



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

1322 Morton Street, Falls City, NE 68355



Here is a move-in ready, low maintenance 2-3 bedroom, full bath home that has had numerous upgrades, all within the last 5-7 years! Includes newer metal roof, vinyl siding, newer CA/heat, full basement, carport, and all appliances stay!! Located within walking distance to any place you'd need to go in town! Nice yard on a corner lot location as well and as an added benefit it has dual zoning! This property may be used as a residence, rental or a business office! Priced to sell, so act fast!

Price: \$27,500.00

Bedrooms: 2

Baths: 1

Taxes: 2016 taxes were \$263.88

Foundation: Block

Basement: Full dry-unfinished

Exterior: Vinyl siding

Water: City

Sewer: City

Roof: Metal

School District: Falls City Public 56

Heat/Cooling: Newer-Central

Other Features:

- Small entry porch on the front of home
- Across the street from Falls City Middle School and a few blocks from Falls City Sr. High School.
- Newer hot water heater
- Finished back porch of the kitchen area.
- **DOUBLE ZONED!** Residential & Commercial!
- Carport with rock drive (single wide)
- Newer pex water lines
- Newer sewer line

LISTING AGENT:

Jamie Barnes

(660) 851-1125 or jamie@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.

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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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

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Photos



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