

MIDWEST LAND GROUP PRESENTS



23 ACRES
WARREN COUNTY, MO

30172 State Highway 94, Hermann, Missouri



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE OUTDOOR ESCAPE: 23 +/- ACRES OF RECREATIONAL PARADISE

The opportunity has come to make this 23 +/- acre piece of paradise your own. Where privacy, recreation, natural beauty, and an incredible location come together just minutes from Hermann. Tucked away in Warren County and only about 10 minutes from I-70, this beautifully updated 6-bedroom, 3-bath home offers an exceptional opportunity to own a property that truly has it all.

The main level offers approximately 2,300 square feet of beautifully updated living space, complete with a fully finished basement. With plenty of room for family, guests, entertaining, or creating your own private retreat, this home is the ultimate place to create lifelong memories. Step outside onto the large wrap-around deck, where you can relax and take in the peaceful surroundings. A fenced-in backyard provides an ideal space for children, pets, or gardening, while the attached 2-car garage adds everyday convenience and storage.

But the real magic begins when you step beyond the house. The current owners have poured their hearts and souls into transforming this property, thoughtfully clearing and improving the land while preserving the natural character that makes it so special. Possibilities

unfold throughout the acreage, including established ATV trails, incredible hunting opportunities, glamping + picnic area, springfed creek, and one of the property's most remarkable features—a massive natural glacial rock formation that creates a truly unique landscape and a spectacular focal point.

Whether you're looking for a private family homestead, a recreational retreat, a hunting property, a rock climber's dream, or simply a place where you can escape the noise and enjoy the outdoors, this property offers the flexibility to become whatever you envision.

Imagine spending mornings exploring the trails, afternoons relaxing on the wrap-around deck, evenings around a fire, and weekends enjoying everything the acreage has to offer—all while being just minutes from the restaurants, wineries, shopping, and charm of Hermann.

Oh, and did I mention the caliber of big bucks here is second to none? This is one of those properties you must see for yourself. Call Nicole today at 573-826-1340 to schedule your private in-person showing.



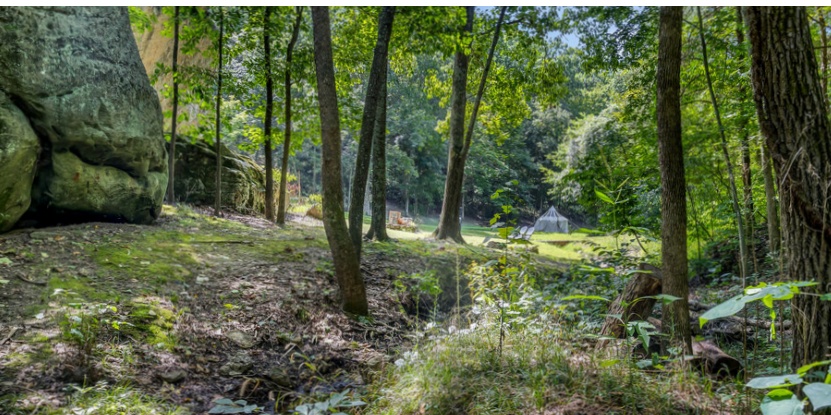
PROPERTY FEATURES

COUNTY: **WARREN** | STATE: **MISSOURI** | ACRES: **23**

- 23 +/- acres of recreational paradise
- 6 bedrooms & 3 bathrooms
- 2,300 square foot main level
- Updated kitchen & baths
- Wrap-around deck
- Fenced backyard
- 2-car garage
- ATV trails
- Excellent hunting
- Massive natural glacial rock formation
- Abundant wildlife
- Private, secluded setting
- Minutes from Hermann & I-70
- Located off Highway 94
- Gasconade County R-1 School District



23 +/- ACRES OF RECREATIONAL PARADISE



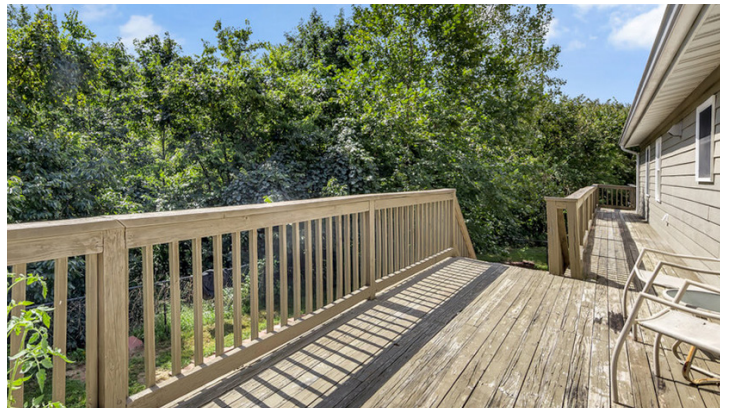
6 BEDROOMS & 3 BATHROOMS



UPDATED KITCHEN



WRAP-AROUND DECK



2-CAR GARAGE



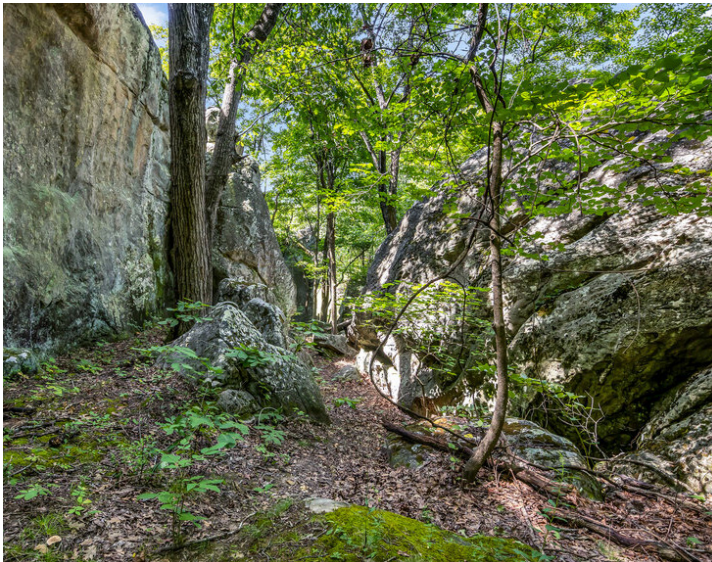
NATURAL GLACIAL ROCK FORMATION



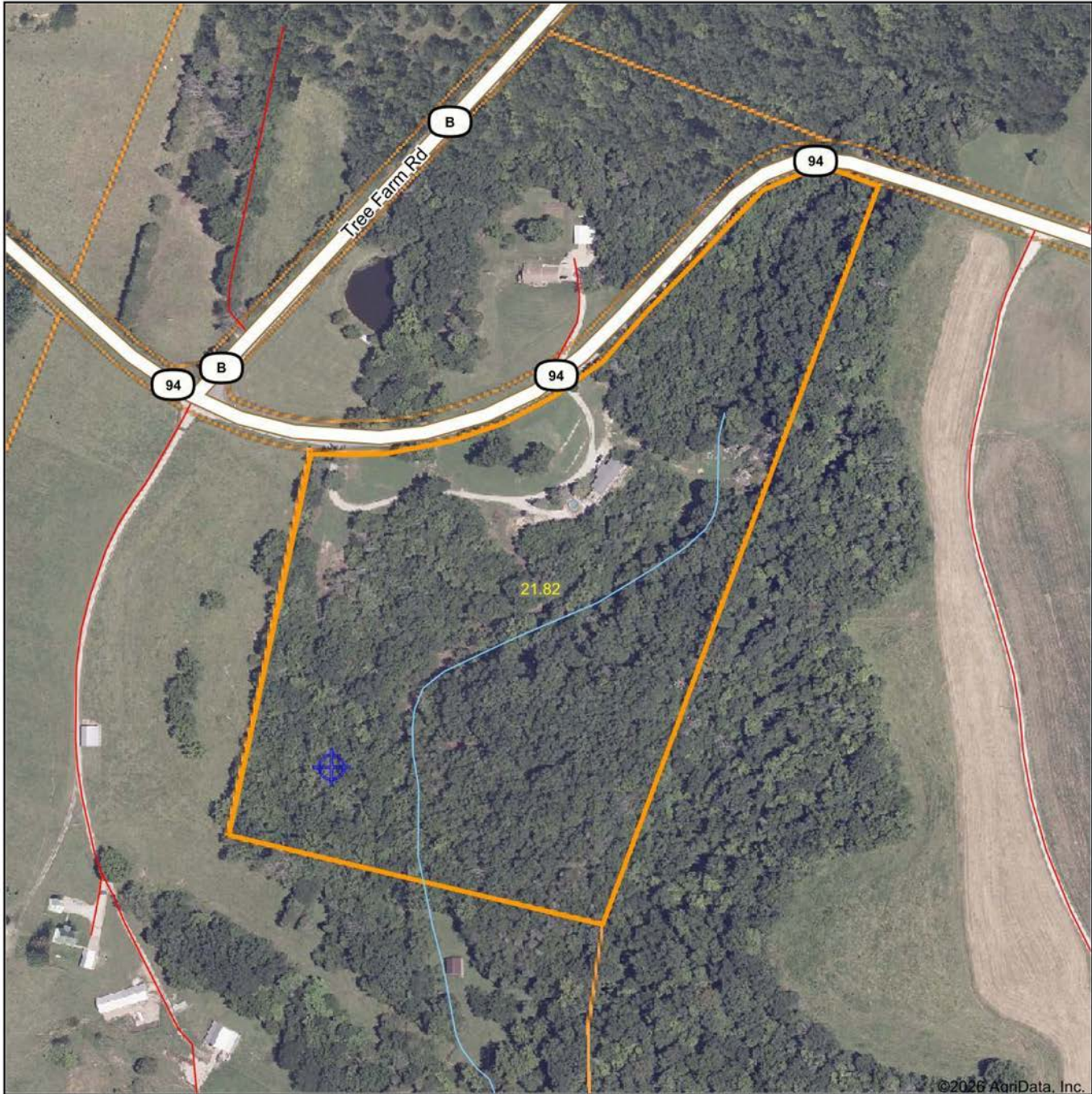
ATV TRAILS



ABUNDANT WILDLIFE



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: $38^{\circ} 43' 59.3$, $-91^{\circ} 21' 3.36$

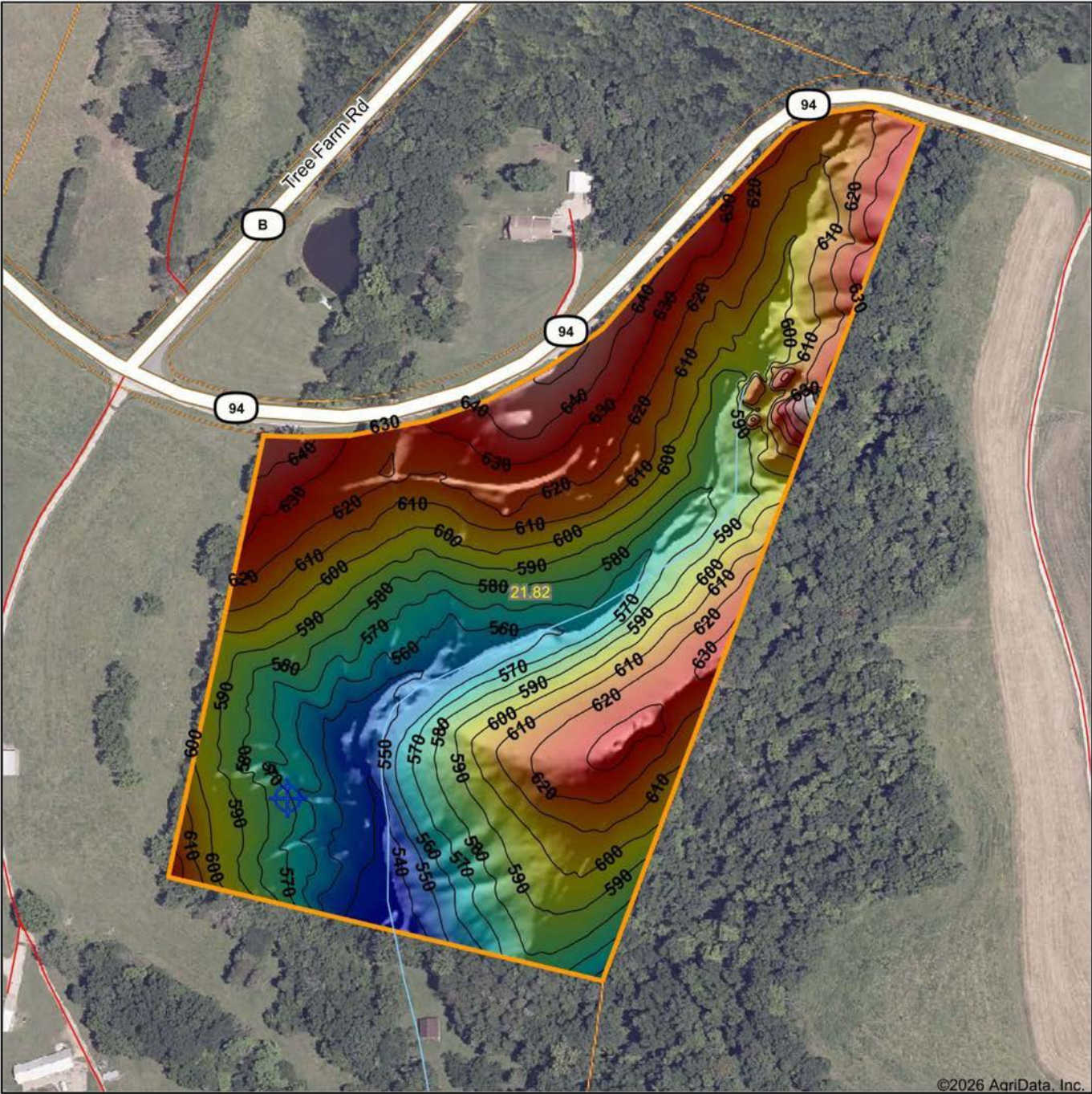
0ft 310ft 620ft



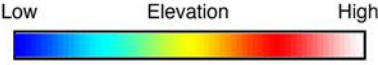
Warren County
Missouri

8/25/2026

HILLSHADE MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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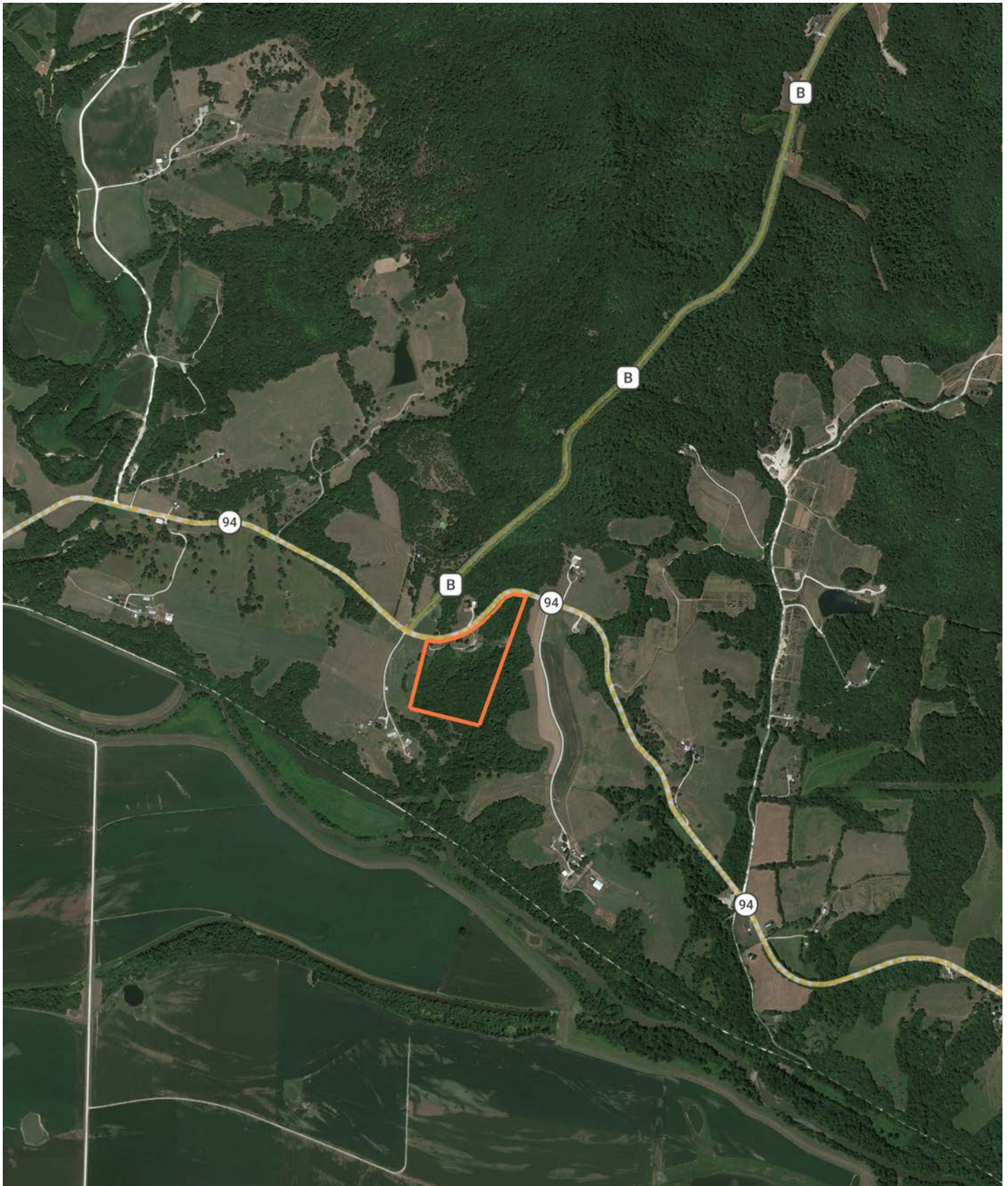
Source: USGS 1 meter dem
Interval(ft): 10
Min: 532.9
Max: 663.4
Range: 130.5
Average: 597.2
Standard Deviation: 26.8 ft



**Warren County
Missouri**

Boundary Center: 38° 43' 59.3, -91° 21' 3.36

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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