

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

MONTGOMERY COUNTY MISSOURI

20 CHAD LANE, RHINELAND, MO 65069



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL LAKE COMMUNITY RETREAT JUST MINUTES FROM HERMANN, MISSOURI

Dreaming of a lakeside escape? Look no further!

This custom 3 bedroom, 2.5 bath home on 3 +/- acres, located just outside the historic town of Hermann, has it all! An open floor plan welcomes you with warm tones and natural light, creating the perfect gathering space for friends and family. A spacious kitchen flows easily into the dining and living areas, creating a warm and welcoming atmosphere.

The home features three inviting bedrooms, each thoughtfully designed to blend comfort with rustic charm. The primary suite is a true retreat, featuring generous square footage, plenty of natural light, and space for a sitting area or reading nook. The en suite bath provides privacy and convenience, creating a peaceful escape at the end of the day. The additional bedrooms are spacious and versatile, perfect for family, guests, or a home office, each carrying the same warm, inviting finishes that give this home its cozy character.

With two full bathrooms and an additional half bath, everyone enjoys comfort and privacy. The primary

bathroom features modern fixtures, ample counter space, and a shower/tub combination ideal for relaxing after a day on the lake.

Downstairs, a fully finished basement offers even more room to spread out, featuring additional rooms ideal for a family gathering or entertaining at the bar. You will also find extra rooms perfect for a hobby space, home office, or storage. With two main garage spaces and an additional garage in the basement, there's plenty of room for vehicles, a workshop, or storing outdoor gear.

Outside, you will find multiple patio areas that invite you to relax, entertain, or simply take in the peaceful surroundings. Whether it's morning coffee on the deck or evenings by the fire, outdoor living is at the heart of this home.

This property truly offers the best of both worlds - peaceful surroundings with access to fishing and recreation on the 22-acre lake, all while being just a short drive to Hermann's wineries, shops, and festivals. A true retreat where rustic style meets modern living.



PROPERTY FEATURES

PRICE: **\$449,970** | COUNTY: **MONTGOMERY** | STATE: **MISSOURI** | ACRES: **3**

- 3 bed, 2.5 bath
- Custom kitchen
- Open floor plan
- Large master suite
- 3-car garage
- Multiple patio spaces
- Basement bar area
- Finished basement
- Surrounded by mature trees
- 3 acres
- Extremely private
- Access to 22 acre lake
- Fishing
- Swimming
- Gasconade County R-1 School District
- Minutes from Hermann
- 1 hour from STL
- 1 hour from Columbia



3 BED, 2.5 BATH



CUSTOM KITCHEN



OPEN FLOOR PLAN



FINISHED BASEMENT



MULTIPLE PATIO SPACES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 768.3

Max: 827.4

Range: 59.1

Average: 800.9

Standard Deviation: 13.29 ft

0ft 152ft 303ft

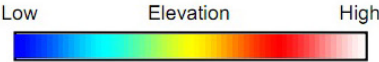
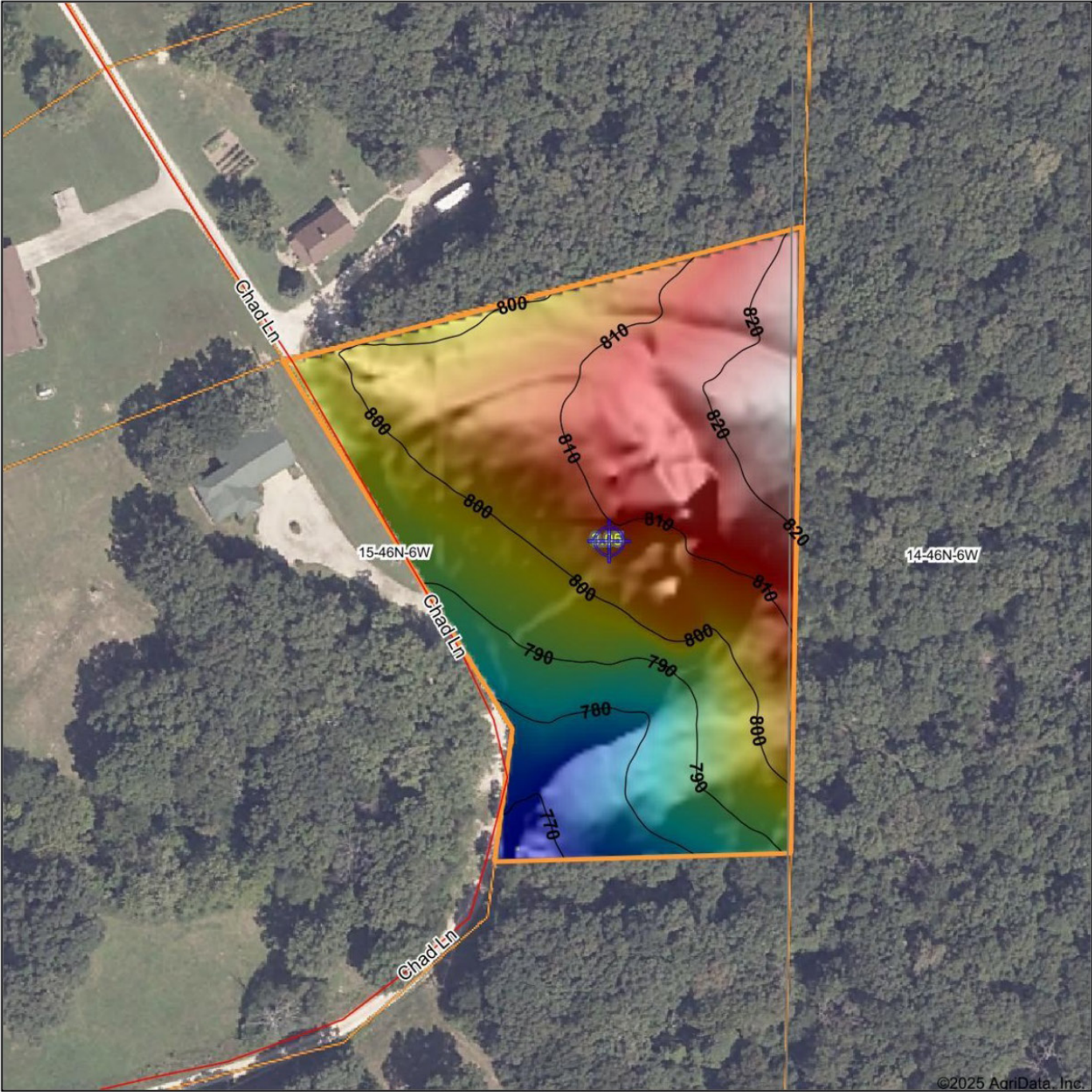


9/17/2025

15-46N-6W
Montgomery County
Missouri

Boundary Center: 38° 45' 16.78, -91° 34' 8.54

HILLSHADE MAP



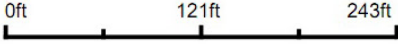
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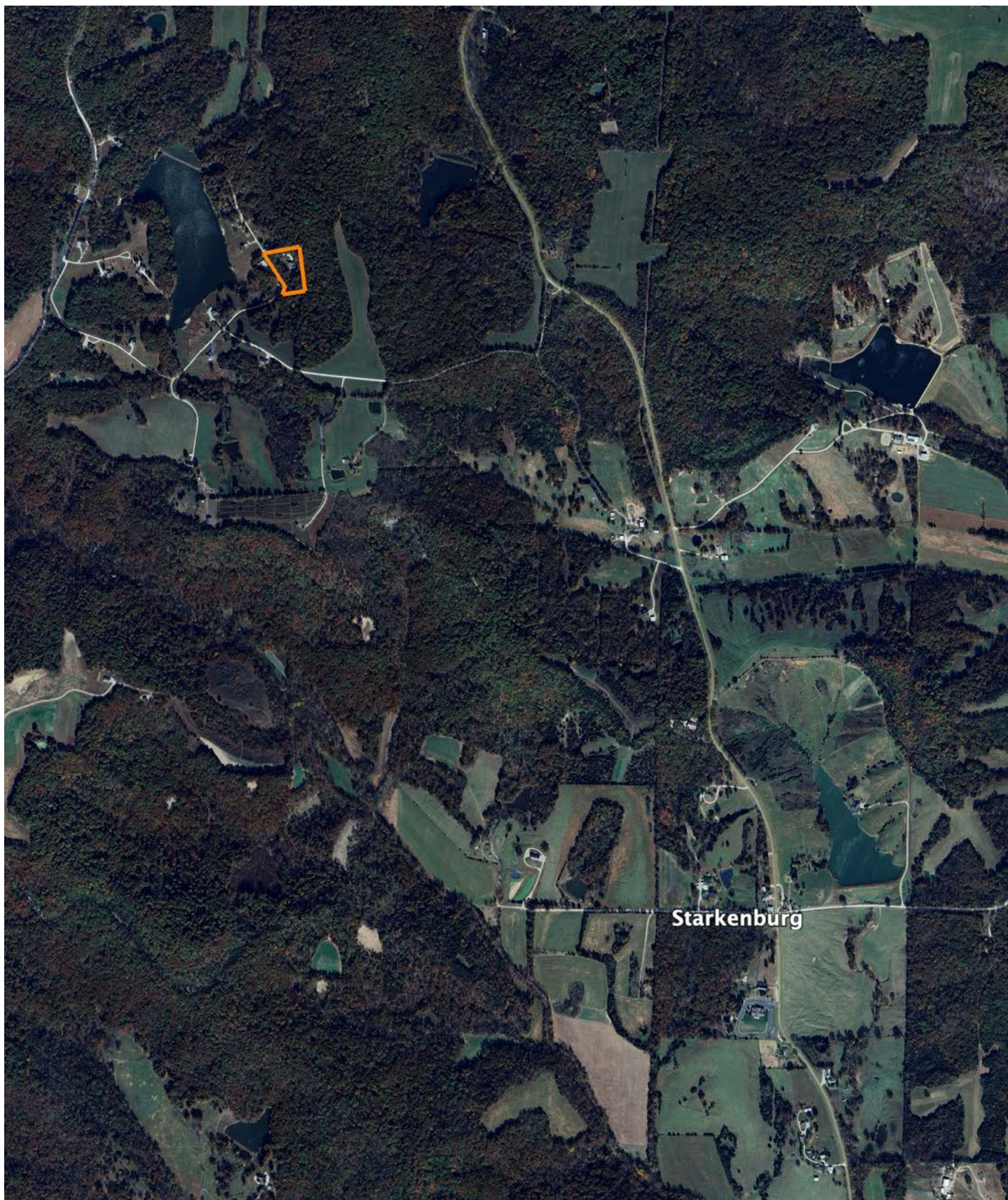


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15-46N-6W
Montgomery County
Missouri

Boundary Center: 38° 45' 16.78, -91° 34' 8.54

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

573.658.9135

NHart@MidwestLandGroup.com



MidwestLandGroup.com

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