

172.44 Surveyed Acre Recreational Property for Sale - Gasconade County

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PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

1744 Coles Creek Road
Hermann, MO 65041

PRICE: \$1,112,000

ACRES: 172.44

COUNTY: Gasconade

PROPERTY HIGHLIGHTS:

- 172.44 surveyed acres
- 10 minutes west of Hermann, MO
- Great wildlife habitat
- Excellent deer & turkey hunting
- 26± acres of open ground
- Established clover food plot
- 4 elevated box blinds convey
- 5 min from Adam Puchta Winery
- 2 small ponds for water source
- Trail system throughout
- Hardwood timber & unique rock ridge
- Thriving turkey population
- Great trail cam history
- Outbuilding for equipment & storage
- Private entrance
- Hermann schools

PROPERTY DESCRIPTION:

Located less than 10 min West of Hermann, MO in Gasconade County, you will find this 172.44 surveyed acre property full of incredible deer & turkey hunting land with stunning views of the surrounding landscape. The property offers a great build site for your future home or hunting cabin with a demanding view with water & electric on site. Diverse wildlife habitats include hardwood timber, food plots, pastureland, wet weather creek and 2 wildlife ponds. The vast timber ridges are a mix of beautiful open hardwoods, cedars and some thickets. Very unique rock formations along the ridge top create ideal pinch points to hunt bucks during the rut. There are approximate 26 acres of



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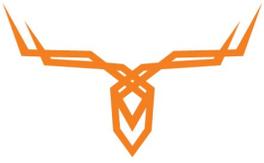
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open land that could easily be converted to additional green plots or crop fields increasing the opportunity to attract more deer & turkey to use the property. The property includes 4 elevated box blinds in place and ready to hunt. The seller has a great trail camera history proving this property will definitely have the bucks and strutting turkeys to hunt year after year. An older outbuilding is located near the deep well and can be used to park equipment. Overall super nice hunting tract with a great spot to build only minutes from downtown Hermann.



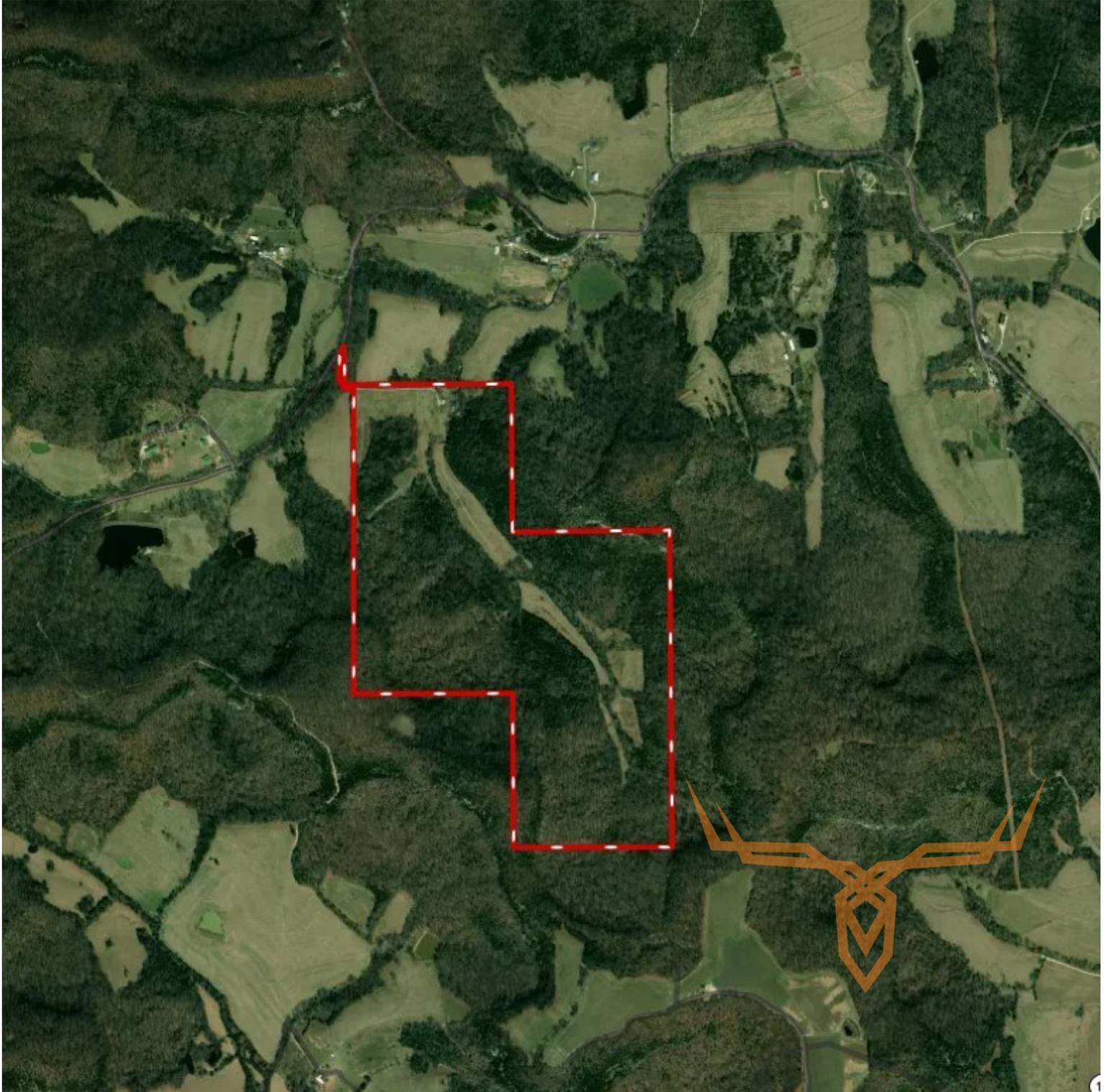
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