

MIDWEST LAND GROUP PRESENTS

0.2 ACRES

# GASCONADE COUNTY, MO

437 W 8TH STREET, HERMANN, MISSOURI, 65041



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE SPACE YOU NEED, THE CHARM YOU WANT - HERMANN GEM WITH 5 BEDROOMS & PROVEN INCOME

Welcome home to this spacious and inviting brick residence in the heart of Hermann, Missouri—offering the perfect blend of charm, comfort, and income potential. With over 2,200 square feet of living - 5 bedrooms, and 2 full baths, this home provides the space and flexibility today's buyers are looking for, while being thoughtfully maintained and successfully operated as a guest rental for the past 11 years.

Inside, you'll find comfortable living areas with a warm, welcoming feel, complemented by radiant floor heating that delivers efficient, consistent comfort year-round. The home also features an updated kitchen and bathrooms, adding a fresh, modern touch to the living experience. For added peace of mind and everyday convenience, the property includes a whole-house water filtration system along with reverse osmosis drinking water, ensuring clean, high-quality water throughout.

The partially finished basement expands your living options even further with 1,515 additional square feet, and adds tons of potential as future living quarters or guest space. The basement also features a garage area for convenient parking or storage, plus additional space

that could be used for a recreation room, workout area, or workshop.

Step outside and enjoy not just one, but three separate patios/deck areas—perfect for morning coffee, outdoor dining, or simply unwinding in your own private retreat. An additional outdoor storage shed provides space for tools, lawn equipment, or seasonal items. Hermann Elementary School is located on the next block, and the City Park is within walking distance.

This property is being offered partially furnished, making it a true turnkey opportunity for continued use as a vacation rental, weekend retreat, or full-time residence. If you're seeking a home with the option for supplemental income, this property offers unmatched flexibility and lots of extras!

If a spacious home with character and flexibility is what you are looking for, this property is a rare find with proven income history and endless potential. Don't miss your chance to own a well-maintained, character-filled home in one of Missouri's most charming towns.



# PROPERTY FEATURES

COUNTY: **GASCONADE** | STATE: **MISSOURI** | ACRES: **0.2**

- Great location
- Corner lot
- 5 bed, 2 bath
- Updated kitchen
- Updated bathrooms
- Over 3,600 square feet total
- Partially finished basement
- 3 patio/deck areas
- Radiant floors
- Whole house filtration system with reverse osmosis drinking water
- Newer roof
- Energy efficient doors & windows
- 11 years of proven income & reviews
- Comes partially furnished
- One block from elementary school



# OVER 3,600 SQ. FT. TOTAL

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# UPDATED KITCHEN

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# UPDATED BATHROOMS

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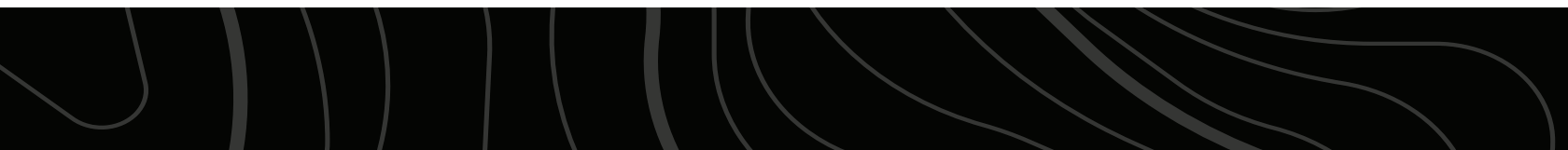
# 5 BEDROOMS



# PARTIALLY FINISHED BASEMENT

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The basement also features a garage area for convenient parking or storage, plus additional space that could be used for a recreation room, workout area, or workshop.



# 3 PATIO/DECK AREAS

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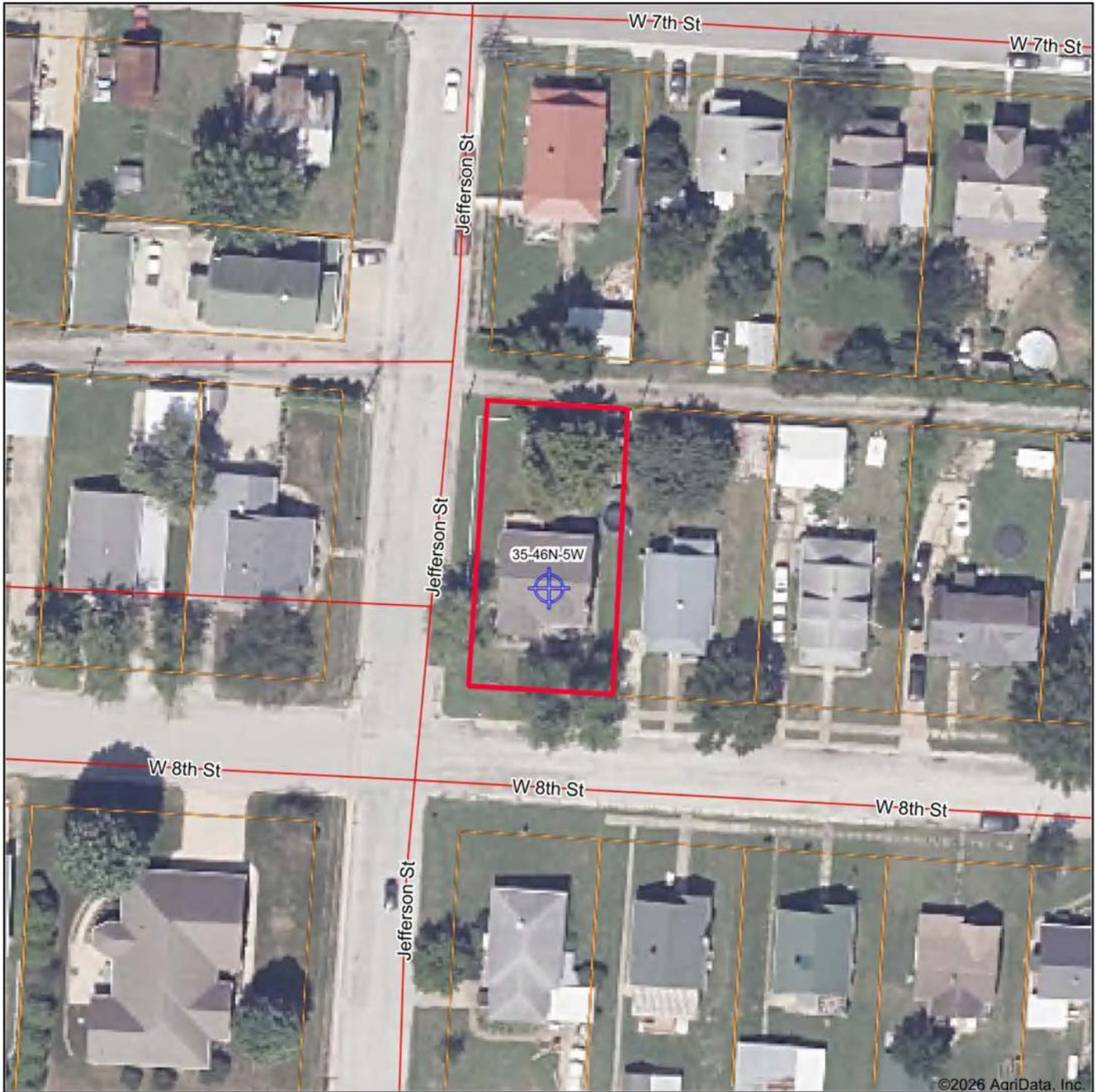


# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 38° 42' 6.02, -91° 26' 50.43

0ft 65ft 130ft



Maps Provided By:



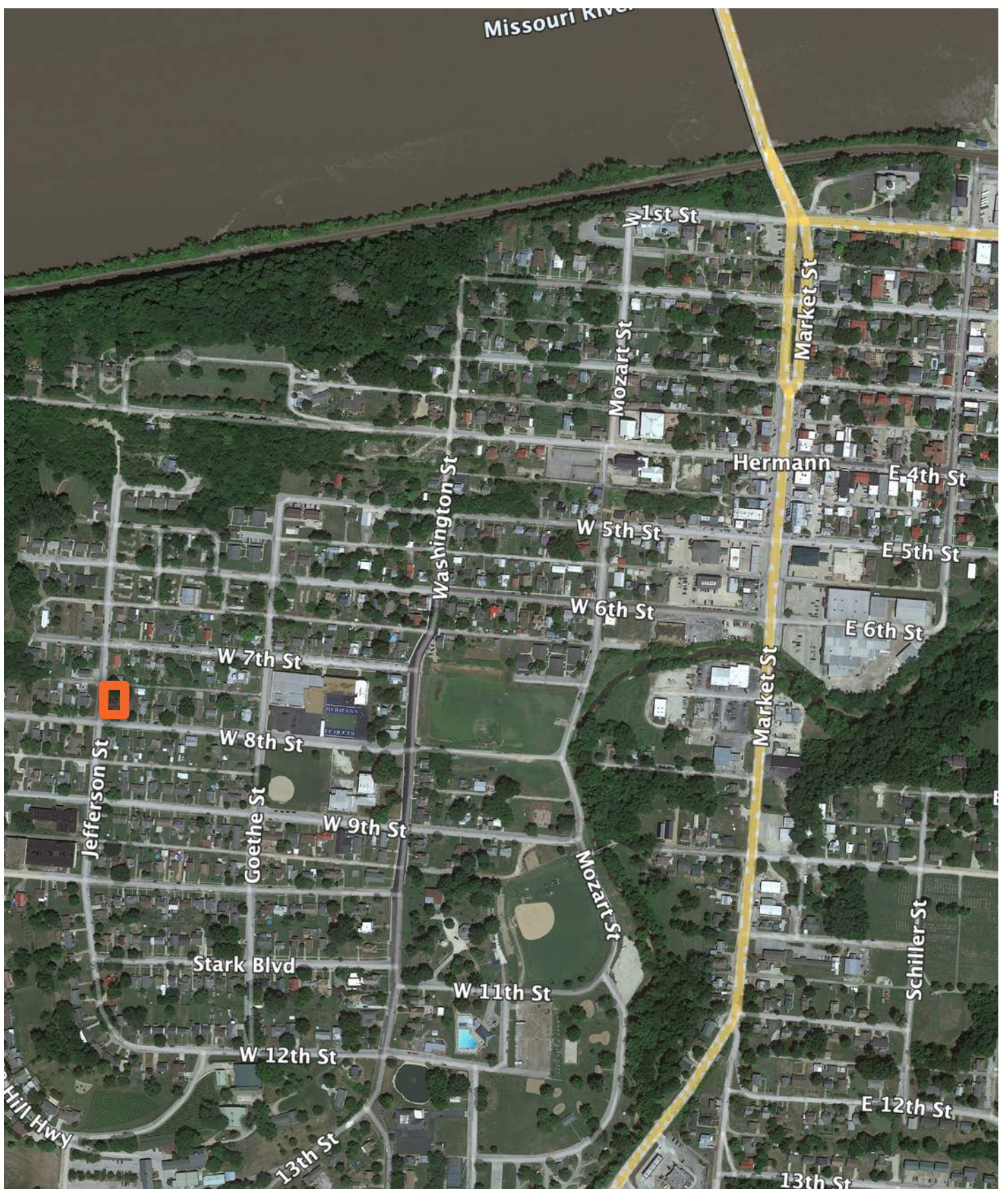
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**35-46N-5W**  
**Gasconade County**  
**Missouri**



4/1/2026

# 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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