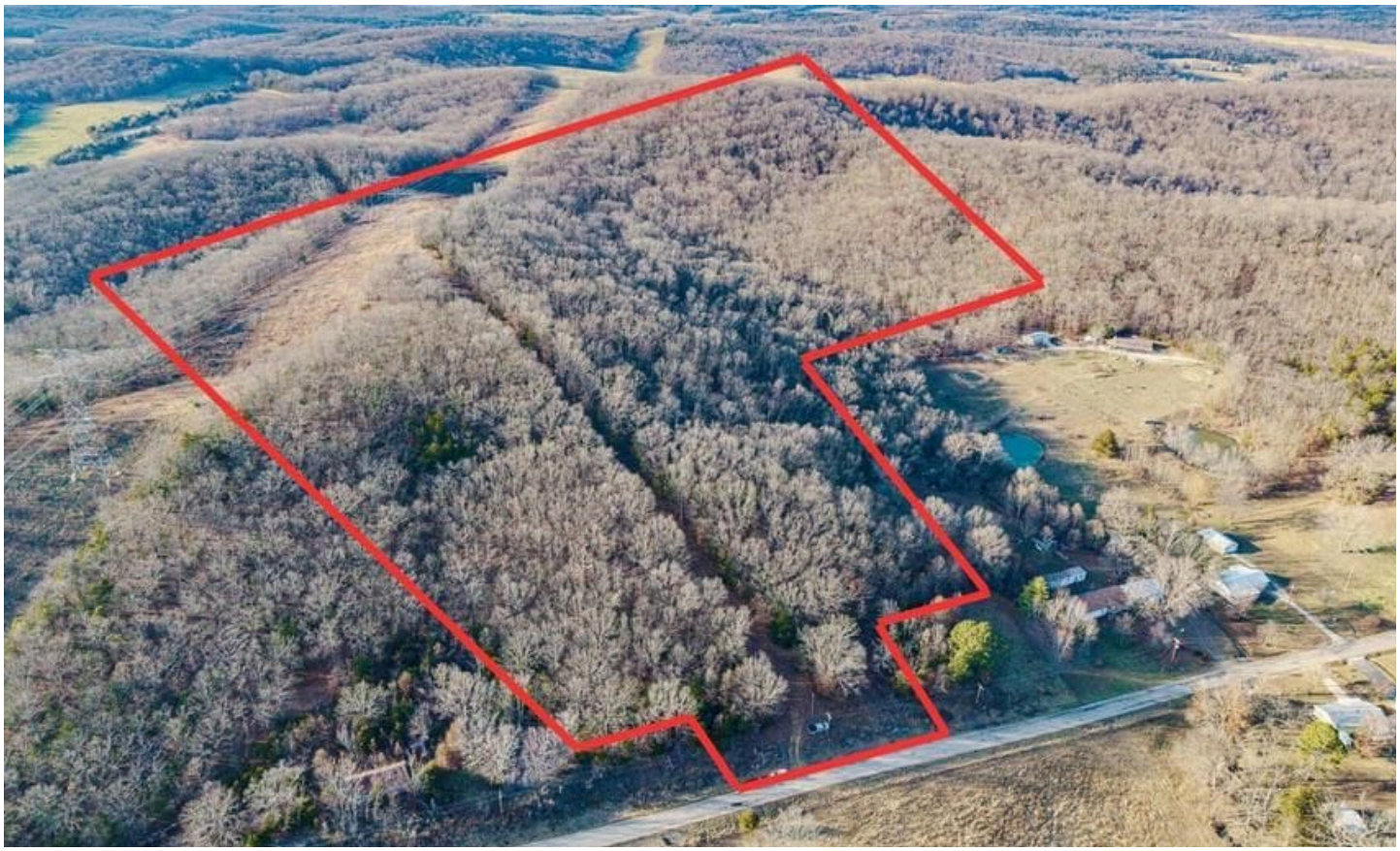
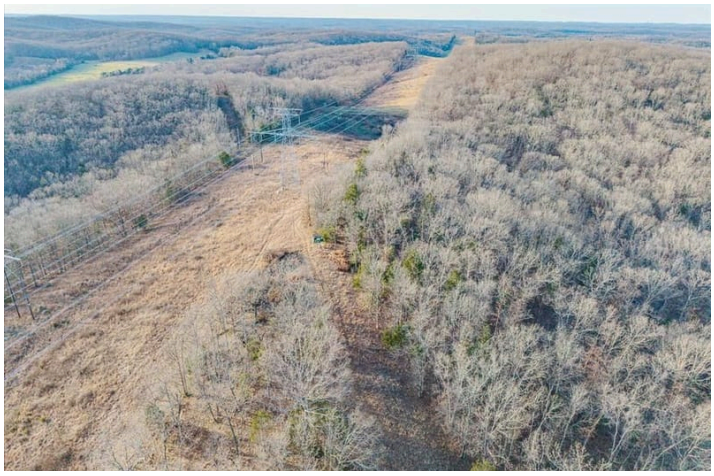
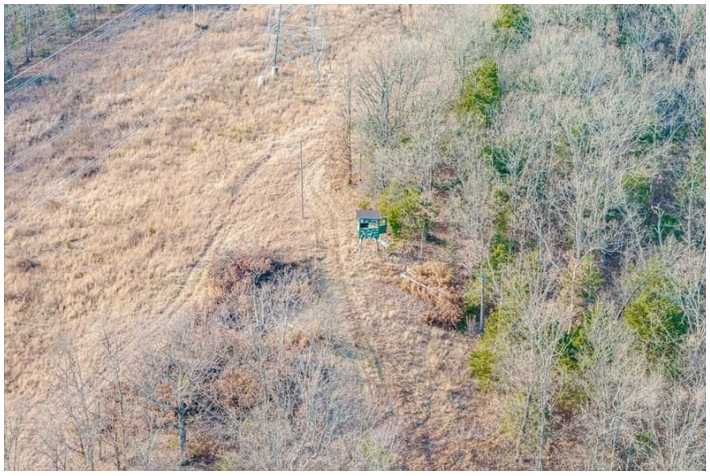
The Bay 40
2478 Fowler Rd
Hermann, MO 65041

$277,000
40± Acres
Gasconade County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
2478 Fowler Rd

City, State Zip
Hermann, MO 65041

County
Gasconade County

Type
Recreational Land

Latitude / Longitude
38.500494 / -91.568599

Taxes (Annually)
$975.57

Acreage
40

Price
$277,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Premier 40-Acre Estate & Recreational Retreat

Escape to the tranquility of the countryside with this exceptional **40-acre wooded property**, offering a rare combination of natural beauty, privacy, and accessibility. Rich with mature timber, abundant wildlife, and multiple premier homesites, this property presents an outstanding opportunity to create a private estate, weekend retreat, or legacy recreational property.

Thoughtfully positioned along a blacktop road, the acreage features electrical service running through the property, simplifying future development while preserving the secluded character of the land.

Property Highlights:

- 40 picturesque acres with mature woodlands and rolling terrain
- Multiple outstanding building sites with scenic views
- Electric service available on-site
- Beautiful pond enhancing both aesthetics and wildlife habitat
- Established deer stand included
- Excellent deer and turkey hunting with abundant native wildlife
- Existing shed suitable for storage or future improvement
- Blacktop road frontage providing convenient year-round access

Ideally located in the heart of Missouri wine country, the property is just **one mile from a popular winery and restaurant**, offering the perfect blend of rural serenity and modern convenience.

Convenient access to surrounding communities:

- 38 miles to Washington, Missouri
- 40 miles to Jefferson City, Missouri
- 90 miles to St. Louis, Missouri
- 6.5 miles to Helds Island Gasconade river access

Whether envisioned as a luxury country residence, private hunting retreat, or family getaway, this remarkable property offers the space, setting, and versatility to bring your vision to life.

Properties of this caliber, combining recreational appeal, development potential, and a prime location near Missouri's wine country, are increasingly difficult to find. Experience the unmatched beauty and possibilities this exceptional 40-acre offering provides.

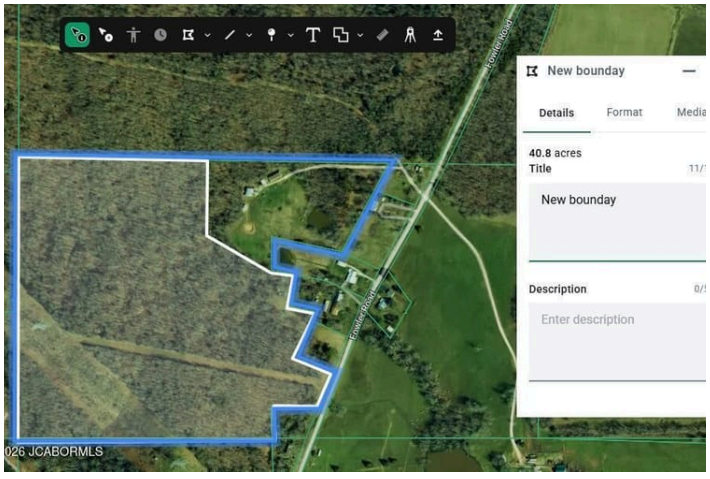








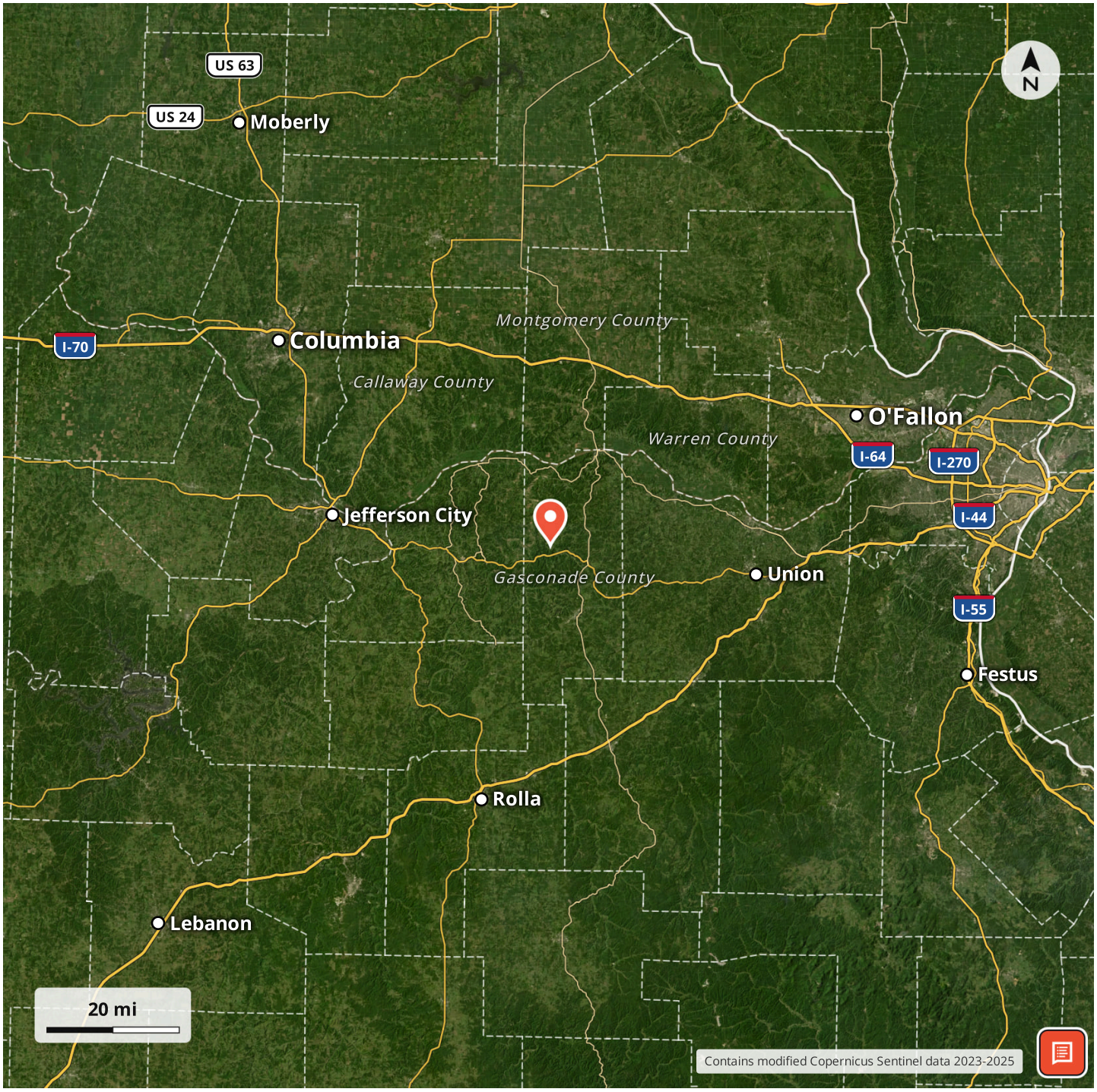




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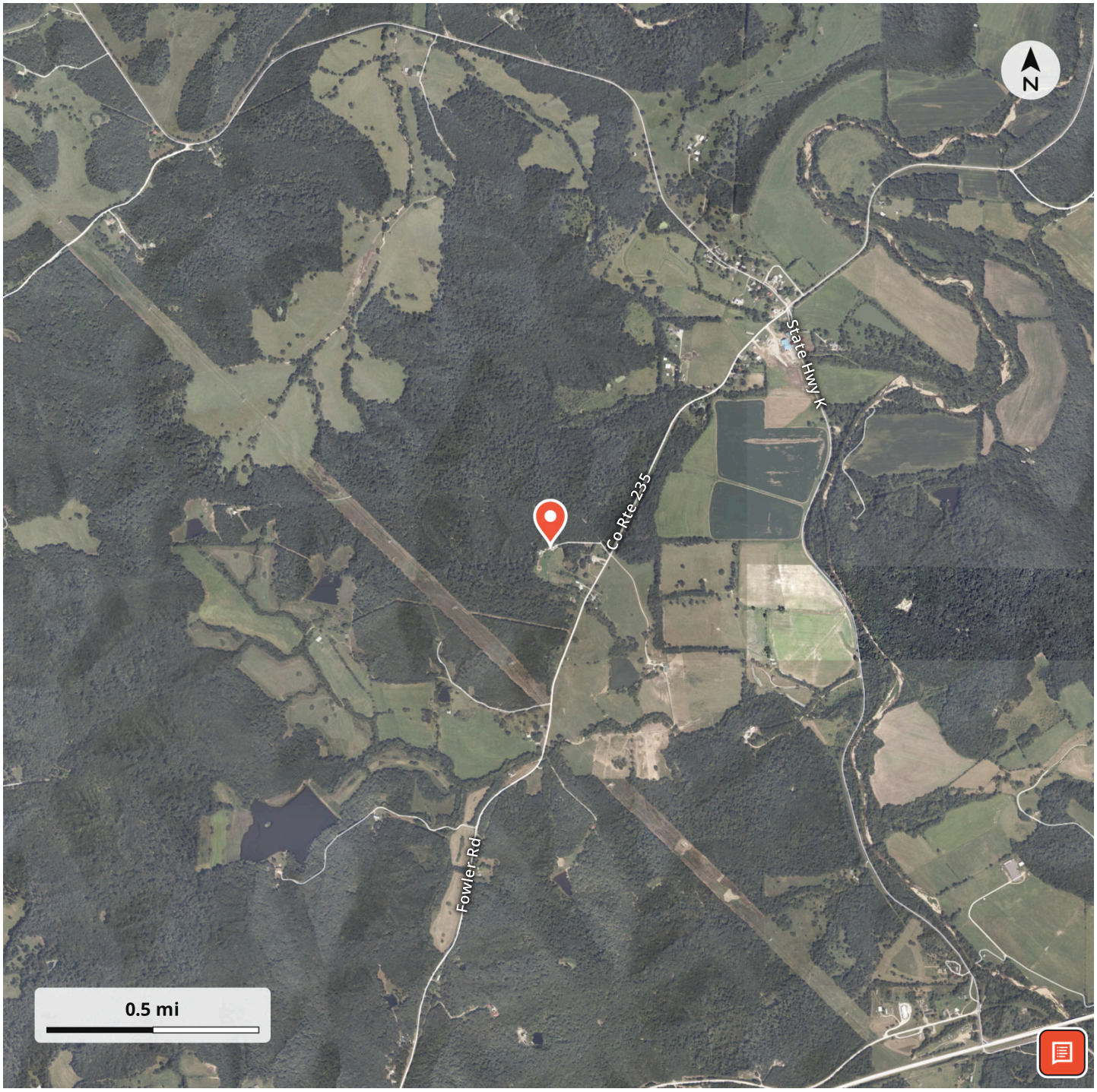
Regional Map



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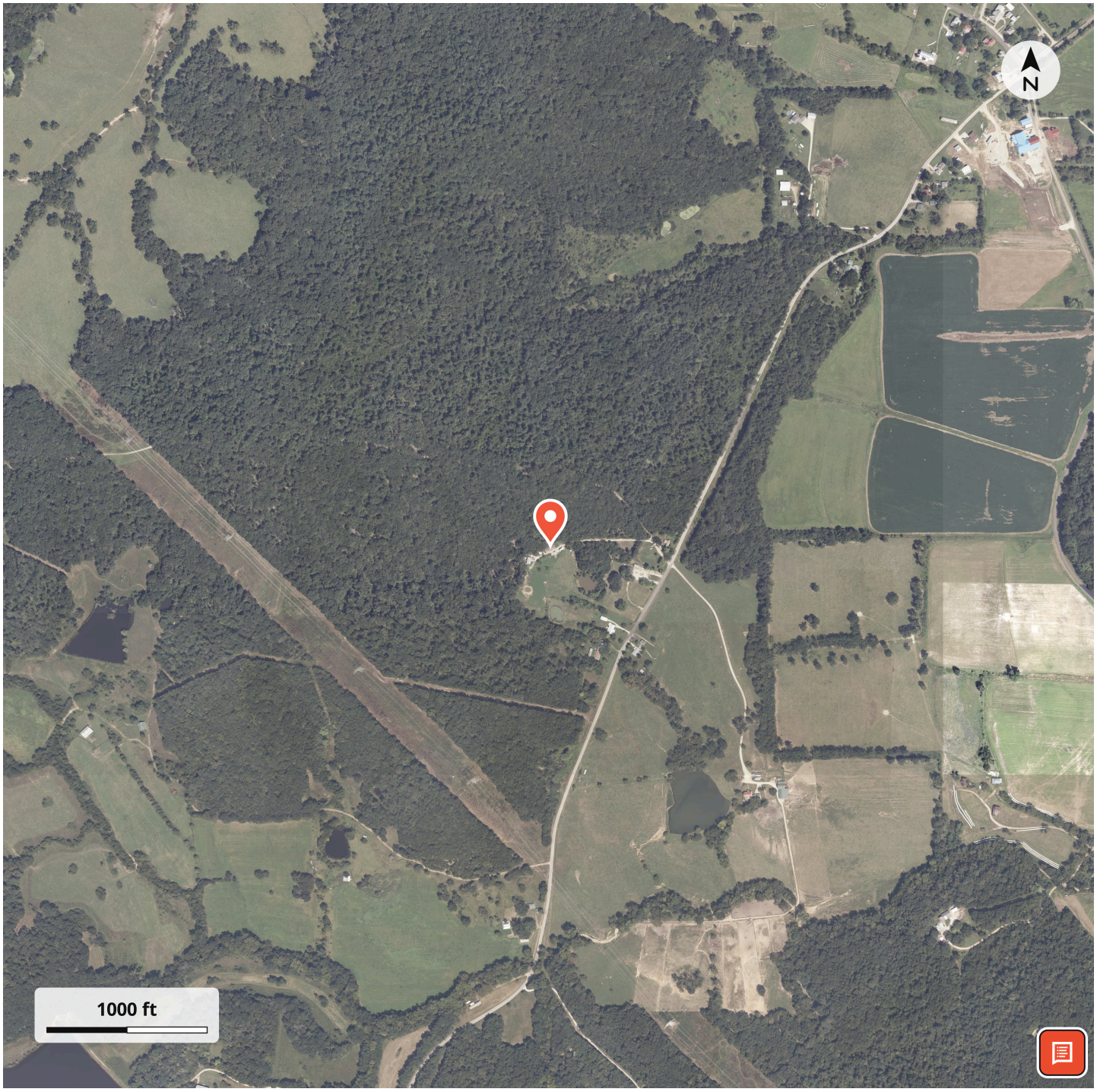
Locator Map



MORE INFO ONLINE:

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Aerial Map



LISTING REPRESENTATIVE

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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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