



Kenneth Schneider
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 573-694-3362 Call or Text



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

\$329,900 2382 Highway K, Hermann 65041-4742 Listing # **18042598**
 Cross St Hwy W Tran **Sale**



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 3	CDOM 33	Property Type Acreage & Farms
Muni/Twp Unincorporated	Baths 2		Status Active
Sq Ft (approx) 0	Age 52		Status Com
Lot Size (approx acres) 65.000			
County Gasconade	Tax ID 09-7.0-35-000-000-002.000		Subdivision none
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-1		
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	1		
Architecture	Traditional		
Basement Description	Full, Poured Concrete, Roughed-In Bath, Unfinished, Walk-Out		
Construction	Brick Veneer Decrtv		
Interior 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	2/16x26		
Parking Description	Attached Garage, Circle Drive, Garage Door Opener		
No. Fireplaces	2		
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		

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

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

Electric, Telephone
Well, Stream Water
Propane, Wood
Propane
No
Cash, Conventional, RRM/ARM
At Closing, Immediate



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



The Gas Logs can easily be removed.



View out the Front Window



Property is on the Right

Land is on the Left.



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Master Bedroom has 2 walkin closets

Bedroom

Hall Bath between the bedrooms



View out the Patio

Slate Flooring here in the entry



Dining Room Area



Office/Den Washer & Dryer Closets Located in the room.

Breakfast Room

Breakfast Room

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Bath on Garage end of the house

Automatic Opener



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

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



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