



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**

458 Rainbow Drive, Rock Port, MO 64482



Whether you're just starting out or looking to downsize and move to town, this two-bedroom 1-bath ranch home with full basement is just the right size!! Resting on a gradual hilltop with a nice yard & wooded backdrop you get the picturesque views & peacefulness of the country with all the conveniences of town! Brand new carpet and currently undergoing new interior paint & possible exterior paint! Priced to sell, so act fast!!

Price: \$52,000.00

Bedrooms: 2

Baths: 1

Taxes: 2018 taxes were \$709.17

Foundation: Poured concrete

Basement: Full unfinished

Square Footage: Approx. 1,000 Sq. Ft.

Water/Sewer: City

Exterior: Wood siding

Heating/Cooling: Gas furnace/electric forced A/C

Date Built: 1974

Other Features:

- Newer roof (installed 2013)
- BRAND NEW carpet September 2019
- New kitchen hardware on cabinets
- Newer furnace (installed 2011)
- Great shade trees with a beautiful view!
- New paint in living room

LISTING AGENT:

Alyssa Barnes
(660) 851-1171 or 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 The listing may be withdrawn with or without approval.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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