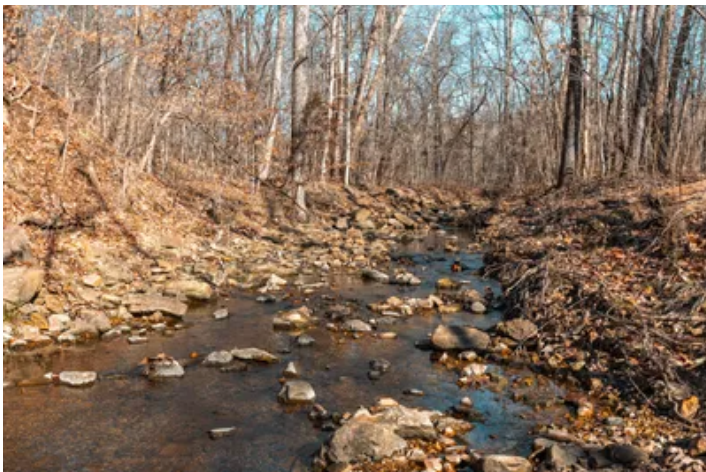


Valley Drive 13  
West Valley Drive  
Hermann, MO 65041

**\$85,000**  
13.290± Acres  
Gasconade County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





**Valley Drive 13**  
**Hermann, MO / Gasconade County**

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**SUMMARY**

**Address**

West Valley Drive

**City, State Zip**

Hermann, MO 65041

**County**

Gasconade County

**Type**

Recreational Land, Lot

**Latitude / Longitude**

38.690248 / -91.392019

**Taxes (Annually)**

500

**HOA (Annually)**

200

**Acreage**

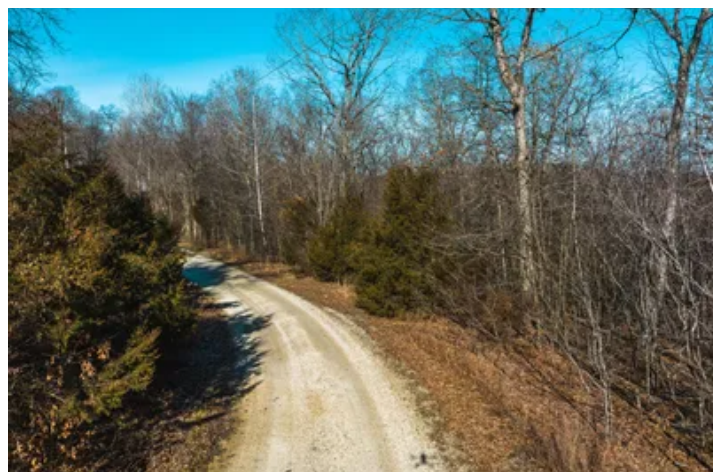
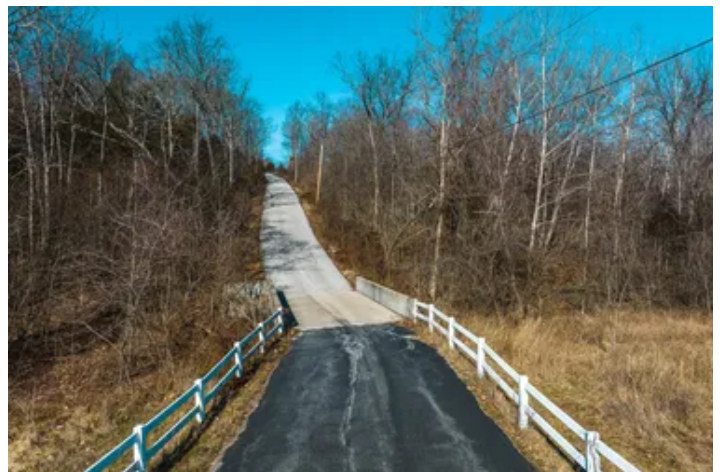
13.290

**Price**

\$85,000

**Property Website**

<https://livingthedreamland.com/property/valley-drive-13-gasconade-missouri/37364/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

The Valley Drive 13 is that peaceful wooded acreage you've been looking for to build your forever home only a few miles from Hermann city limits. Consisting of two lots in the Peace Valley Heights subdivision, this 13.29 acres is small enough to stay affordable while being large enough to feel like you're tucked away in your own oasis. The ground is mostly sloping from the top before running into a beautiful creek at the bottom and then leveling out next to Highway 100. The slope and views from the top of the hill make for the perfect place for a walk out basement and deck to overlook the valley below. Electric is running along the property while natural gas and internet are available along Hwy 100. The property is loaded with white oaks making it a likely place for roosting turkeys and an impressive deer trail running through the middle of the property could make watching deer off your deck a nightly routine. A permitted, nonconforming billboard will convey with the property providing you with a completely passive income stream. Yearly HOA assessments of \$200 (\$100/lot) and minor building restrictions apply to maintain an attractive neighborhood. Line up your builder and call today to go take a look at your new homesite.

**MORE INFO ONLINE:**

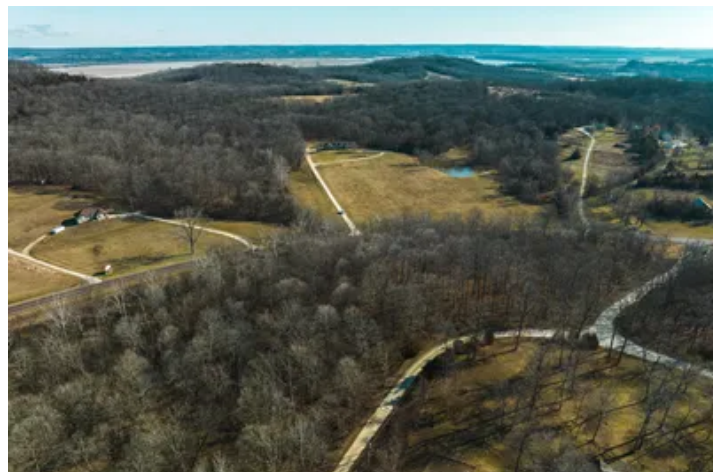
**<https://livingthedreamland.com/>**





Valley Drive 13  
Hermann, MO / Gasconade County

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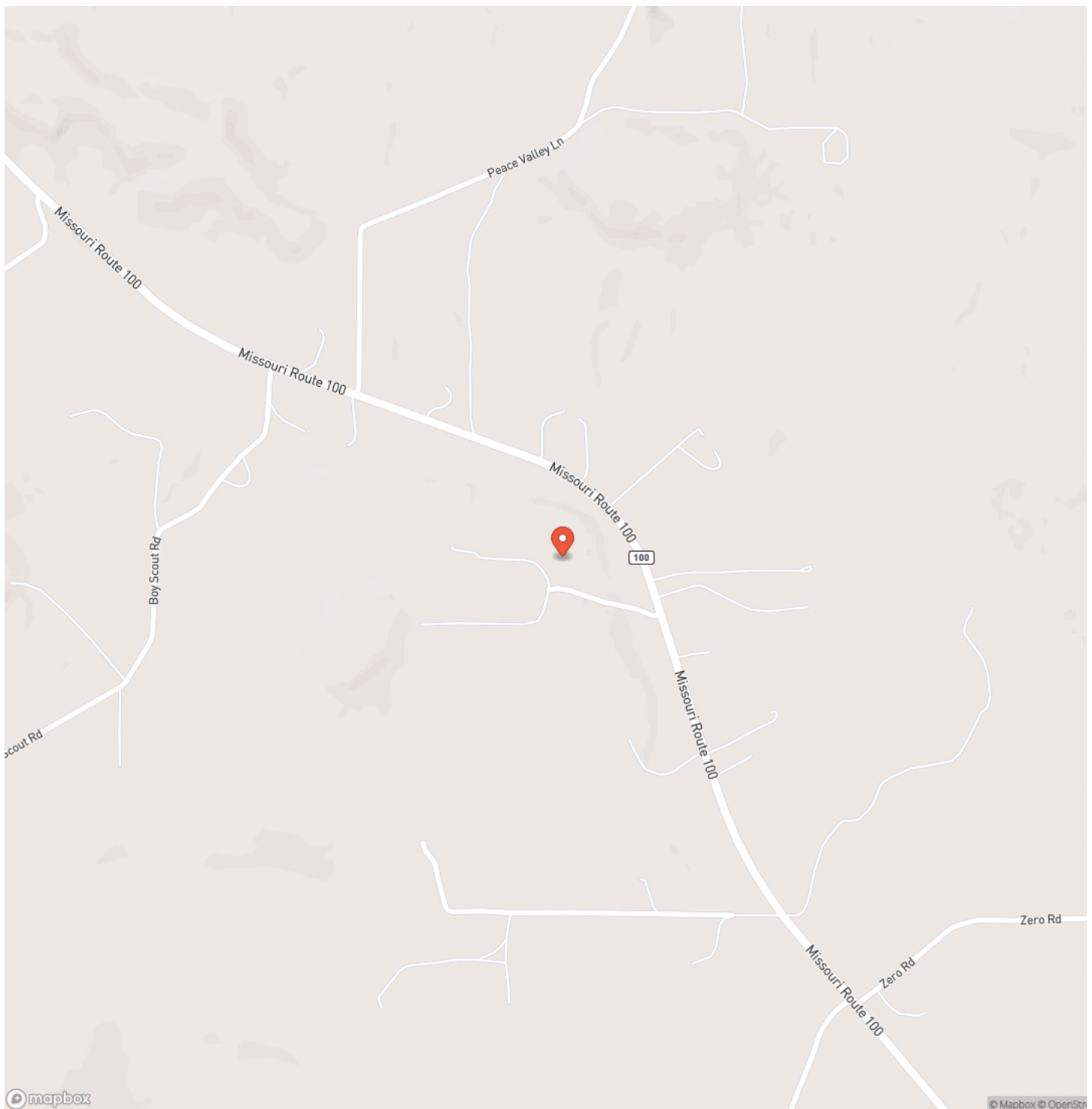
**MORE INFO ONLINE:**

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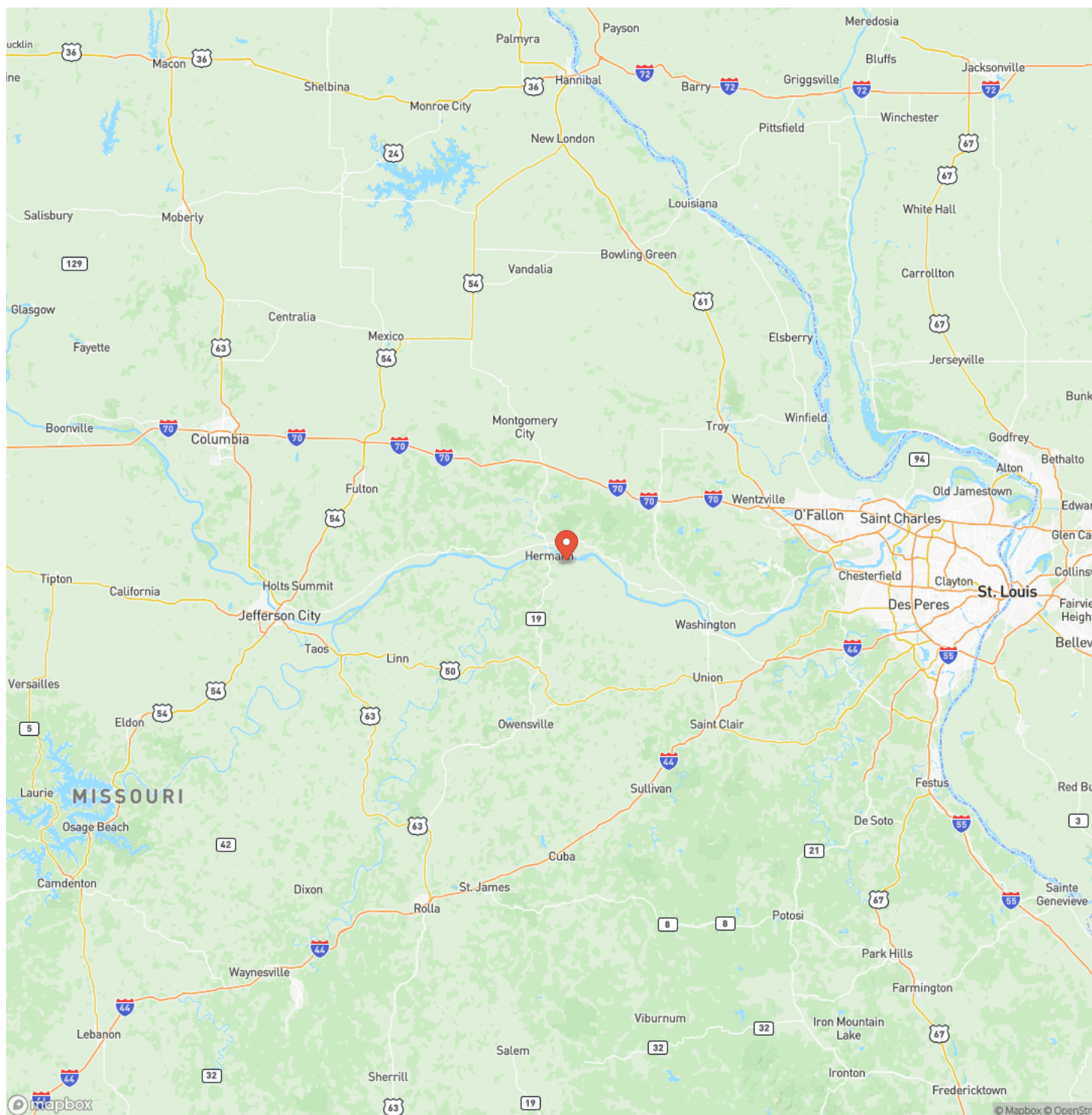




## Locator Map

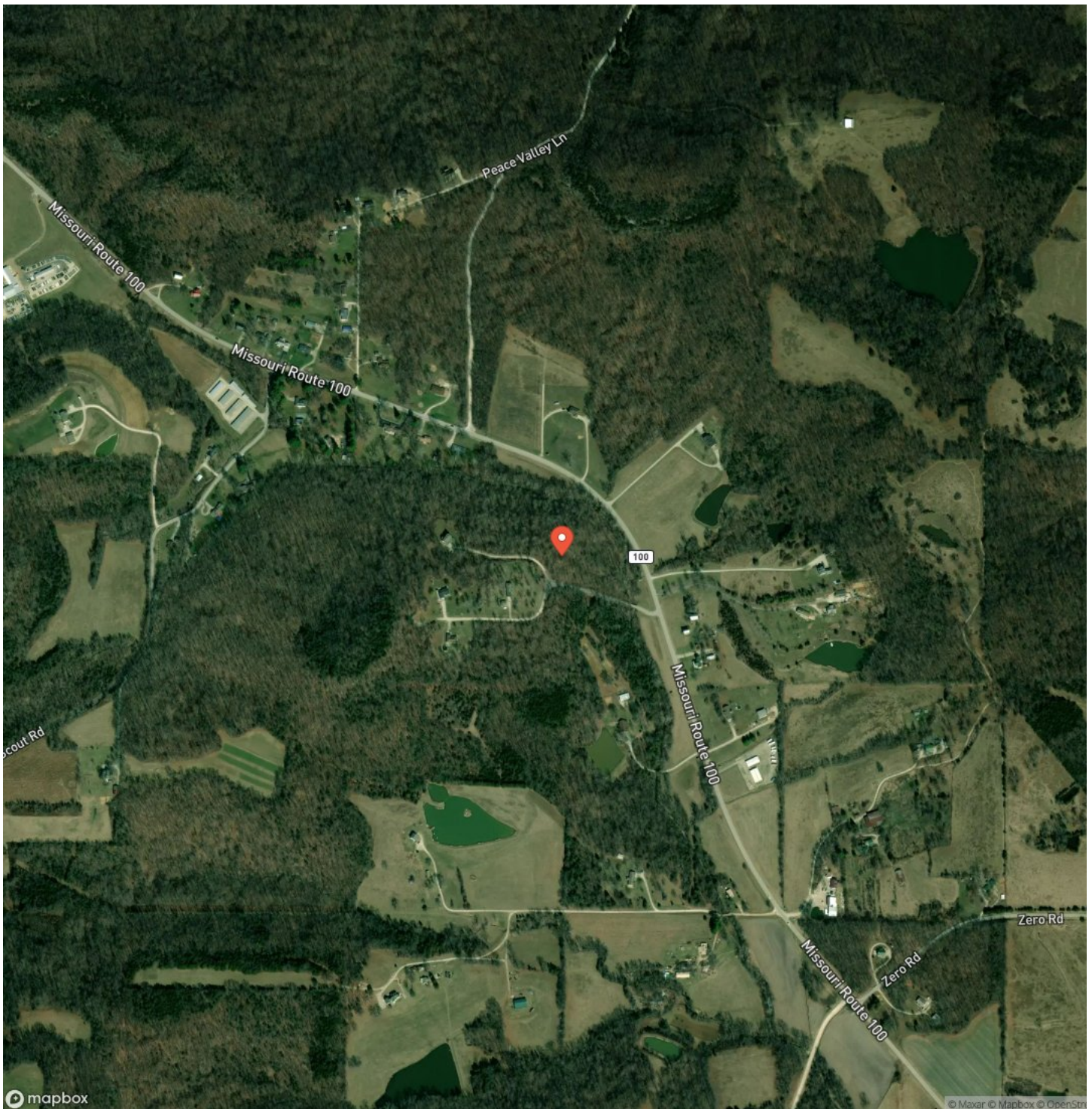


## Locator Map





## Satellite Map



**Valley Drive 13**  
**Hermann, MO / Gasconade County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Murphy

## Mobile

(636) 887-5455

## Email

landdealermurphy@gmail.com

**Address**

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**

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## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Living The Dream Outdoor Properties**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

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