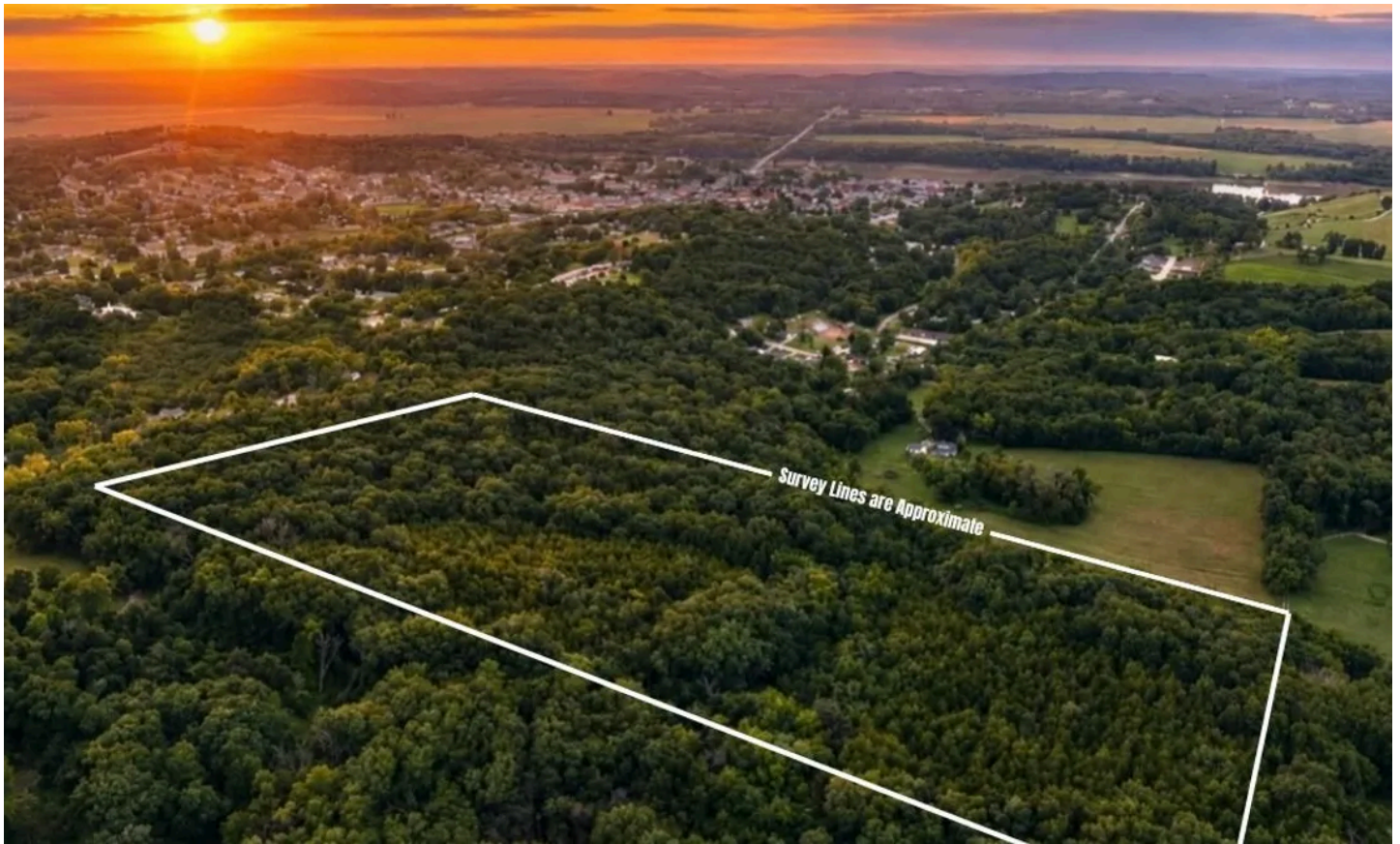


The Schützenhaus 20
TBD R&B Drive
Hermann, MO 65041

\$230,000
20± Acres
Gasconade County



The Schützenhaus 20
Hermann, MO / Gasconade County

SUMMARY

Address

TBD R&B Drive

City, State Zip

Hermann, MO 65041

County

Gasconade County

Type

Undeveloped Land

Latitude / Longitude

38.693581 / -91.428531

Acreage

20

Price

\$230,000

Property Website

<https://www.mossoakproperties.com/property/the-schutzenhaus-20-gasconade-missouri/115848/>



PROPERTY DESCRIPTION

The Schutzenhaus 20

Rooted in local history and surrounded by the beauty of the Missouri countryside, Schutzenhaus 20 is a unique 20-acre recreational tract just outside Hermann, Missouri.

The name *Schutzenhaus* is German for "shooting house," a nod to the property's history dating back to the early 1900s, when this area was associated with target practice and shooting competitions. Today, the property offers a completely different kind of escape - a private, wooded setting where recreation, wildlife, and the possibility of building something of your own come together.

The entire tract is wooded, featuring a diverse mix of black oak, white oak, walnut, cedar, and other native timber. A dry creek runs through the center of the property before connecting with a wet creek toward the bottom of the hill, creating natural character, drainage, and wildlife habitat throughout the tract.

One of the property's standout features is its natural slope and elevated views looking toward Hermann. With the right vision and site planning, there may be an opportunity to create a private homesite overlooking the surrounding countryside and town. Whether your dream is a weekend cabin, hunting retreat, or permanent residence, this property offers the kind of setting that invites you to think creatively.

For the outdoor enthusiast, Schutzenhaus 20 is equally compelling. The acreage provides plenty of room to develop hiking, mountain biking, running, and recreational trails, while portions of the property could potentially be cleared for a food plot or other wildlife improvements. The wooded terrain and surrounding agricultural ground create an attractive environment for whitetail deer and wild turkey, with turkey frequently roosting in the timber and using nearby fields during the spring season.

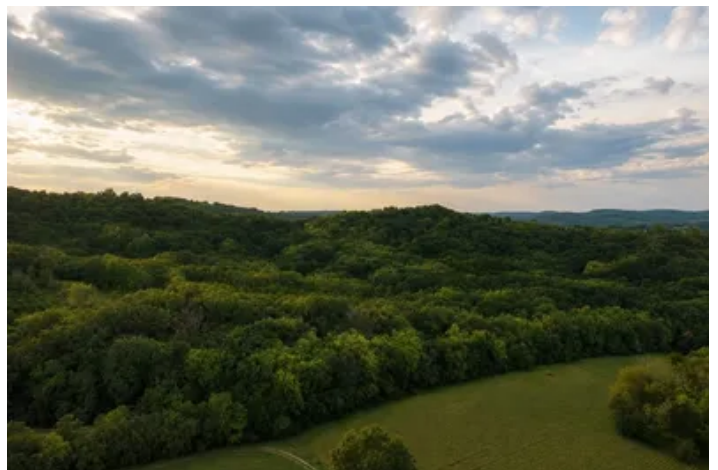
The property also sits in an area known for its foraging opportunities, particularly during mushroom season. The combination of mature timber, creek systems, and proximity to the Missouri River corridor creates an environment where outdoor enthusiasts may encounter morels, chanterelles, lion's mane, coral mushrooms, chicken of the woods, hen of the woods, and other native fungi.

Whether you're looking for a private hunting tract, a place to hike and explore, a recreational getaway, a potential homesite, or simply an investment in land near Hermann, Schutzenhaus 20 offers a rare combination of history, natural beauty, recreation, and potential.

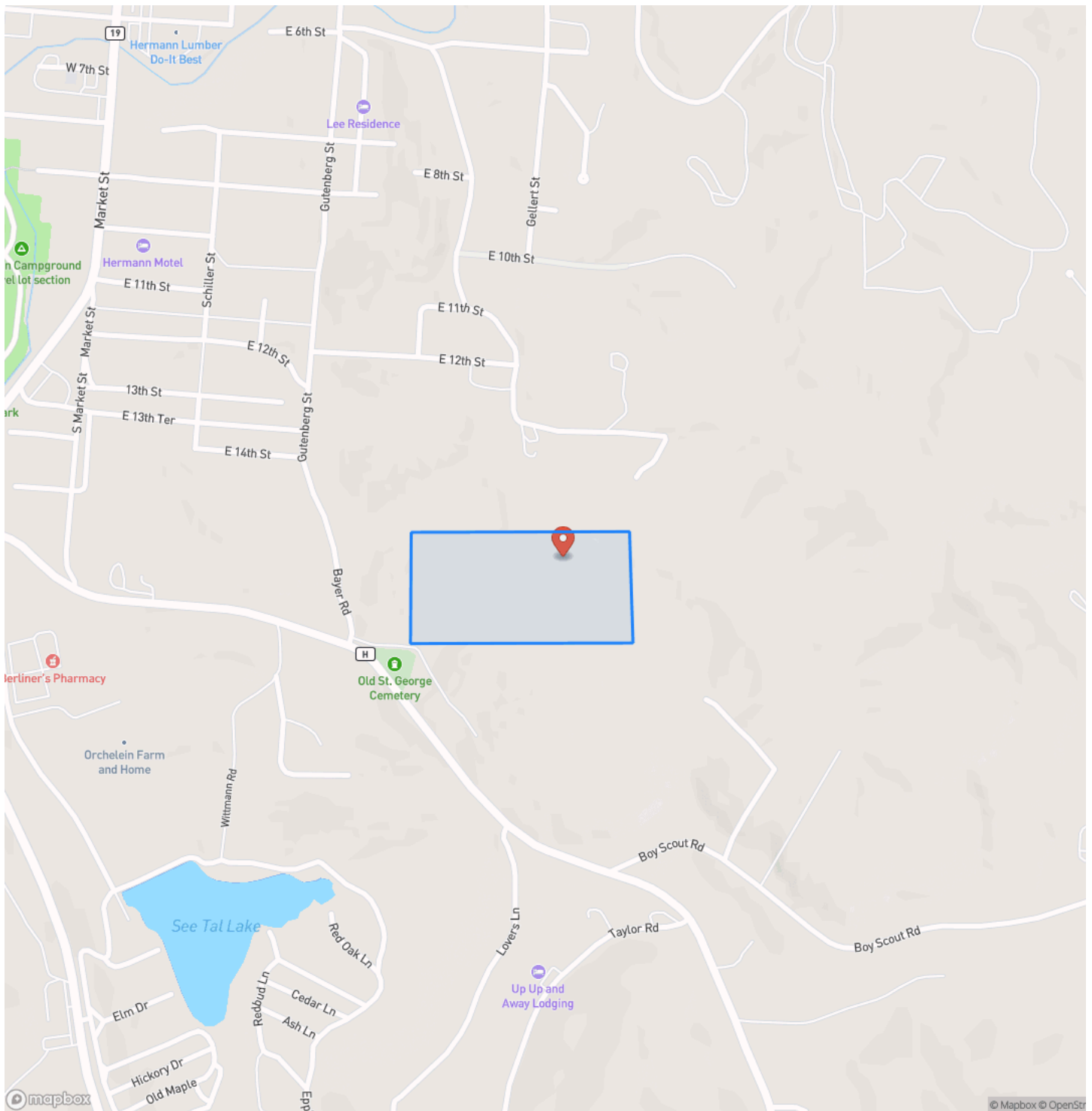
The property boundaries have been approximately identified but have not yet been formally surveyed. The sellers are open to discussing a survey and working with a buyer regarding the final configuration and boundaries of the property.

Come experience Schutzenhaus 20 and imagine what this piece of Hermann history could become.

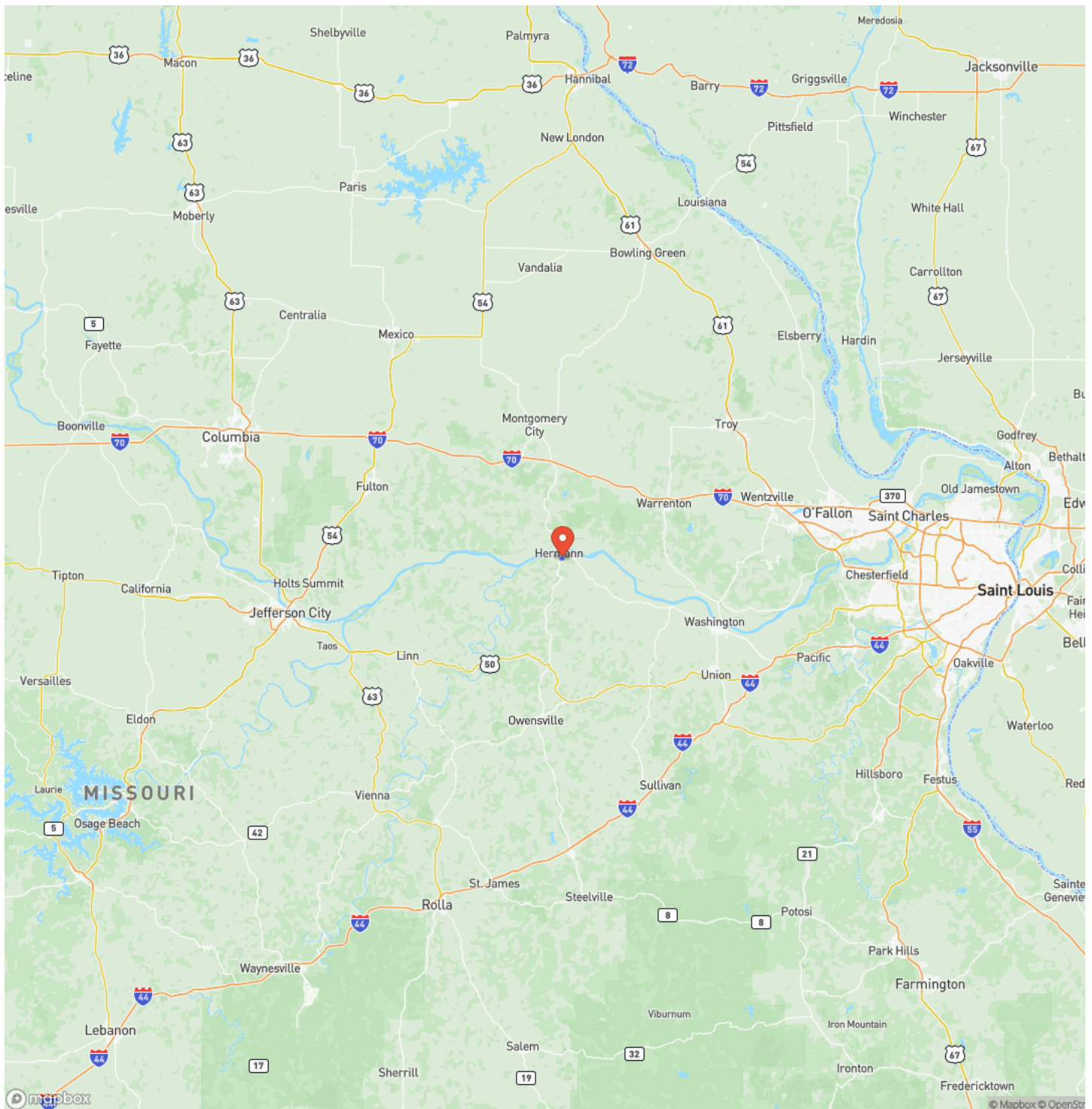
The Schützenhaus 20
Hermann, MO / Gasconade County



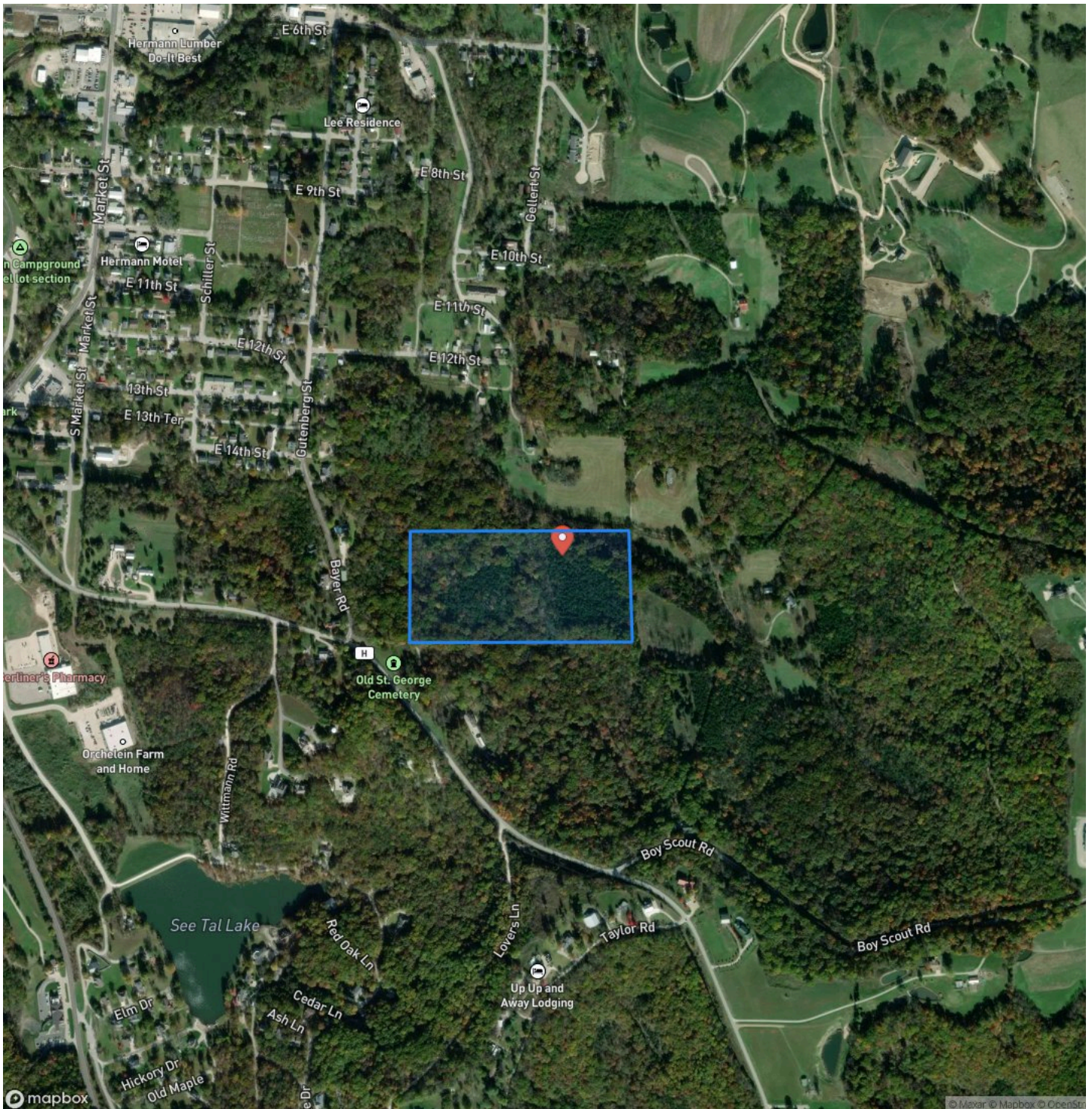
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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