



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Hermann Missouri Real Estate for Sale at iAuction - The Vallet House

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS TUESDAY, JULY 30TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

179 East Hwy 100
Hermann, MO 65041

ACRES: 8

COUNTY: Gasconade

AUCTION DETAILS:

Agent Only Open House Wednesday, July 10th 3:30PM to 5PM.

Open House Saturday, July 13th 11AM to 1PM.

Welcome to the Vallet House, a hidden gem in Hermann! 8 acres of prime land with views of the Missouri River, in the heart of Missouri Wine Country. Conveniently situated within the Hermann city limits, it sits just on the edge of town, providing a feeling of complete privacy. The property is fully furnished and offers 6 bedrooms and 5 full baths, between the main house and 2 cabins. Also includes an oversized barn/garage, storage barn, and large wine cellar. Recent professional improvements include creation of a parking lot and roads to access most of the property, installation of fencing and rock retaining walls, expansion of brick paver patio, installation of landscaping & exterior lighting throughout and fresh paint! The wine cellar is a testament to the skilled craftsmen that built the house. This significant home is on the state and federal register of historic places and was built and occupied by one of the first families to settle in Hermann. The property is also tax credit eligible if the new owner is interested in a substantial rehab.

For more in depth information on this property see the Vallet House Historic Information packet in the download section on our website .

Buyer's Agent to receive 3% commission!



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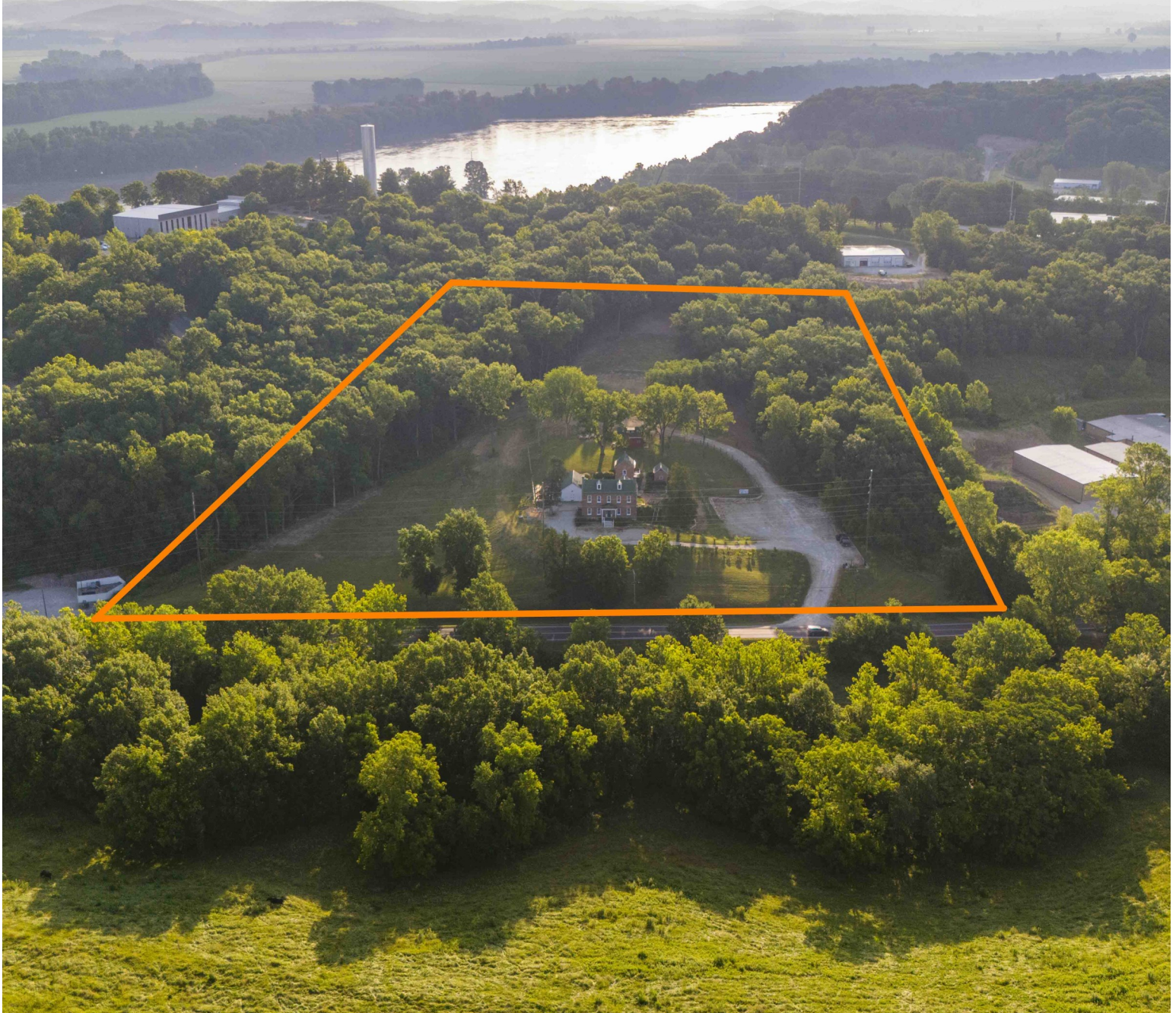


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Boundary Lines are Approximate



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.