



Gasconade County Missouri Land for Sale at iAuction - Sramek Farm

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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BIDDING ENDS WEDNESDAY, OCTOBER 2ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

2020 Eppler Road
Hermann, MO 65041

ACRES: 41.25±

COUNTY: Gasconade

AUCTION DETAILS:

Preview Day Saturday, September 14th 10AM to Noon.

Bidding Ends Wednesday, October 2nd at 10AM.

- 41.25± acres
- 1,348 sq. ft. ranch home with finished basement
- 3 Bedrooms/2 full baths on main level, 1 bunk room and one full bathroom on lower level
- Garage has 2 electric heaters and 1 window AC unit
- 6.7 miles from Hermann, 64 miles from Chesterfield, 71 miles from Columbia
- 14± acres of pasture, 27± wooded acres
- Excellent for livestock, horses, and hunting
- Open-sided barn with loft, electric, and water hydrant
- Multiple implements for compact tractor being sold separately.

Located just minutes from the bustling town of Hermann, MO is this 41.25± property. The updated ranch-style home features 3 bedrooms and 2 full bathrooms. The kitchen/dining area opens to a 10' x 11' deck - ideal for enjoying morning coffee or an evening sunset. The recessed living room is the perfect gathering spot, complete with a wood-burning brick fireplace. Just off the kitchen, the attached 24' x 21' garage currently serves as a workshop. It comes equipped with shelves, workbenches, a window a/c unit, and a heater, offering a comfortable workspace year-round.

The finished basement extends the living space with rustic Knotty Pine paneling, creating a cozy atmosphere. It includes a bunk room, an additional full bathroom, a second living room with a



PRESENTED BY:

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wood burning fireplace, and a laundry/utility room.

A detached 32' x 26' open-sided barn with 10' lean-to and a small loft provides storage space for tools and equipment. The barn, which has electric and a water hydrant, also includes a partitioned area that serves as a small workshop. With minimal effort, this space could be converted to accommodate livestock stalls or a chicken coop, making it ideal for those interested in having a hobby farm.

The land is a nice mix with a 14± acre field and the balance in timber. This little farm is perfect for horses or cattle, and the surrounding timber will also provide opportunities to harvest deer, turkey, and squirrels. Located just outside of Hermann, you're only minutes away from restaurants, wineries, and a multitude of festivals and events.

Whether you are looking for a full-time residence or a weekend getaway, this furnished home is ready for you to move in and start enjoying from day one. Don't miss the opportunity to make this idyllic farm your own!

For more information call or text **Phil Brown (314) 753-7444**.

We are also selling several pieces of like-new equipment separately from the real property:

- Kubota ZD1211 Zero Turn Mower
- 5' Land Pride DH 1060 Disc
- 5' Land Pride Box Blade BB1260
- 5' Land Pride Bush Hog RCR 1260
- 6' Land Pride FDR16 series Grooming Mower
- 5' Land Pride RTP1258 Tiller
- 5' Turfco Aerator
- Land Pride Auger
- Husqvarna LS Catcher

Equipment must be picked up Saturday, October 5th between 9AM to Noon. Please note pick up time prior to bidding.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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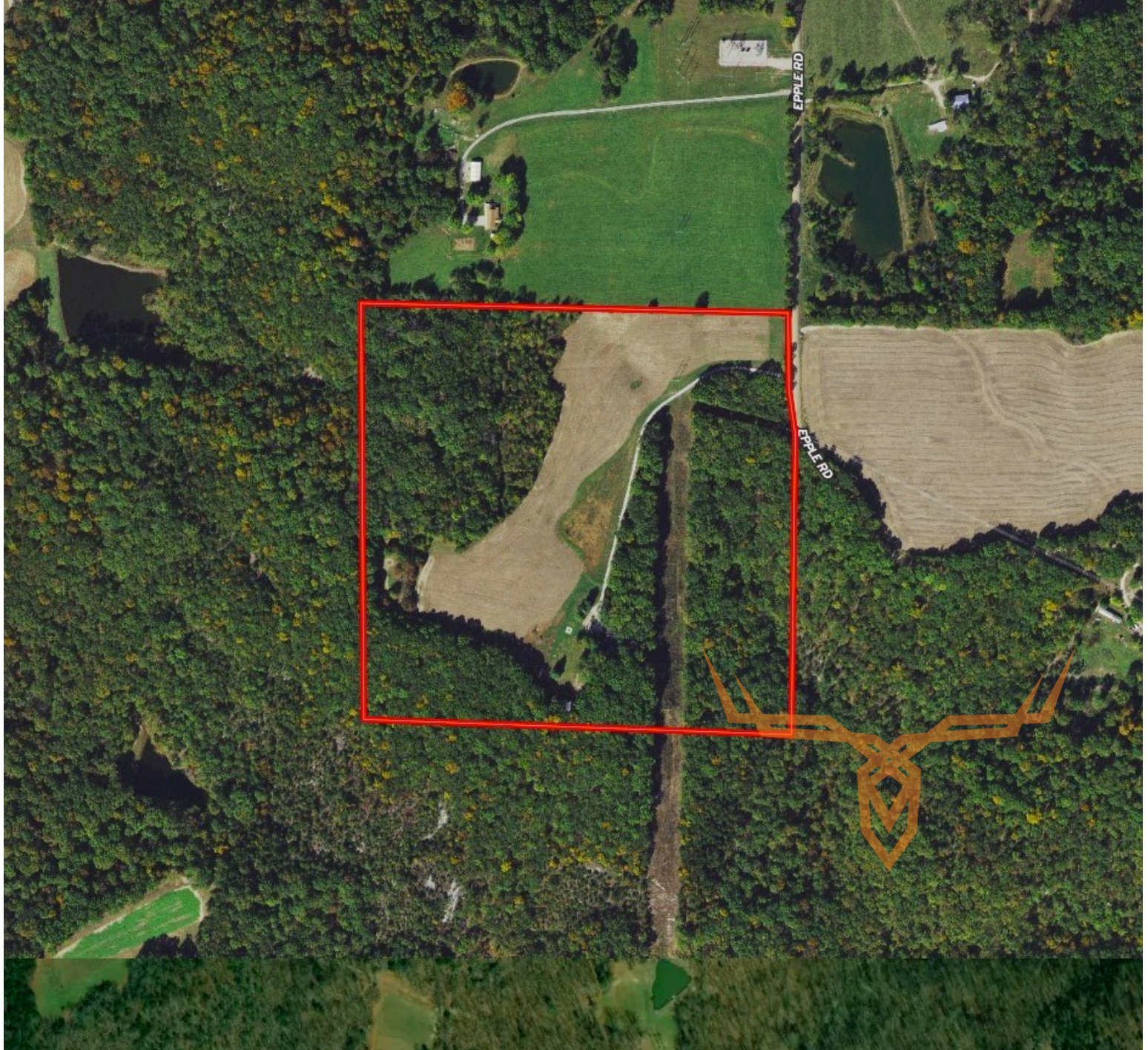




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