

Steve	Hwy H – Hermann	31&32	45N	4W	Gasconade	\$455,000
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



Acreage	Approx. 130 Ac	School District	Hermann	APPROXIMATELY 130 ACRES OF ROLLING HILLS, PASTURE, WOODS AND SPRINGS	
Cultivation		County	Gasconade		
Pasture	Approx. 80 Ac	Taxes 2009	\$156.31		
Wooded	Approx. 50 Ac	Possession	Closing		
Terrain	Gently Rolling	Electric	Yes		
Fences	Some	Gas	NA		
Ponds	Yes	Restrictions	NA		
Creek	NA	Easements	Utility		
Lake	NA	Mineral Rights	Intact		
River	NA	Financing	NA		
Springs	Yes	Signs	NA		
Cistern	NA	THIS PROPERTY IS PERFECT FOR YOUR NEW HOME – NUMEROUS BUILDING SITES			TWO BARN ALREADY ON PROPERTY
Well	NA				
Road Frontage	Hwy H				
LOCATED ON HWY H JUST 9 MILES FROM HERMANN					SMALL POND FED BY A YEAR ROUND SPRING

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

