



**Kenneth Schneider**  
 dsre@ktis.net  
 573-694-3362 Call or Text



Listing Number is 16056031

**\$163,900**

**2922 Sterling Hill Lane, Bland 65014**

Listing # **16056031**



Cross St **Mount Sterling Road**

Tran **Sale**

**GET YOUR HUNTING PROPERTY FOR THIS FALL!! 42.2 Acres And Cabin Near MOUNT STERLING!! Deer, Turkey, Coyote And Squirrel. Drilled Well And Septic. Near Gasconade River Access Points At Cooper Hill & Held's Island. If You Have Horses There Are Miles Of County Road To Ride. Hiking/4 Wheeler Trails Thru The Woods. Food Plots. SCENIC VIEWS!! Ford Tractor & Equipment Available with Real Estate \$ 169,900**

Directions **FROM MOUNT STERLING Hwy A Past The Store Left On Mount Sterling Road The about 1/2 Mile Past Gerloff Road Right On Sterling Hills Ln. From The Locked Gate The Property Is About 1/2 Mile Cabin Is On The Right.**

Area <b>Owensville R-2</b>	Beds <b>2</b>	CDOM <b>533</b>	Property Type <b>Acreage &amp; Farms</b>
Muni/Twp <b>Unincorporated</b>	Baths <b>1</b>		Status <b>Contingent NK</b>
Sq Ft (approx) <b>830</b>	Age		Status Com <b>Continue to Show!</b>
Lot Size (approx acres) <b>42.200</b>			
County <b>Gasconade</b>	Tax ID <b>15-3.0-05-000-000-002.030</b>	Subdivision	<b>None</b>

Contingent Information	<b>Other/Call List Agt., Continue to Show</b>
Dual Agency	<b>No</b>
Lic. Asst'g Seller	<b>Seller's Agent</b>
Showing Instructions	<b>Combination</b>
Elementary School	<b>Owensville Elem.</b>
Jr. High School	<b>Owensville Middle</b>
Sr. High School	<b>Owensville High</b>
School District	<b>Gasconade Co. R-II</b>
Taxes Paid	<b>\$297</b>
Year	<b>2015</b>
Type	<b>Acreage Rural, Recreational</b>
Zoning	<b>Misc Improvements</b>
Topography	<b>Gently Rolling, Hilly, Level Lot, Pasture, Sloping, Wooded</b>
Road Surface	<b>Gravel Rock</b>
Current Use	<b>Recreation, Unused/Nat State/Und</b>
Possible Use	<b>Horses, Hunting/Fishing, Recreation, Residence</b>
Buildings	<b>Shed, Utility Building</b>
Sale Includes	<b>Hunting Rights, All Mineral Rights</b>
Main Residence	<b>1 Story</b>
# of Rooms	<b>5</b>
Main Full Baths	<b>1</b>
Architecture	<b>Rustic, Traditional</b>
Basement Description	<b>Space/Crawl or Other</b>
Construction	<b>Cedar/Wood, Frame</b>
Interior Misc	<b>Range/Oven, Some Wood Floors, Some Insulated Wndws</b>
Parking Description	<b>Circle Drive</b>
No. Fireplaces	<b>1</b>
Fireplace Location	<b>Great Room</b>
Disclosures	<b>Sellers Discl. Avail</b>
Conditions	<b>Unknown</b>
Documents at Office	<b>Aerial Photo, Topographical Map</b>
Miscellaneous	<b>Covered Porch, Scenic View</b>
Cooling	<b>Central-Electric</b>
Sewer	<b>Septic</b>
Heating	<b>Forced Air</b>
Utilities on Site	<b>Electric</b>

Presented By: Kenneth Schneider Phone: 573-486-5121

All information herein has not been verified and is not guaranteed.

Copyright ©2017 MARIS. All rights reserved.



**Kenneth Schneider**  
 dsre@ktis.net  
 573-694-3362 Call or Text



**\$163,900**

**2922 Sterling Hill Lane, Bland 65014**

**Listing # 16056031**

Water on Site  
 Heat Source  
 Water Heat  
 1st Assumable  
 Selling Terms  
 Possession

**Pond, Well**  
**Electric, Gas**  
**Electric**  
**No**  
**Cash, Conventional, RRM/ARM**  
**At Closing, Immediate**



*Presented By: Kenneth Schneider Phone: 573-486-5121*  
 All information herein has not been verified and is not guaranteed.  
 Copyright ©2017 MARIS. All rights reserved.



**Kenneth Schneider**  
 dsre@ktis.net  
 573-694-3362 Call or Text



**\$163,900**

**2922 Sterling Hill Lane, Bland 65014**

Listing # **16056031**



*Presented By: Kenneth Schneider Phone: 573-486-5121*  
 All information herein has not been verified and is not guaranteed.  
 Copyright ©2017 MARIS. All rights reserved.



**Kenneth Schneider**  
dsre@ktis.net  
573-694-3362 Call or Text



**\$163,900**

**2922 Sterling Hill Lane, Bland 65014**

**Listing # 16056031**



*Presented By: Kenneth Schneider Phone: 573-486-5121*  
**All information herein has not been verified and is not guaranteed.**  
**Copyright ©2017 MARIS. All rights reserved.**