



## 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

***311 Main Street, Sabetha, KS 66534***



*You must see this lovely 3-bedroom home with a large kitchen and large living room and an attached 2-car garage with a great location on Main Street. Yes, the yard is small with nice grass for the person that does not have the time nor interest in caring for a big yard. The bedrooms are adequate size, and all, as well as the living room have nice, cushioned carpet in excellent shape. The full basement is partially finished with a nice family room and game room, a utility room for your washer/dryer, a lavatory, and lots of storage. There is even a small fruit room. Call for a showing.*

**Price:** \$89,000.00

**# Bedrooms:** 3

**# Baths:** 1

**Taxes:** 2020 taxes were

**Foundation:** Block & concrete

**Basement:** Partially Finished

**Lot size:** 6,600 Sq. Ft.

**Water:** City

**Sewer:** City

**Exterior:** Vinyl siding

**Garage:** Attached

**Roof:** Asphalt shingles

### **Other Features:**

- Stove & Oven included!
- Full Basement: Partially Finished
- Main Floor Living Area: 1225 sq. ft.
- All window coverings.

### **LISTING AGENT:**

Roger Aberle (785) 547-6289 or [roger@barnesrealty.com](mailto:roger@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.

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 The listing may be withdrawn with or without approval.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

*311 Main Street, Sabetha, KS 66534*  
*Photos*





***311 Main Street, Sabetha, KS 66534***

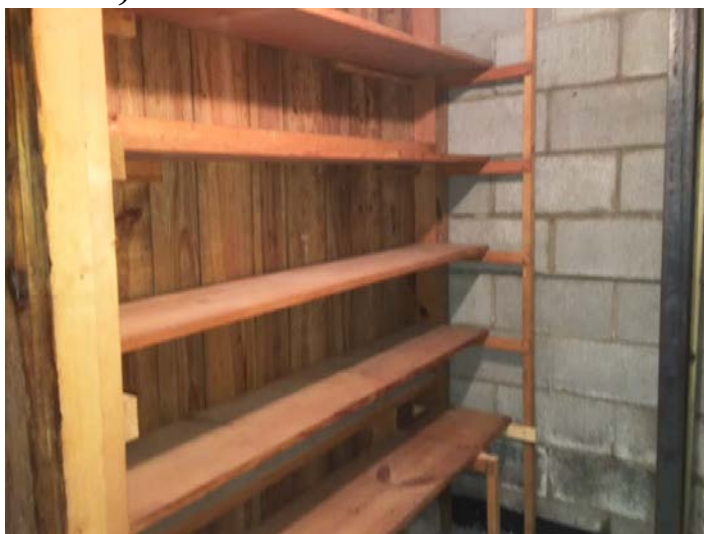


***311 Main Street, Sabetha, KS 66534***





*311 Main Street, Sabetha, KS 66534*



***311 Main Street, Sabetha, KS 66534***

