



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

2754 X Rd. Sabetha, Kansas 66534- Nemaha County



Country living, this property has it all. Spacious 4 bedroom, 1 ½ bath home with a large 2 car attached garage, on a hard surface road just 2.5 mile north of Sabetha. The bedrooms are extra-large, 3 upstairs & 1 downstairs with a bathtub & corner shower just across the hall. The floors are mostly new, and the kitchen appliances are all good, double oven, stove, and fridge. What will really sell you on this home is the added huge family room with a wood burning fireplace with an additional built-in electric heater. There is also a large deck to enjoy the rising sun and cool evenings. Then there is an additional cement block building that can be used as a shop & storage, or even as a rec room for the kids.

The water-well house was built in 2021.

Price: \$225,000.00

Bedrooms: 4

Baths: 1 Full, 1 Half Bath

Taxes: 2021; approximately \$887.46

Foundation: Concrete & Block

Basement: Partial, unfinished

Lot size: Approximately 4 Acres

Water: Well

Septic: Tank (Serviced 2020)

Exterior: Vinyl Siding/Steel Roof

Garage: 2 Car Attached 23'X 24'

Windows: All Replacement

Other Features:

- Vinyl siding, Metal roof, Soffits, Gutters; 2020
- Deck on east side; Patio on south side
- Appliances: Double Oven, Stove, Fridge
- Shade trees on South & windbreak on NW

LISTING AGENT: Roger Aberle 785-547-6289

Email: 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. Brokers should call our office for details of our Co-Brokerage Policy.

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 CO. 18156 HWY 59, MOUND CITY, MO 64470 PH 660-442-3177.

2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos



2754 X Rd. Sabetha, Kansas 66534
Photos

