



## 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

### ***403 Rainbow Drive, Rock Port, MO 64482***



***What a special piece of property...nestled on a small acreage secluded WITHIN CITY LIMITS! You get the conveniences of town with the privacy and spaciousness of the country! Having the look and feel of a true farmhouse, this little gem wouldn't take much to capture true farmhouse nostalgia right in the heart of rural town living!***

**Price:** \$49,000.00

**# Bedrooms:** 3

**# Baths:** 1

**Taxes:** 2018 taxes were \$403.99

**Foundation:** Stone & concrete

**Basement:** DRY partial w/crawlspace

**Lot size:** Approx. 266' X 325'

**Water/Sewer:** City

**Exterior:** Lap wood cedar siding

#### **Other Features:**

- Front porch
- Enclosed back porch
- Storm cellar
- Outbuilding
- Original hardwood floors
- Basement has concrete floors

#### **LISTING AGENT:**

Alyssa Barnes  
(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@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 The listing may be withdrawn with or without approval.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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