

Hermann Missouri Real Estate for Sale at Auction - 501 W 4th St.

Buyer's Agents Welcome – See Co-op Agreement for complete details!

Open House Saturday, August 9th 11AM to 1PM.

Bidding Ends Thursday, August 28th at 10AM.

Luxury Living with Stunning Missouri River Views

Welcome to 501 West 4th Street, an exceptional luxury home perched above the Missouri River and just four blocks from the vibrant heart of downtown Hermann. Fully remodeled in 2010, this property has been meticulously maintained by its owners and is surrounded by beautifully landscaped English gardens. Zoned R-1, it allows for owner-occupied bed and breakfast use, offering a rare opportunity to combine luxury living with income potential. Located directly on a Hermann trolley stop, guests and residents alike enjoy convenient access to the town's renowned wineries, shops, and restaurants. Formerly known as Spirit Hill, this one-of-a-kind residence blends modern elegance, thoughtful design, and breathtaking scenery—perfect as a private home or investment property.

Boasting 5 spacious bedrooms and 6 beautifully appointed bathrooms, this contemporary home showcases an open floor plan designed for both comfort and entertaining. The chef's dream kitchen on the main floor is a true showpiece, featuring granite countertops, a gas stove, and a breakfast bar with stunning views of the Missouri River. The main level also includes a handicap-accessible suite for added convenience.

Retreat to the luxurious master suite, complete with an oversized walk-in shower and spacious vaulted ceiling, offering a light and airy retreat to unwind in style. Downstairs, the finished basement offers even more flexibility with an additional private suite. This level also includes a fully-equipped in-law or owner's suite, featuring its own separate entry, full kitchen, and a spa-inspired walk-in shower—ideal for extended guests, rental income, or owner occupancy. Enjoy outdoor living at its finest with a covered back deck, perfect for savoring your morning coffee or an evening glass of local wine. Relax around the fire pit while taking in panoramic views of the Missouri River, or unwind on the inviting front porch overlooking the beautifully maintained gardens that surround the property.

Environmentally conscious buyers will appreciate the home's eco-friendly features, including geothermal heating and cooling and solar energy. An oversized two-car garage provides ample space for vehicles and storage.

Whether you're seeking a private luxury residence or a unique investment in one of Missouri's most charming river towns, 501 West 4th Street offers it all—style, comfort, sustainability, income potential, and unmatched views.

For more information call or text Eric Merchant 314-541-1218 or Evan Eikermann 314-550-7487.

#### Auction Terms & Conditions

1. PROCEDURE: Bidding ends Thursday, August 28, 2025, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes.

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, Friday, August 29, 2025 (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 25, 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 2025 Real Estate taxes to 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.