



## 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

### ***23863 Highway N, Mound City, MO 64470***



JUST LISTED this two-story, FOUR-BEDROOM FARMHOUSE on approximately one acre +/- located just a few miles outside of Mound City with highway frontage! Beautiful, shaded yard, hilltop views, & outbuildings!! Whether you update it to your liking or use as a future homesite to build your dream home in the country, this is a RARE find so ACT FAST!!

**Price:** \$125,000.00

**PRICE REDUCED!** \$94,500.00

**# Bedrooms:** 4

**# Baths:** 1

**Basement:** ¾ unfinished

**Water:** Public

**Foundation:** Block

**Exterior:** Vinyl siding

**Taxes:** 2020 Taxes were \$498.00

**Heating:** propane heat plus wood/pellet stove

**Cooling:** Window air (duct work would allow CA to be added)

**Lot Size:** Approx. 1 acre +/-

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 The listing may be withdrawn with or without approval.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

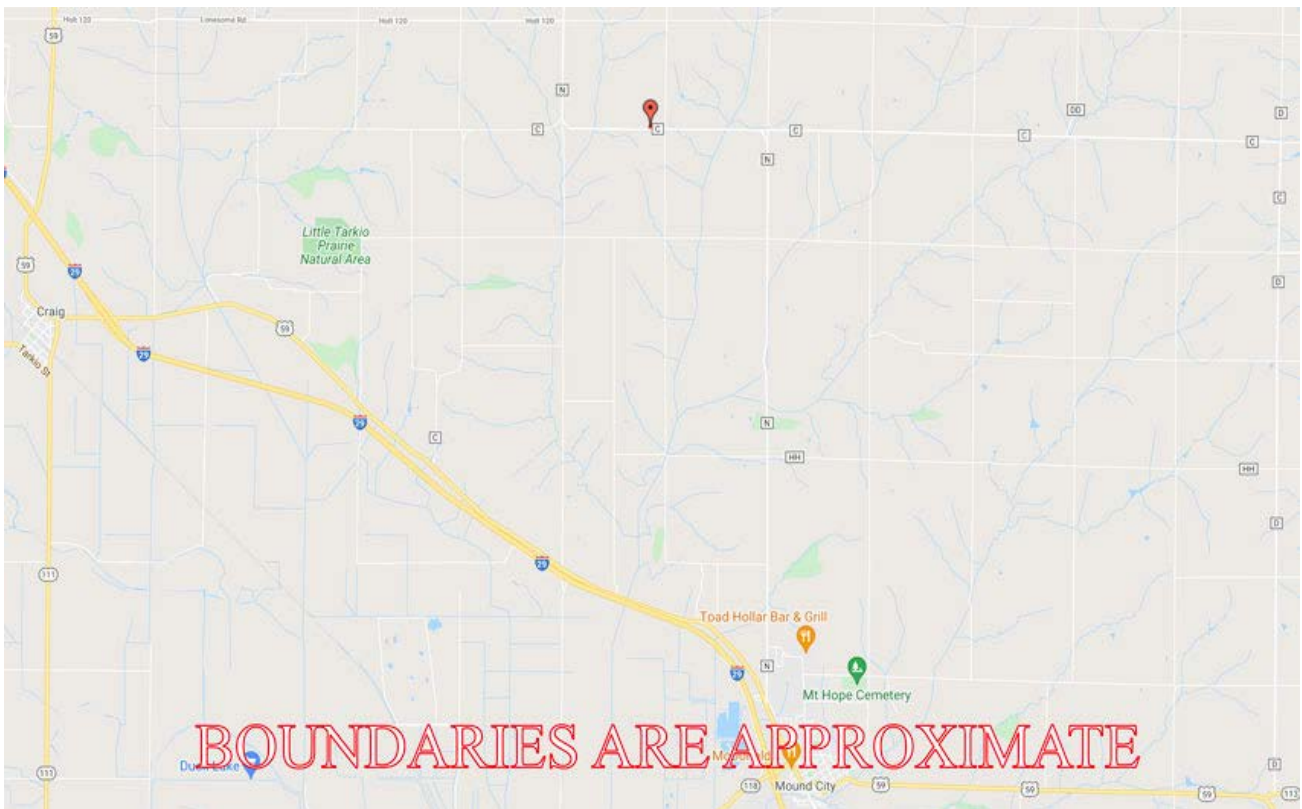
All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

***23863 Highway N, Mound City, MO 64470***  
***Google Aerial Map***



***Driving Map***

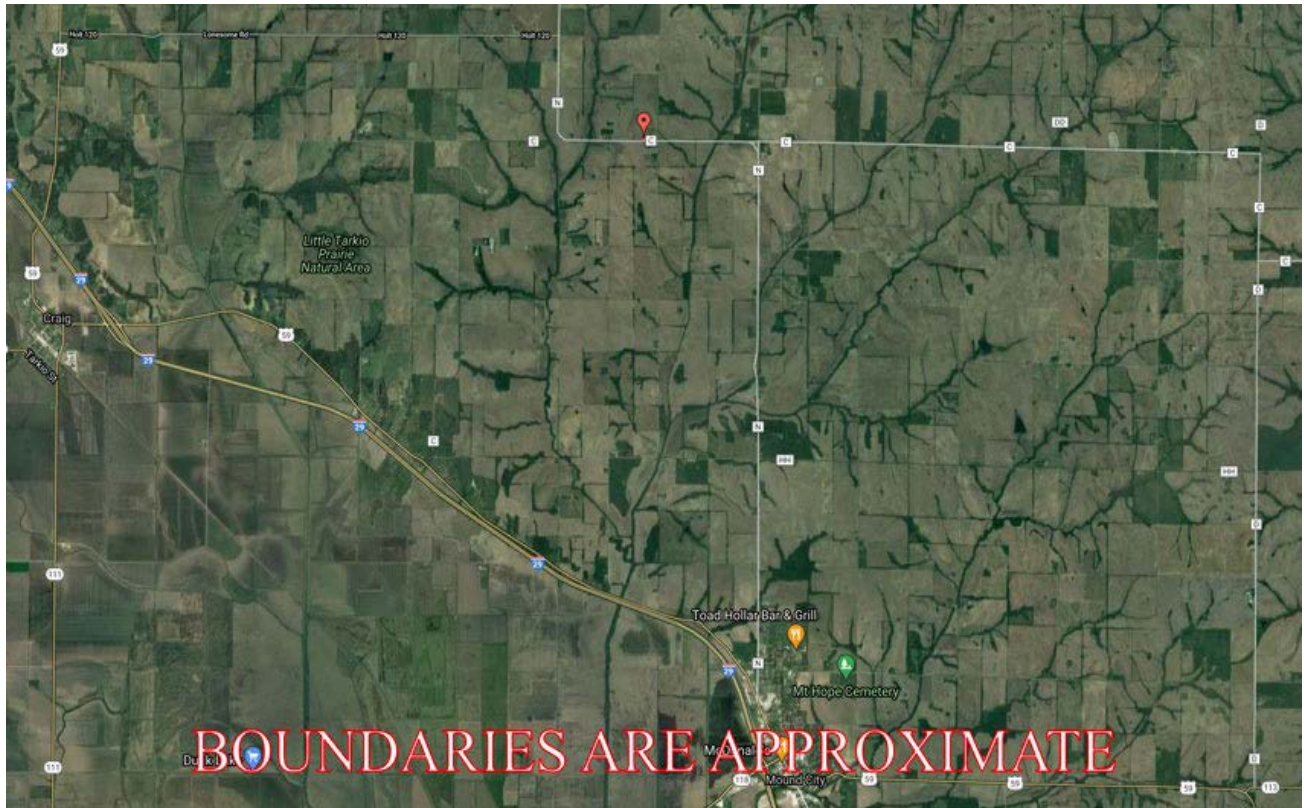


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



# 23863 Highway N, Mound City, MO 64470

## General Location Map



## Tax Map



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***23863 Highway N, Mound City, MO 64470***  
***Photos***





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