



## 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**

***402 S. 13th Street, Sabetha, KS 66534***



***This excellent, well-maintained home is a hard-to-find property in today's housing market. An updated, 1988 model ranch, on 4 lots with a large, manicured backyard, an oversized 2 car attached garage, & big rear deck, make this a place you want to call home. In addition, there is a sunroom with a Hot Tub for that evening relaxation. What really makes this property stand out is the detached 22'X 36' garage & shop with overhead storage, as well as a 2-car enclosed carport. The home has had many updates and improvements; newer roofs, furnace/air, and new windows. You can move in with only a few updates needed.***

**Price:** \$285,000.00

**# Bedrooms:** 2; + 2 basement rooms

**# Baths:** 2 upstairs; 2 downstairs

**Taxes:** 2021 taxes: \$2,852.60

**Foundation:** Poured Concrete

**Basement:** Full/Finished

**Lot size:** 4 Lots; 20,862 Sq. Ft.

**Water:** City

**Sewer:** City

**Exterior:** Masonite Color Lock Siding

**Garage:** 2-car attached; 24'X 28'

**Floors:** New tile/ kitchen, hall, BA

### **Other Features:**

- Large rear deck/retractable awning
- Most appliances included!
- Privacy Fence, 2 sides of backyard
- Nice shade trees & landscaping

**LISTING AGENT:** Roger Aberle, 785-547-6289; Email: [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. 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 CO, 18156 HWY 59, MOUND CITY, MO 64470 PH: 660-442-3177**



***402 S. 13th Street, Sabetha, KS 66534***  
***Interior Photos***





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***402 S. 13th Street, Sabetha, KS 66534***  
***Exterior Photos***





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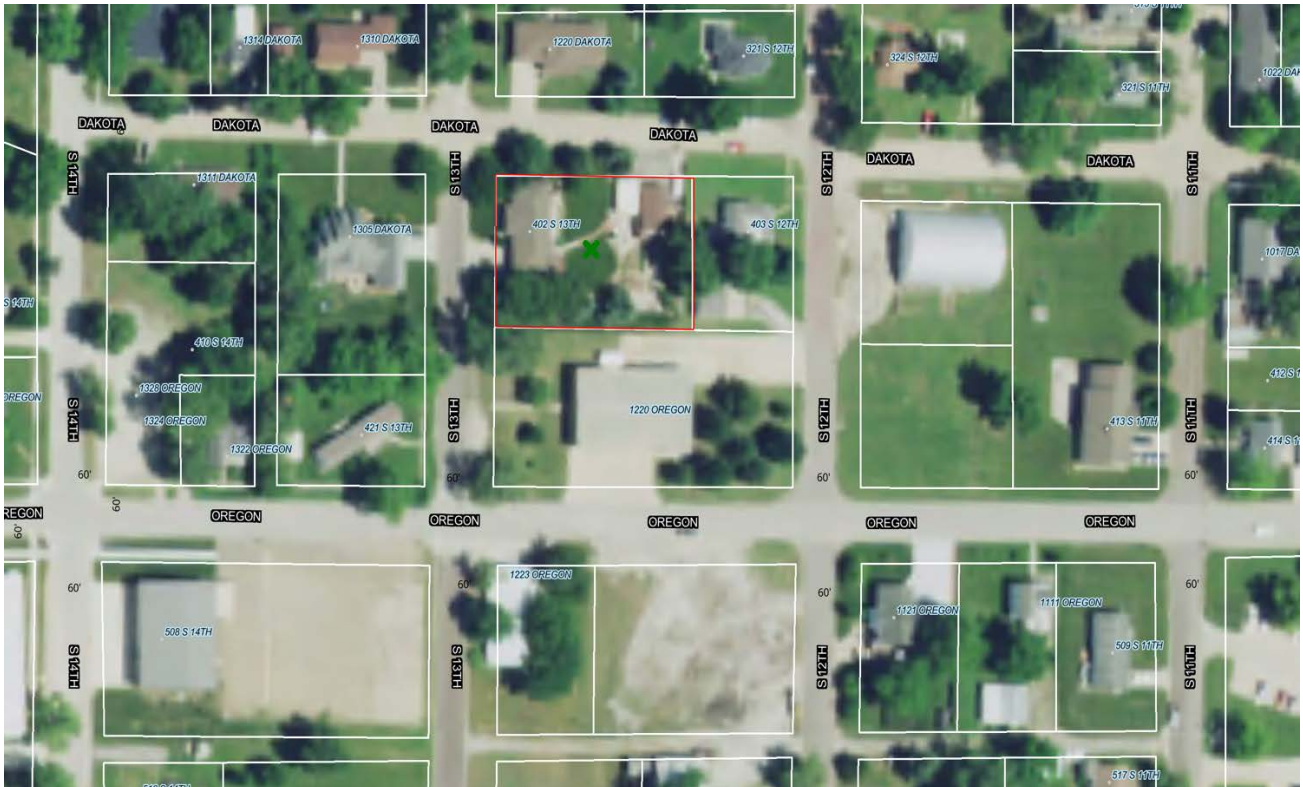




***402 S. 13th Street, Sabetha, KS 66534***  
***Google Aerial Map***



***Tax Map***



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