

Hermann Missouri Real Estate for Sale at iAuction – The Vallet House

**Agent Only Open House Wednesday, July 10th 3:30PM to 5PM.**

**Open House Saturday, July 13th 11AM to 1PM.**

**Bidding Ends Tuesday, July 30th at 10AM.**

Welcome to the Vallet House, a hidden gem in Hermann! 8 acres of prime land with views of the Missouri River, in the heart of Missouri Wine Country. Conveniently situated within the Hermann city limits, it sits just on the edge of town, providing a feeling of complete privacy. The property is fully furnished and offers 6 bedrooms and 5 full baths, between the main house and 2 cabins. Also includes an oversized barn/garage, storage barn, and large wine cellar. Recent professional improvements include creation of a parking lot and roads to access most of the property, installation of fencing and rock retaining walls, expansion of brick paver patio, installation of landscaping & exterior lighting throughout and fresh paint! The wine cellar is a testament to the skilled craftsmen that built the house. This significant home is on the state and federal register of historic places and was built and occupied by one of the first families to settle in Hermann. The property is also tax credit eligible if the new owner is interested in a substantial rehab.

For more in depth information on this property see the Vallet House Historic Information packet in the download section or click on this link - Vallet House Historic Registry

**Buyer's Agent to receive 3% commission!**

For more information call or text **Eric Merchant (314) 541-1218** or **Jason Wallingford (314) 882-6971**.

### **iAuction Terms & Conditions**

1. Procedure: Bidding ends Tuesday, July 30, 2024 at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes. All bids placed are by the Lump Sum!
2. BUYERS PREMIUM: 10% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Wednesday, July 31, 2024 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, September 5, 2024.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2024 Real Estate taxes to be paid be prorated to the day of closing.
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.
12. 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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.