



Area Homes Specialists

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

www.BarnesRealty.com

Rick Barnes, Broker

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

10801 SW Bluff Rd, St. Joseph, MO 64504



Nestled into the bluff, this 3.3 acre property has room for horses and other outdoor animals. The home features a full unfinished basement, enclosed porch, covered patio and nice attic storage.

Price: \$49,900.00

Bedrooms: 2

Baths: 1 full

Lot Size: 3.17 deeded ac. (2.82 taxable)

School District: Buchanan R-IV

2015 Taxes: \$303.40

Foundation: Block

Basement: Unfinished

Sewer: Septic tank

Exterior: Panel Wood Siding

Garage: none

Water: City

Year Built: 1912

Flooring: Hardwood & Laminate

Storm Windows: Included

Other Features:

- Square Footage: 770 ft² finished + 630 ft² basement + 147 ft² enclosed porch = 1,547 ft²
- Great location just off HWY 59, 5 miles south of St. Joseph, MO
- Oven, Refrigerator & Dishwasher included
- Central Air Conditioner and Furnace are electric & were installed new in 2012.
- Chicken Coop, open-faced Pole Shed, small-square hay storage, and Fencing Included

Room Sizes:

Kitchen 10'x13', Breakfast Nook 5.5'x7', Living Room 12'x25', Hall 3'x10', Front Bedroom 10'x12', Back Bedroom 10'x10'(closet 2.5'x4'), Bathroom 6'x8.5', Enclosed Porch 7'x21', Basement 22.5'x28'

Walk Through Video at www.BarnesRealty.com. Search for "Bluff Rd"

Agent: Lynn Hennigan

(785) 285-1208 or lynn@barnesrealty.com

10801 SW Bluff Rd, St. Joseph, MO 64504

Google Map



County GIS Map



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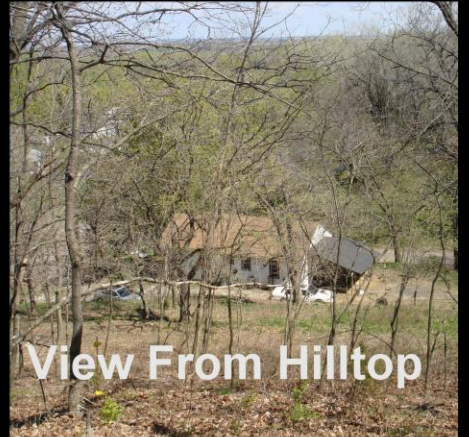
Cellar



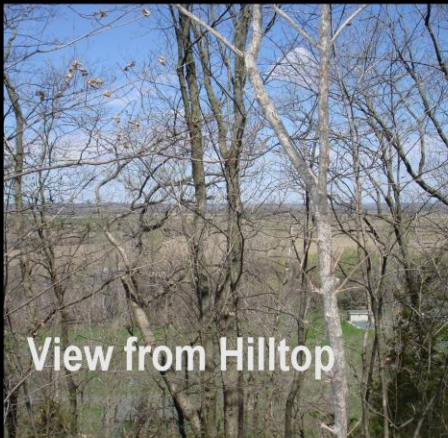
Pens Included



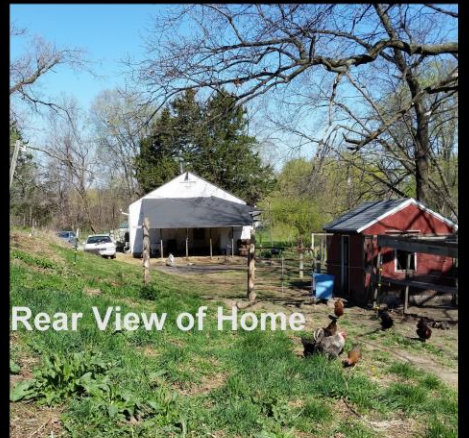
Pens Included



View From Hilltop



View from Hilltop



Rear View of Home



Electric Fencing



Chicken Run



Hay Storage

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Enclosed Porch



Southwest Roof Slope



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**New 2012
Electric**

ARUF303016CA SERIAL NO. 1

TEST EXTERNAL STATIC PRESSURE (INCHES) 0.3 MAXIMUM OUTLET TEMPERATURE 150°F
OR LESS, 6 INCH CLEARANCE FROM CABINET, PLENUM AND DUCT, FOR INSTALLATION
SEE MANUAL CABINET INSULATION R-VALUE = 4.2

PART NO. SR1

VOLTS 60 HERTZ 1

ONE OF THE ACCESSORY HEAT KITS, PERMANENTLY IDENTIFY THE MODEL ON THIS PANEL

HEAT KIT USED	M.B.S.	CIRCUIT 1			
		H.A.	M.C.A.	M.O.P.	H.A.
L 0/0		3.3/3.3	15/15		
L 10.8/12.5		17/19	20/20		
L 17.2/19.8		25/28	25/30		
L 21.7/25.0		30/35	35/35		
L 25.3/29.2		35/40	35/40		
M 34.3/39.6		46/53	50/60		
H 34.3/39.6		46/53	50/60	17.2/19.8	21/24
H 34.3/39.6		46/53	50/60	34.3/39.6	43/48
H 37.9/43.8		51/58	60/60		
H 0/0		3.3/3.3	15/15	37.9/43.8	47/55
H 0/0		3.3/3.3	15/15	31.3/36.1	39/45
				40.7/46.9	51/59

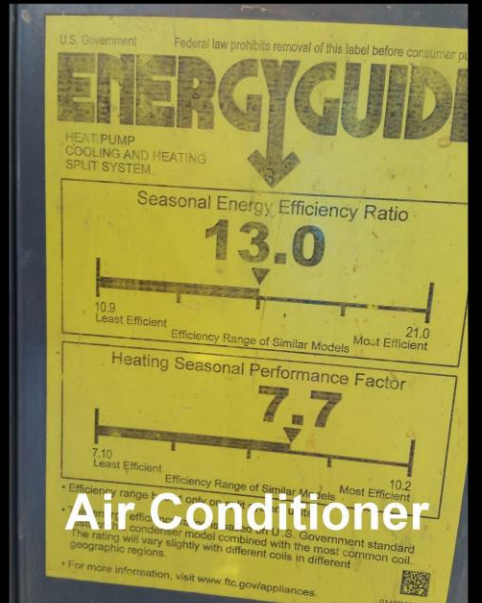
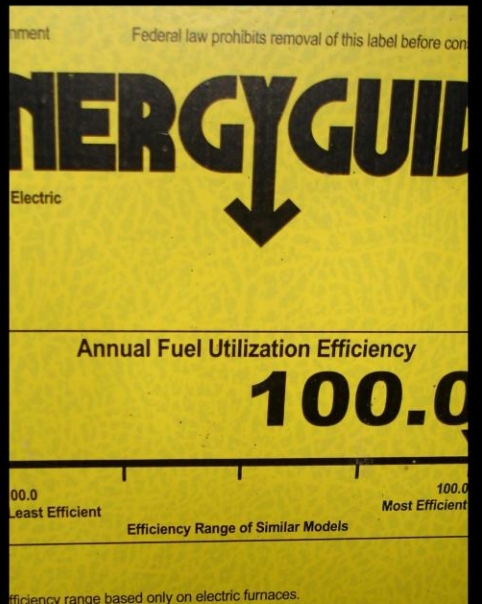
MINIMUM BLOWER SPEED 1/2 HP
WATER AMP 1/2
MINIMUM CIRCUIT AMPS 15
MAXIMUM OVERCURRENT PROTECTION 30
CIRCUIT BREAKER

▲ CIRCUIT 1: SINGLE PHASE FOR AIRHANDLER
CIRCUIT 2: THREE PHASE FOR HARD HEATER KIT

* INDICATES REVISION LEVEL THAT MAY OR MAY NOT BE MOTOR AMPS REPRESENT ACTUAL TEST DATA FROM

WARNING: HAZARD OF ELECTRIC SHOCK. DISCONNECT ALL POWER BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT WILL BE REQUIRED TO DE-ENERGIZE EQUIPMENT SUPPLIED BY MORE THAN ONE BRANCH CIRCUIT.

AVERTENCIA: PELIGRO DE CHOQUE ELÉCTRICO. DESCONECTE TODA LA ENERGÍA ANTES DE REMOVER ESTE PANEL. SE REQUERIRÁ MÁS DE UN DISYUNTOR PARA DESENERGIZAR EL EQUIPO ALIMENTADO POR MÁS DE UN CIRCUITO DE RAMA.



10801 SW Bluff Rd, St. Joseph, MO 64504



Basement



Basement



Basement



Attic Storage

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