



COUNTRY HOME FOR SALE

Located in Franklin County, Missouri

~Minutes from historic Hermann~

- Two bedroom / Two and ½ baths / Sunroom
- Cozy & comfortable with many tasteful updates
- 11.86 acres/fenced areas ~ perfect for dogs & horses
- 3 acre stocked lake with dock
- Three stall horse barn, utility shed, 3-car garage



Take a drive to the country today, and see all that this property has to offer!

~ 3851 Hwy B, Berger, MO 63014 ~

Call or email for more photos and information:

573-834-5833 • 573-590-0491 • fehlings@fidnet.com

This lovely rural property is located in the heart of Missouri Wine Country and only 10 minutes from the historic town of Hermann and the Missouri River.

- Home constructed in 1991
- New furnace and AC installed in 2007
- Hardwood floors on first level
- Many updates made in 2008 including new paint, crown moldings, kitchen counter, sink, bathroom fixtures, carpet, built-in entertainment cabinet
- Appliances, including washer & dryer, stay with the property
- Private well and septic system
- Water softener
- Daylight walk-out basement
- Underground electric - no power poles or lines in view shed
- Natural gas line for heating, kitchen range, water heater
- Average monthly utilities: \$125
- Property fronts black-top road maintained by state
- Mature landscaping and large variety of iris beds
- Four different sections of property fenced for horses or small livestock
- Space for vegetable or herb gardens, small vineyard, or other cottage industry
- Barn suitable for animals, hay storage, or boat storage
- Lake with dock is stocked with bass, bluegill and catfish – john boat stays with property
- 2010 Real property taxes: \$1,190.67

All of this on almost 12 private acres with views of rolling country hillsides and abundant wildlife!

For a viewing, additional information or more photos:

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