

MLS# 90039865

Steve	91 Osprey Lane – Hermann	10	46N	5W	Montgomery	\$440,000
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

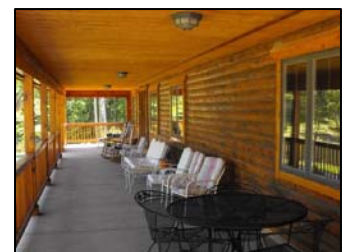
Phone: 573-486-3127 Fax: 573-486-3521 Email: [judywardenre@ktis.net](mailto:judywardenre@ktis.net) Web: [www.judywarden.com](http://www.judywarden.com)

**Specializing in Rural Properties**



Lot Size	Approx. 10 Ac.	House	1.5 Story Log	Fireplace	Wood Burning	
Fences	NA	Age	Approx. 2006	Stove	Included	
Road Frontage	Hwy 19	Construction	Oak Log	Dishwasher	Included	
Storage Bldg.	NA	Sq. Ft. Living	Approx. 2050'	Refrigerator	Included	
Garage	2 Car Tuck Under	Type Heat	Elec. F/A Wood Fireplace	Drapes/Curtains	Some	
Signs	Yes	Roof	Comp. Shingle	Floor Covering	Carpet/Tile	
School District	Hermann	Baths	2 Main/1 Up/1 LL	Basement	Full walkout/mostly finished	
Taxes (2008)	TBD	Living Room	X	Porches	Front/side Wrap, Covered	
Possession	Closing	Dining Room	X	Deck	NA	
Electric	Ameren UE	Kitchen	X	Patio	Back	
Gas		Family Room	NA	Septic System	Yes	
<b>GREAT ROOM HAS 2 STORY VAULTED CEILINGS</b>		Bedroom	1 Main/2 Up/1 LL	Water	Well	
		Utility Room	Main	Air Condition	C/A	
		<b>PEACEFUL OAK LOG HOME OVERLOOKING A 9 ACRE PRIVATE LAKE</b>			<b>MORE ACREAGE AVAILABLE: UP TO 120 ACRES TOTAL (see MLS#90037438)</b>	
<b>SIT BACK, RELAX AND WATCH THE GEESE ON THE LAKE FROM YOUR WRAP AROUND PORCH</b>				<b>FISHERMEN, BE READY TO CATCH BASS, CRAPPIE, CATFISH AND PERCH</b>		

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



**ONE OF A KIND!!!**