

MIDWEST LAND GROUP PRESENTS

0.4 ACRES

# FRANKLIN COUNTY, MO

4405 BERGER ROAD, BERGER, MISSOURI 63014



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING 3 BEDROOM HOME - MINUTES FROM HERMANN

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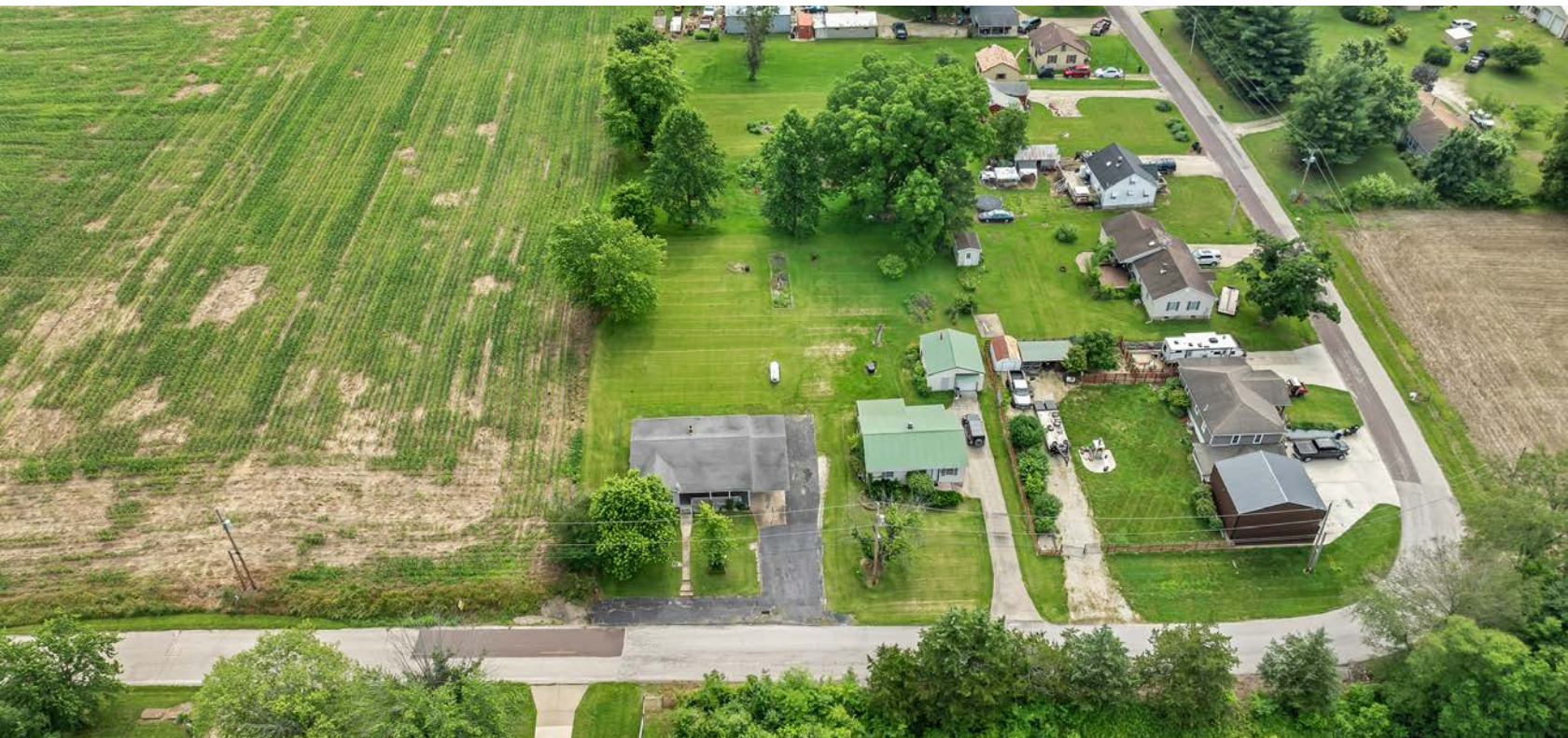
Located in Berger, this spacious 3 bed, 1.5 bath home has everything you could want in small-town living. Built in 1963, this well-maintained home blends classic character with updated features.

As you pull into the large paved driveway, you will notice the charming covered front porch with a yard full of curb appeal. The interior features a quaint kitchen with eat-in dining, creating the perfect space for family meals and gatherings. Off the dining room, you will find a spacious living room complete with hardwood floors and a bright, airy atmosphere. This space provides the perfect flow for everyday living and entertaining. The bedrooms are a comfortable size with beautiful hardwood floors

and ample light, with 1.5 updated bathrooms situated perfectly among the bedrooms. The basement offers ample storage, as well as a great work space area, and the property is complete with an attached garage.

Out the back picture door, you will find a large patio space perfect for morning coffee or evening barbecues. The space overlooks a beautiful yard, fully equipped with mature trees, a large clothes line, and a raised garden bed just waiting to be planted.

Conveniently located between Hermann and Washington, the home provides a peaceful country setting with quick access to amenities and wine country.





# PROPERTY FEATURES

PRICE: **\$174,900** | COUNTY: **FRANKLIN** | STATE: **MISSOURI** | ACRES: **0.4**

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- 10 minutes from Hermann
- Spacious living area
- Large yard
- 3 bedrooms
- 1.5 updated bathrooms
- Basement w/ ample storage
- Gasconade County R-1 School District
- Built in 1963
- New HVAC system
- Attached garage





# SPACIOUS LIVING AREA

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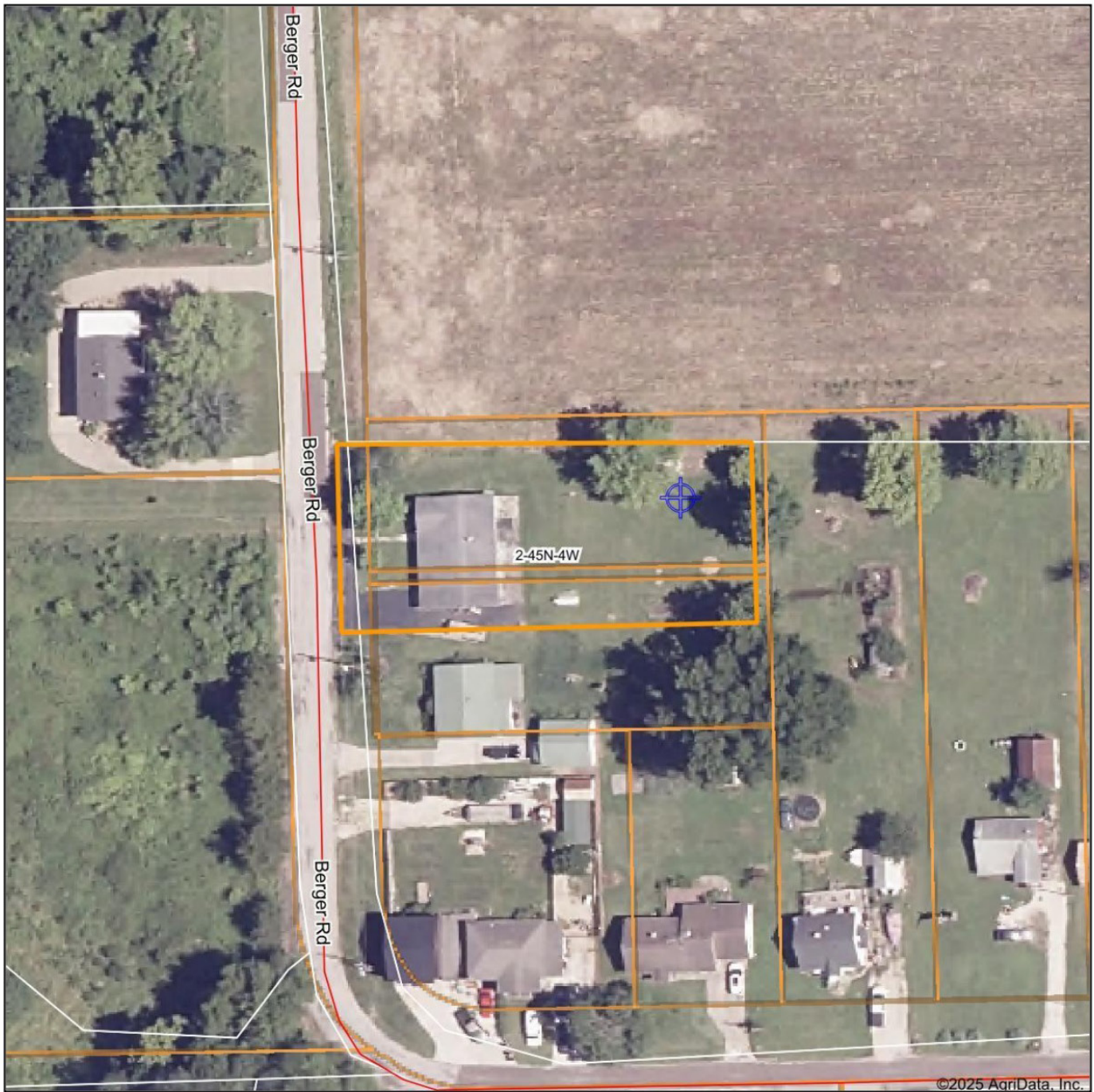
# LARGE YARD

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# AERIAL MAP



Maps Provided By:



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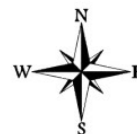
www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 40' 37.21, -91° 20' 38.97

0ft 76ft 152ft

**2-45N-4W**  
**Franklin County**  
**Missouri**



6/18/2025



# OVERVIEW MAP





## AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



**NICOLE HART**

LAND AGENT

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## MidwestLandGroup.com

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