



Kenneth Schneider
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 573-694-3362 Call or Text



Listing Number is 18042598

\$345,000

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

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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