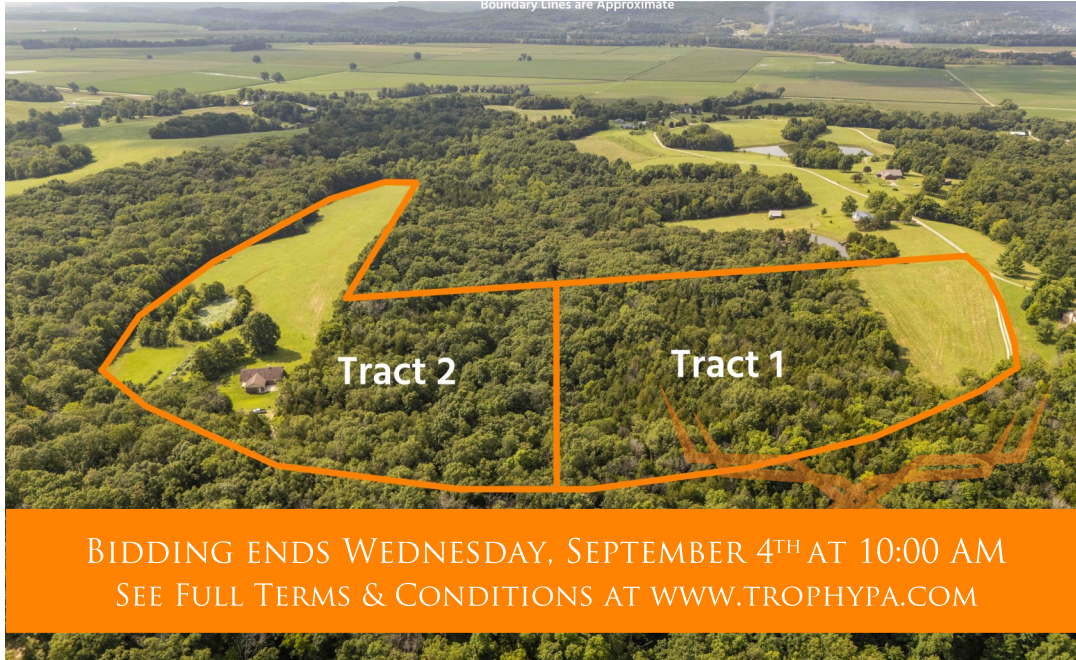




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Montgomery County Missouri Land for Sale at iAuction - Phyllis Hannan Trust

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, SEPTEMBER 4TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

170 Brown Road
Hermann, MO 65041

ACRES: 37.91

COUNTY: Montgomery

AUCTION DETAILS:

Open House Sunday, August 11th 1PM to 3PM.

3% to Buyers Agents!

These 37.91 gently rolling to flat acres are conveniently located 4.5 miles north of Hermann on Brown Road a private dead-end road that ends at the Hannan home. The 3 bedrooms, 2 bath brick/vinyl ranch is ideally situated with complete privacy and stunning views from the screened in porch. There are approximately 17 acres of grassland that is currently used as hay crop. The remaining acreage consists of mature hardwoods and evergreens offering good hunting and recreation. If you're looking for country living with plenty of privacy or new construction, be sure to give the Hannan property a good look. You will not be disappointed!

Tract 1: 15.02 gently rolling to flat acres with approximately 3 acres of grassland with the balance in mature woods. Ideal tract of land for new construction with hunting and recreation.

Tract 2: 22.89 gently rolling to flat acres with a 3bd, 2ba mostly brick ranch house style house. The home sits on a full basement with an attached 2 car garage with an open kitchen/dining area with screened in porch just off the dining area. Along with the screened in porch is a nice covered sitting area looking southward over the rolling landscape offering beautiful views of the terrain and wildlife. There's a detached 2 car heated garage with bathroom and an additional storage building. Raised gardens, pond, and whole house generator round out the Hannan property.



PRESENTED BY:

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Main Level:

- Kitchen
- Stainless steel appliances, washer and dryer included
- Pantry
- Dining
- Family room
- Master bedroom and bath
- 2 bedrooms
- Bathroom

- Screened in sitting area
- Covered sitting area

Lower Level:

- Open area with plenty of storage shelves in place
- Bathroom
- Utility area

Utilities:

- Propane
- Electricity

- Deep well

Bonus:

- 2 car attached garage
- 2 car detached heated garage with bathroom
- Storage building
- Raised gardens
- Pond
- Whole house generator



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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