Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Listing Agent ID is 'KSCHNEID' Listing Co-Agent MLS ID is 'KSCHNEID'

2382 Highway K, Hermann 65041-4742

Listing # 18042598

\$329.900

Cross St Hwy W

Brick Ranch 3 Bedroom 2 Baths. The 65 acres+- fronts Highway K & Second Creek. 2 Wood burning fireplaces. Wood flooring. 2 car attached garage. Walkout basement. Chip and seal drive and Circle Drive. Professionally Landscaped. Slate Entry. Ceramic Tile. Main floor laundry. Breakfast Room. Office/Den. Basement has rough-in for Bath. In The Pictures the aerial outlined is what is for sale. Second Creek has Fishing holes chest to neck deep.

Directions From Highway 50 take K to Bay Continue on K about 2 miles to drive on right. Property Starts in the curve just after neighbors white fence. "Watch for Chip & Seal Driveway, Big Black Mailbox & ENS# RK1-160."

Area Hermann R-1 Beds Property Type Acreage & Farms

Unincorporated Muni/Twp 2 Baths Active Status

52 Sq Ft (approx) 0 Status Com Age

65.000 Lot Size (approx acres)

County Gasconade 09-7.0-35-000-000-002.000 Subdivision none Tax ID

Lic. Asst'g Seller Seller's Agent **Showing Instructions** Combination Elementary School Hermann Elem. Jr. High School **Hermann Middle** Sr. High School Hermann High School District Gasconade Co. R-I

Taxes Paid \$23,288 Year 2017

Type Acreage Rural, Recreational

Zoning Agricultural (NEC)

Topography Gently Rolling, Hilly, Level Lot, Sloping, Wooded

Fencing Some Wire Road Surface **Asphalt**

Current Use Recreation, Residence, Unused/Nat State/Und

Possible Use Horses, Hunting/Fishing, Livestock, Recreation, Residence

Sale Includes **Hunting Rights, All Mineral Rights**

Main Residence 1 Story # of Rooms 10 Main Full Baths 1 Main Half Baths

Architecture **Traditional**

Basement Description Full, Poured Concrete, Roughed-In Bath, Unfinished, Walk-Out

Construction **Brick Veneer Decrtv**

Interoir Misc Cathedral Ceilings, Entry Foyer, Pantry, Separate Dining Room, Some Wall-To-Wall Cp, Some Storm Doors,

Some Wood Floors, Some Insulated Wndws

Garage Info

Parking Description Attached Garage, Circle Drive, Garage Door Opener

No. Fireplaces

Fireplace Location **Basement, Family Room** Disclosures Sellers Discl. Avail

Conditions Unknown Documents at Office **Aerial Photo**

Miscellaneous Covered Porch, Patio, Scenic View, TV Antenna, Waterfront Lot

Cooling Central-Electric

Sewer Septic Heating Forced Air

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Utilities on Site Electric, Telephone Water on Site Well, Stream Water **Heat Source** Propane, Wood Water Heat Propane 1st Assumable No

Selling Terms Cash, Conventional, RRM/ARM

Possession At Closing, Immediate



Bass, Perch and Catfish in the Creek. Some Holes Chest to Neck Deep.



The Gas Logs can easily be













View out the Front Window



Property is on the Right







Land is on the Left.





\$329,900

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Master Bedroom has 2 walkin





Bedroom









View out the Patio

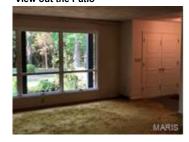


Hall Bath between the





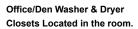
Dining Room Area







Breakfast Room







\$329,900



2382 Highway K, Hermann 65041-4742



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Bath on Garage end of the



Automatic Opener





Washer & Dryer Closets on Main Floor in Den/Office.



Washer & Dryer Closets on Main Floor in Den/Office.











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