

WELCOME TO 312 W 3RD STREET

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com

PRICE IMPROVED



ADDRESS: 312 W 3rd Street, Hermann, MO 65041

PRICE: \$32,000

ACRES: .16

HOA FEES: N/A

SCHOOLS DIST: Gasconade Co R-I

TAXES: \$99

TAX YEAR: 2023

PROPERTY HIGHLIGHTS:

- Vacant building lot
- Sloping terrain
- Alley access
- Mostly grass with some trees & perennials
- Your builder/Your plan

PROPERTY DESCRIPTION:

Nice Building Lot in Residential Area of Hermann! This lot offers a little more seclusion than some of the typical city lots. Located on a hill on the West side of Hermann, the property currently has alley access and a sloping terrain, mostly grassy but some trees & perennials. Imagine a cozy house plan with a walkout basement and a private deck/patio overlooking the serene surroundings. Sized at approximately 60'x120', it offers ample space for your vision to flourish. Don't miss out — call now for more information!

PRESENTED BY:

Dana Poe

Residential Specialist

M: (573) 645-5047

P: (855) 573-5263 x776

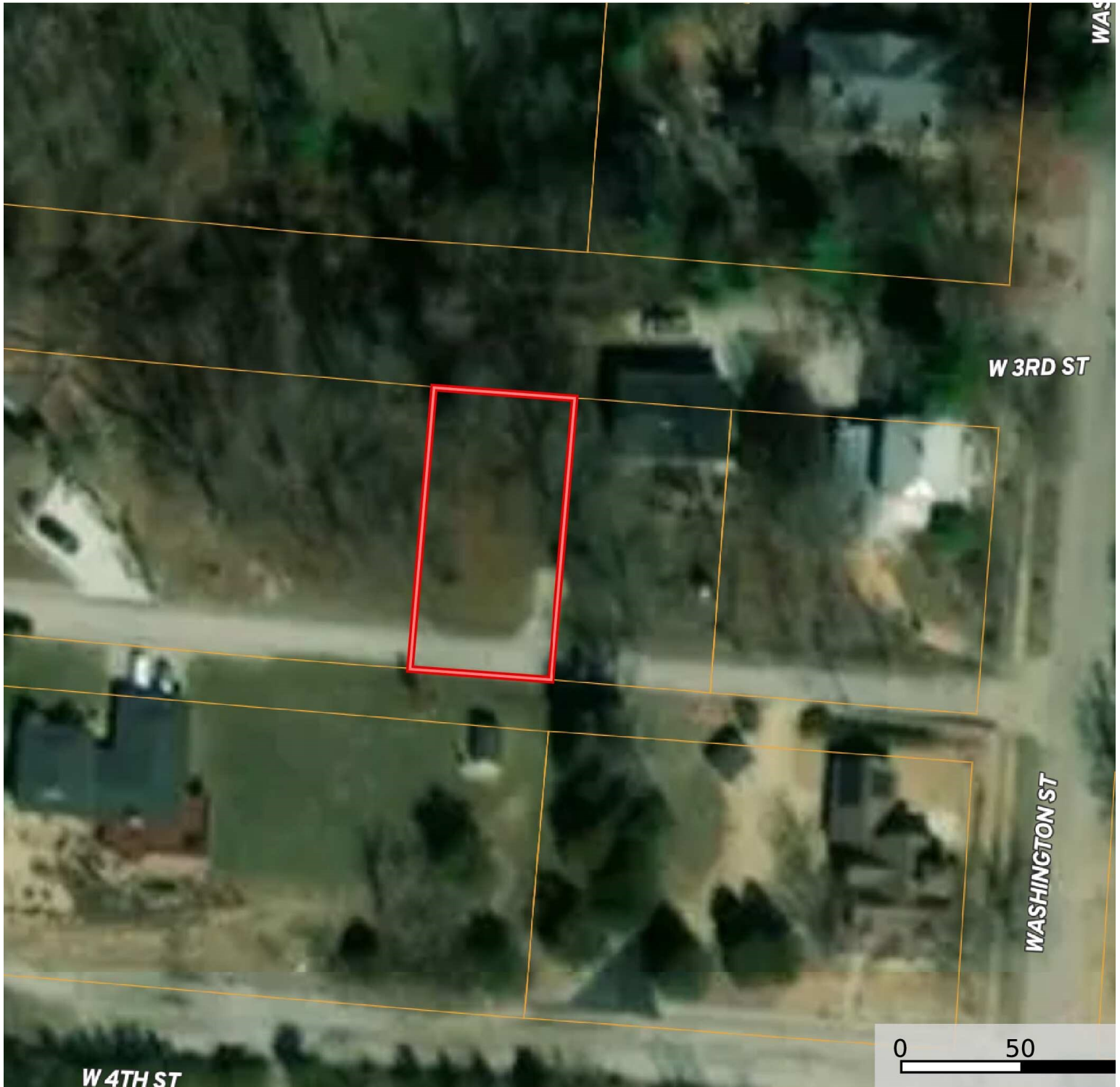
E: dpoe@trophy.com

Trophy Properties and Auction
640 Cepi Drive, Suite 100
Chesterfield, MO 63005
www.trophy.com



WELCOME TO 312 W 3RD STREET

Trophy Properties and Auction • (855) 573-5263 • leads@trohypa.com • www.trohypa.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals