

MIDWEST LAND GROUP PRESENTS

12 ACRES

GASCONADE COUNTY, MO

2371 HIGHWAY 100, HERMANN, MISSOURI 65041



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM 4 BED AND 3.5 BATH HOME ON 12 +/- ACRES JUST MINUTES FROM HERMANN

LOCATION! LOCATION! LOCATION! If you have been waiting for that one-of-a-kind property to become available in the Hermann area, this is the ONE! Nestled on 12 picturesque acres along Highway 100, this exceptional custom-built home offers the perfect blend of privacy, rural charm, and zero restrictions! The property features rolling pastureland, a small pond, mature woods, and a beautiful hilltop setting that places the home well off the road, creating a peaceful and secluded atmosphere.

Built in 1996 and meticulously maintained, this one-owner home showcases quality craftsmanship throughout. From the custom hardwood flooring and handcrafted cabinetry to the detailed millwork and thoughtful design, every room reflects pride of ownership and timeless appeal. Offering over 3,000 square feet of finished living space, the home features 4 spacious bedrooms, 3 full bathrooms, and one half bath. The main level and upstairs living space include approximately 2,200 square feet of living area, while the finished basement adds an additional 800 square feet, providing ample room for entertaining, recreation, or guest accommodations. The inviting living room is centered around a warm gas fireplace, creating the perfect gathering space for family and friends. Abundant storage can be found throughout the home, ensuring functionality matches its beauty. Recent updates include a new roof and furnace, providing peace of mind for years to come.

Outdoors, the living is equally impressive. Relax on the expansive covered front porch that stretches the full width of the home and offers stunning views of the surrounding countryside. The beautifully landscaped grounds enhance the home's curb appeal, while an oversized two-car attached garage provides convenience and additional storage. A private hot tub patio creates the perfect place to unwind after a long day, and the lower level features an additional one-car garage ideal for lawn equipment, hobbies, or workshop space. In the large backyard, summer enjoyment awaits with the large above-ground pool surrounded by a custom maintenance-free deck, while raised garden beds are ready to be planted.

Whether you're seeking a full-time residence, a weekend escape, or a property where you can start your own hobby farm, this remarkable Hermann-area estate delivers unmatched quality, comfort, and natural beauty. Don't sleep on this one!



PROPERTY FEATURES

COUNTY: **GASCONADE** | STATE: **MISSOURI** | ACRES: **12**

- 12 +/- acres
- Just minutes from Hermann
- Private setting along Hwy 100 East
- Custom-built home, constructed in 1996
- Meticulously maintained
- 4 bedrooms
- 3 bathrooms + 1 half bath
- Approximately 3,000 sq. ft. finished living space
- Finished basement
- Custom hardwood flooring
- Custom cabinetry & millwork
- Gas fireplace
- Tons of storage
- Oversized 2-car garage
- Additional 1-car garage in basement
- Private rear patio w/ hot tub
- Large above-ground swimming pool
- Raised garden beds
- Open pasture
- Small pond



12 +/- ACRES



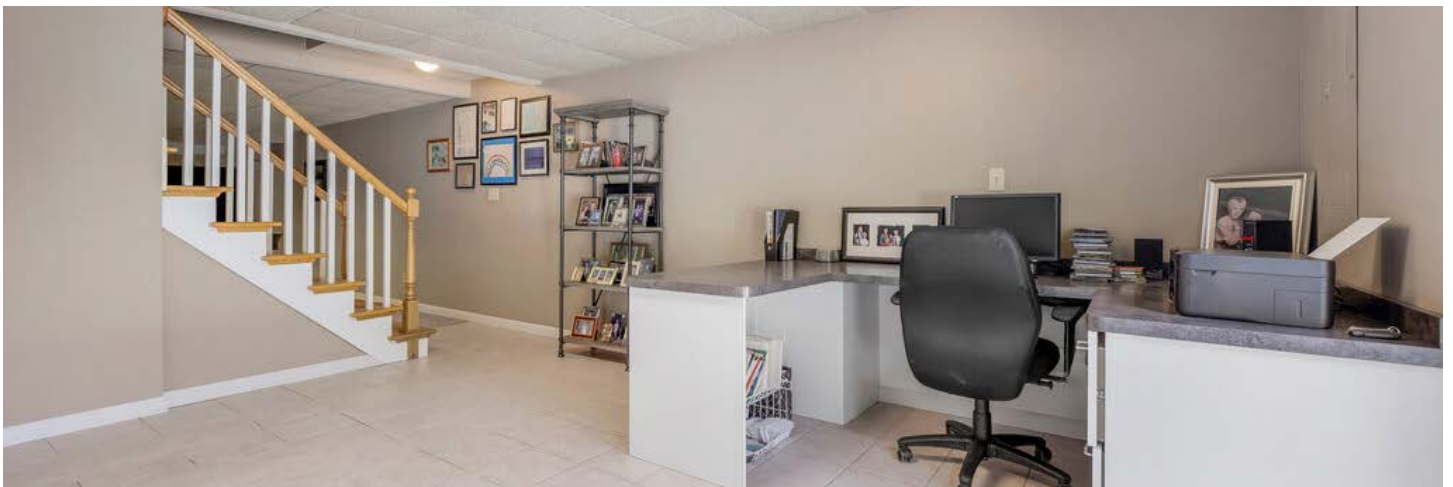
4 BED, 3 BATH CUSTOM-BUILT HOME



JUST MINUTES FROM HERMANN



FINISHED BASEMENT



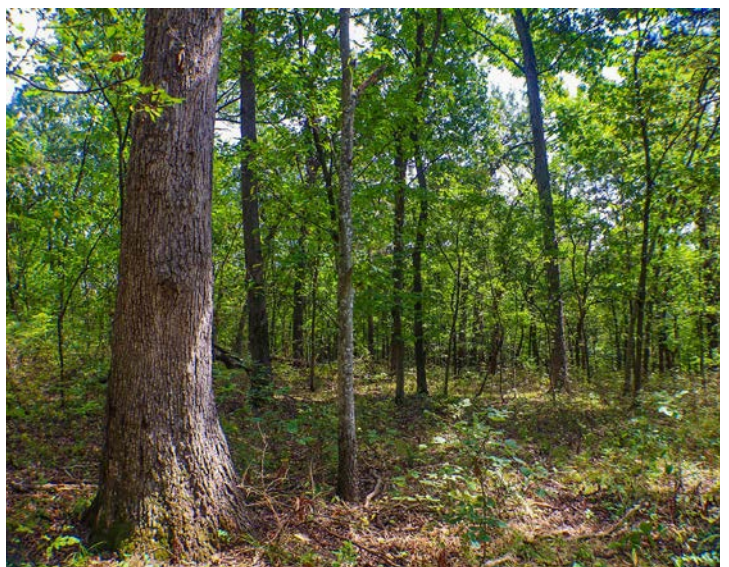
OVERSIZED 2-CAR GARAGE



ABOVE-GROUND SWIMMING POOL



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 41' 25.63, -91° 23' 14.7

0ft 281ft 561ft



Maps Provided By:



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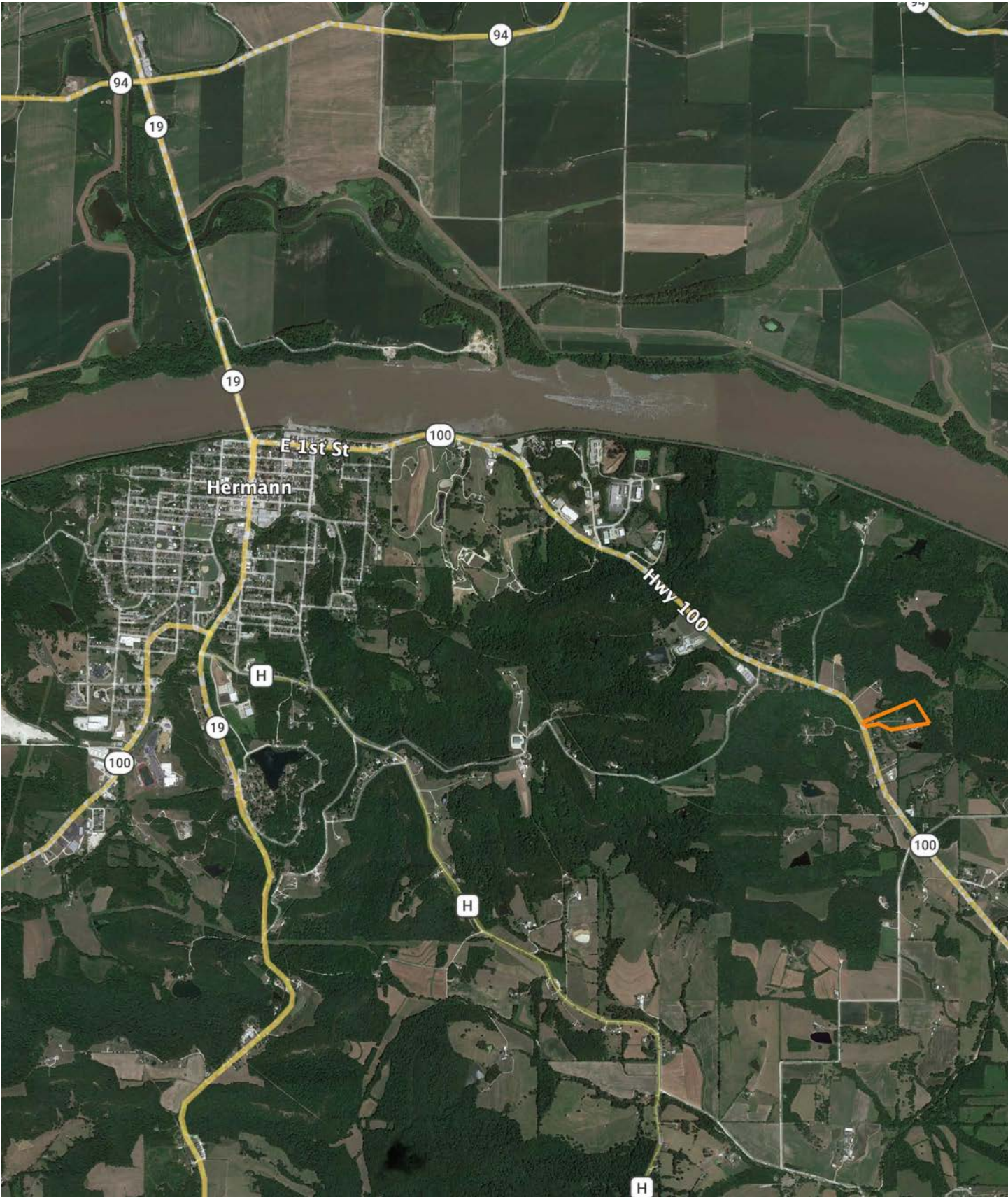
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33-46N-4W
Gasconade County
Missouri



8/15/2026

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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