



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**

406 S. Williams Street, Craig, MO 64437



Here is a great opportunity to buy an inexpensive 2-bedroom 1-bath starter home or rental/investment property! It rests on a spacious yard that includes 4 lots with blacktop access on two sides and plenty of space to build a home, shop, or even develop into camper lots! This home received water on the floors from the 2019 flood but has had the lower half of the interior walls gutted to the studs & ready for the new Owner to remodel to their liking!

Price: \$25,000.00

PRICE REDUCED! \$20,000.00

NEW PRICE! \$17,500.00

Taxes: 2019 taxes were \$239.03

Lot size: Approx. 0.65-acre corner lot

Bedrooms: 2

Garage: Detached 1 car

Basement: Crawl space

Foundation: Concrete block

Water: City

Baths: 1

Exterior: Wood siding

Roof: Metal

Sewer: City

Other Features:

- Nice big corner lot
- Outbuilding
- Off street parking
- Attic storage

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 The listing may be withdrawn with or without approval.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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