



Area Homes 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**

Lodge & 5.3 Acres +/- 215 Walnut Street, Mound City, MO 64470



Here is a low-maintenance, 4-bedroom, 1 1/2 bath home with an attached 40' X 40' heated shop that you won't believe is still in city limits! Located at the end of a long private drive on 5.3 secluded acres just off Hwy 59, you have plenty of room to play as if you were in the country with all the conveniences of town! Perfect home for a growing family or hunting lodge for you and the guys!

Price: \$129,900.00

Bedrooms: 4

Baths: 1 1/2

Taxes: 2017 taxes were \$2,278.04

Foundation: Concrete slab

Lot size: Approx. 5.3 Acres +/-

Water/Sewer: City

Garage/Shop: Attached 40' X 40'

Build Date: 2004

Exterior/Roof: Metal

Heating/Cooling: Propane/central AC

Other Features:

- Shop 40' X 40' w/ 12' X 12' door w/ propane heat
- Furnished
- Walk out patio
- In town w/tons of in the country privacy!
- Appliances included
- Long private drive on a dead-end road

LISTING AGENTS:

Alyssa Barnes (660) 851-1171 or alyssa@barnesrealty.com

Jamie Barnes (660) 851-1125 or jamie@barnesrealty.com



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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 himself 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 The listing may be withdrawn with or without approval.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.

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Photos***



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