



Gasconade & Franklin County Missouri Land for Sale at Auction—Phillips Farm

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BIDDING ENDS WEDNESDAY, OCTOBER 29TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

3157 Horstman Road
Berger, MO 63014

ACRES: 120±

COUNTY: Gasconade/Franklin

AUCTION DETAILS:

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Open House Saturday, October 4th & 25th 10 AM to 1 PM

Bidding Ends Wednesday, October 29th at 10 AM.

This versatile 121.58± acre property, offered in three tracts just off Horstman Road near Berger, straddles the Franklin and Gasconade County line, w/two tracts located in Gasconade County and one in Franklin County. The land offers a mix of open fields, timber, & improvements including a ranch-style home w/finished walk-out basement, pond, barn, & outbuildings. Located just over 2 miles from Highway 100, the property provides easy access, just under 15-minute drive to Hermann and 30 minutes to Washington, blending rural privacy with convenience in Missouri Wine Country. All tracts are in Gasconade R-1 Schools.

For more information call or text **Tyler Nelson (636) 221-7291** or **Paul Diller (636) 262-6352**.

Tract 1: 14.54± Acres w/Home, Multi-Car Garages, Apartment, Mix of Pasture & Timber

3 Bed/3 Bath home on 14.54± acre. The home is designed to bring in natural light & flow with 2039 sq ft above grade & over 3,000 sq ft of total living space. The spacious main floor has a large primary suite, additional bedroom & 2nd bathroom, a large living room anchored with stone fireplace & vaulted ceilings, wall to ceiling windows, large kitchen & pantry, & main floor laundry. The large deck & screened porch look out over the ½ acre pond. The finished walk-out lower level offers a huge rec-room and fireplace, pool table, additional bedroom & full bath. There are multiple storage spaces & an additional room that can be used as an office or study. The tract includes an attached two-car garage, detached 2 car garage with a studio apartment, & additional tuck-under 2 car garage with workshop. The land offers a nice mix of open ground, ½ acre stocked pond, & hardwood timber, providing great hunting opportunities, room for horses or your homestead dreams.



PRESENTED BY:

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PROPERTIES AND AUCTION
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AUCTION DETAILS (cont.):

Tract 2: 91.68± Acres with Barn, Outbuildings, Timber, & Creek

This 91.68± acre tract offers a great mix of open pasture & mature timber, including many large walnut trees. A beautiful wet-weather creek runs through the center of the property, adding natural charm & wildlife appeal. Improvements include an old unused home, a large older barn in great condition with electric, water, & a walk-in cooler, plus several additional outbuildings. Previously set up for whitetail deer, turkey, & quail hunting, this is a turnkey recreational & agricultural property with excellent access and utilities on site. This tract offers some

great views & tons of opportunity no matter your goals.

Tract 3: 15.36± Acres with Road Frontage, Fields, & Timber

This 15.36± acre tract right along Horstman Road is in Franklin County and features two gently rolling fields perfect for a new home site or small farm. A nice patch of timber on the property also offers potential for hunting or wildlife viewing. With easy access, scenic views, & a great balance of open & wooded land, this parcel is well-suited for your dream home or smaller recreation tract.

