORS | | SCENIC DISTANT VIEWS | | CUSTOM MADE PINE KITCHEN CABINETS | |
| | | | | PLENTY OF ROOM FOR THE WHOLE FAMILY | |

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

