



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

Wright Hardware, Main Street, Craig, MO

Would be the PERFECT hunting lodge! Hunters could bunk up in north bldg. and keep ATV's & dogs kenneled in south bldg. on concrete floor! Additional RV park and large workshop available in back across the alley for overflow/campers and ATV's as well (RV park & workshop not included in price but may consider selling with a reasonable offer)!

LOCATION:

Great location, right in the middle of Main Street, Craig, MO!

PRICE:

\$39,900.00

PRICE REDUCED! \$32,500.00

Seller says make an offer!!!



SQUARE FOOTAGE & YEAR BUILT:

North Bldg. 1,225 Sq. Ft.

(not counting loft)

South Bldg. 1,357 Sq. Ft.

Built in 1920

Lot Size: 50 X 100

TAXES:

Annual taxes are approx. \$305.01

LISTING AGENT:

Alyssa Barnes: 660-851-1171

or alyssa@barnesrealty.com

North Building:

- 2 - 3 year old roof
- Separate street/back entrance
- Elevation
- Combination wood flooring & concrete in back portion
- New electrical service
- Hot water heater
- Sink hook up
- Office/potential kitchen area
- Newer gas overhead heater/furnace
- City water meter pit
- City sewer (would just need to reconnect)
- Alarm system
- Loft for extra storage
- New covered porch at back entrance (2014)
- Built-in cubbies & shelving

South Building:

- 10 - 11 year old roof
- All concrete floor
- Bathroom (all concrete walls so would also serve as good storm shelter)
- Hot water heater
- Central air/heat (overhead gas furnace)
- Street and back entrance
- Alarm system
- Alley in back
- Street parking and extra parking in back

***Both buildings have been extremely well cared for and have covered sidewalks. Extra RV campground (income producing) and warehouse/shop also available in back! There is a new overhang/porch on the back of the building and newly painted front posts!**

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

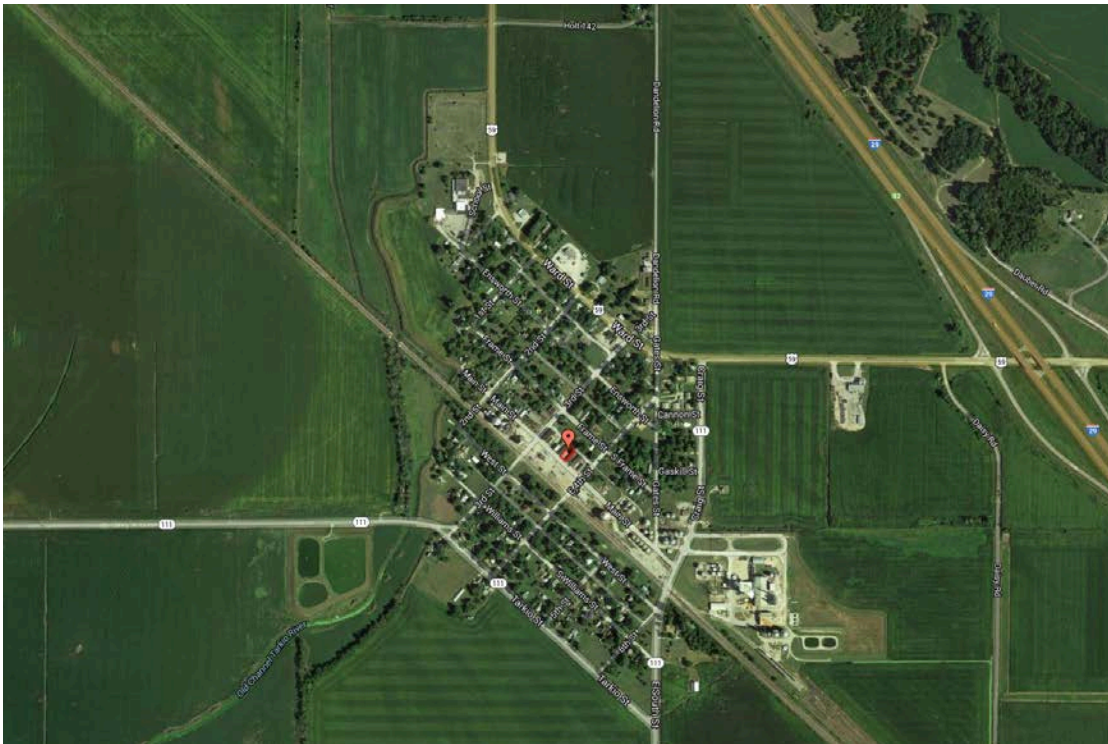
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

Wright Hardware, Main Street, Craig, MO
Google Aerial

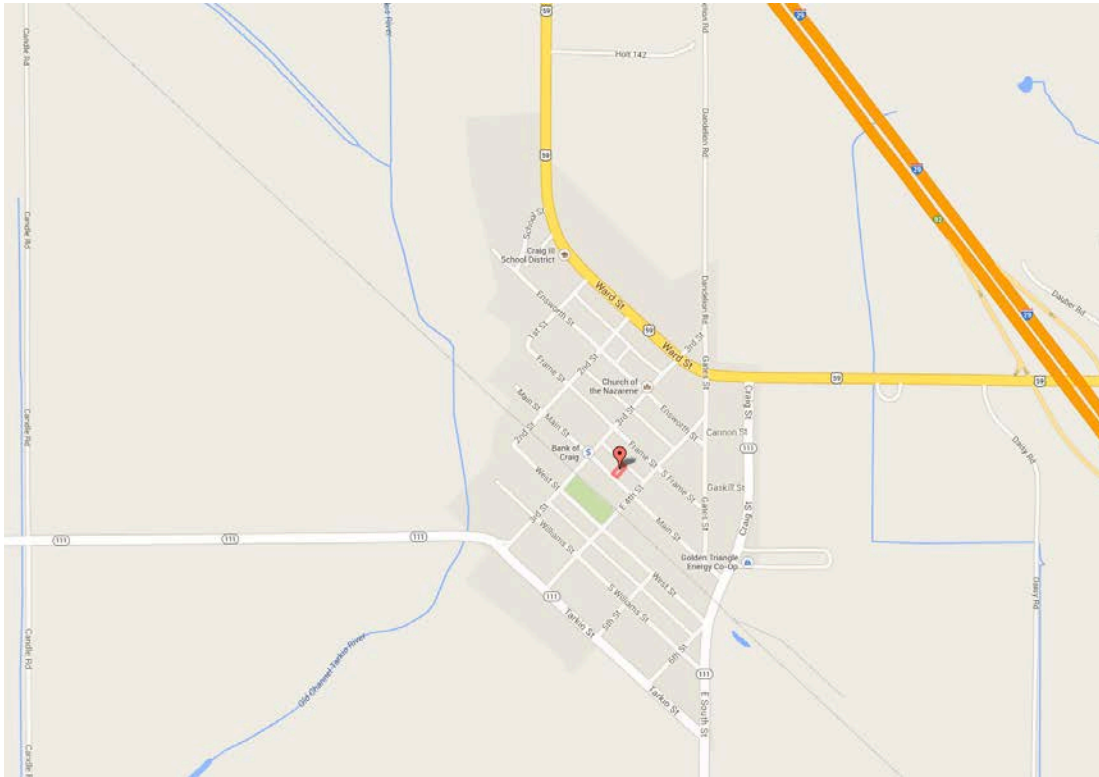


General Location



Wright Hardware, Main Street, Craig, MO

Driving Map



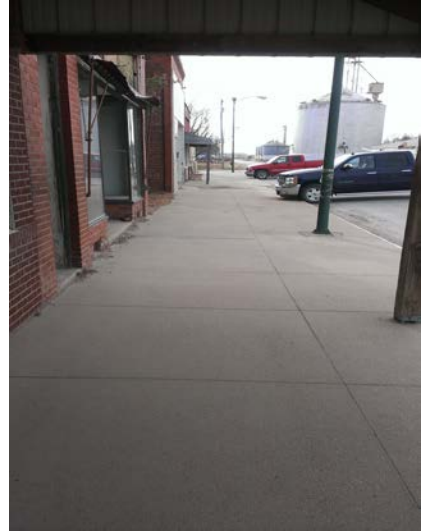
Tax Map Lot 8



Tax Map Lot 9



Wright Hardware, Main Street, Craig, MO
Photos



Wright Hardware, Main Street, Craig, MO



Wright Hardware, Main Street, Craig, MO

