

Gasconade County Missouri Land for Sale at iAuction – Sramek Farm

Preview Day Saturday, September 14th 10AM to Noon.

Bidding Ends Wednesday, October 2nd at 10AM.

- 41.25± acres
- 1,348 sq. ft. ranch home with finished basement
- 3 Bedrooms/2 full baths on main level, 1 bunk room and one full bathroom on lower level
- 6.7 miles from Hermann, 64 miles from Chesterfield, 71 miles from Columbia
- 14± acres of pasture, 27± wooded acres
- Excellent for livestock, horses, and hunting
- Open-sided barn with loft, electric, and water hydrant
- Multiple implements for compact tractor being sold separately

Located just minutes from the bustling town of Hermann, MO is this 41.25± property. The updated ranch-style home features 3 bedrooms and 2 full bathrooms. The kitchen/dining area opens to a 10' x 11' deck - ideal for enjoying morning coffee or an evening sunset. The recessed living room is the perfect gathering spot, complete with a wood-burning brick fireplace. Just off the kitchen, the attached 24' x 21' garage currently serves as a workshop. It comes equipped with shelves, workbenches, a window a/c unit, and a heater, offering a comfortable workspace year-round.

The finished basement extends the living space with rustic Knotty Pine paneling, creating a cozy atmosphere. It includes a bunk room, an additional full bathroom, a second living room with a wood burning fireplace, and a laundry/utility room.

A detached 32' x 26' open-sided barn with 10' lean-to and a small loft provides storage space for tools and equipment. The barn, which has electric and a water hydrant, also includes a partitioned area that serves as a small workshop. With minimal effort, this space could be converted to accommodate livestock stalls or a chicken coop, making it ideal for those interested in having a hobby farm.

The land is a nice mix with a 14± acre field and the balance in timber. This little farm is perfect for horses or cattle, and the surrounding timber will also provide opportunities to harvest deer, turkey, and squirrels. Located just outside of Hermann, you're only minutes away from restaurants, wineries, and a multitude of festivals and events.

Whether you are looking for a full-time residence or a weekend getaway, this furnished home is ready for you to move in and start enjoying from day one. Don't miss the opportunity to make this idyllic farm your own!

For more information call or text **Phil Brown (314) 753-7444**.

We are also selling several pieces of like-new equipment separately from the real property:

- Kubota ZD1211 Zero Turn Mower
- 5' Land Pride DH 1060 Disc
- 5' Land Pride Box Blade BB1260
- 5' Land Pride Bush Hog RCR 1260
- 6' Land Pride FDR16 series Grooming Mower
- 5' Land Pride RTP1258 Tiller
- 5' Turfco Aerator
- Land Pride Auger
- Husqvarna LS Catcher

Equipment must be picked up Saturday, October 5th between 9AM to Noon. Please note pick up time prior to bidding.

iAuction Terms & Conditions

1. Procedure: Bidding ends Wednesday, October 2, 2024, 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: 5% 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, Thursday, October 3, 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, November 7, 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 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.