



Area Homes Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

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Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

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Platte City, MO 64079
(816) 219-3010

Home & 13.7 Acres, 2819 Highway 75, Sabetha, Kansas

Looking for that perfect Country Home? Looking for room for a growing family? Need room for them to roam and play? This spacious farm home provides all that and much, much more. Featured are: 2 bedrooms downstairs & 2-3 upstairs, 2 baths, a huge kitchen, a large dining room, and a recreation room with a hot tub ready to go. You can walkout onto a spacious deck with an attached gazebo that will be superb for entertaining family and guests. You will be impressed with the room and the preservation of this older country home! The kitchen, recreation room, and both baths have all been remodeled. There is even a cave that is vented with a concrete floor.



Price: \$ 260,000.00

#Bedrooms: 4 - 5

#Bathrooms: 2

Size: 1690 sq. ft. main level

Size: 693sq. ft. upper floor

Size: 2383 finished living area

Year Built: Late 1800's, additions: 1990's

Lot Size: 13.7 acres

Taxes: 2015: \$1,256.78/taxable acre

Appliances: All included

Carpet: Replaced downstairs

Laundry: Main floor

Hot Tub: 2 years old

Wet Bar: with stools

Water: Well/Reverse osmosis

Siding: Vinyl

Agent:

Roger Aberle

(785)547-6289 or roger@barnesrealty.com

Other Buildings & Features:

Shop: 40'x 50" all steel concrete floor*2 large doors-Including infrared heat, plus wood burning stove*2 ton, end to end, overhead hoist*1 ton 180 degree pivot hoist*overhead storage*large bolt bin*iron rack*steel covered 20 ft. workbench/storage*air compressor: 5 hp., 80 gallon/piped outlets.

Bins: Like new 3 year old 25,000 bushel Cargill bin.

Sweep auger, drying floor, stair step ladder.

Bins: 2 Behlen 5000 bu. with drying floors.

Windbreak: Great wind protection.

Acreage: Fenced for pasture or hay, livestock waterer

Other Buildings: Barn for lumber, Corn crib/concrete.



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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 him self 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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE: (660)-442-3177.

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Kitchen 13'x 13'



Dining Room 12.5'x 22'



Living Room 12'x 25'



Recreation Room 15.5'x 18'



Bedroom 9.5'x 13'



Bedroom 12'x 13'

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Bedroom 13.5'x 12'



Bedroom 9.5'x 18.5'



Bedroom 8'x 11'

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