



## 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**

### ***15 Acres +/- & New Home, Clinton County, MO 494 SE 222<sup>nd</sup> Terrace, Plattsburg, MO***



***Remarkable home less than 5 years old w/beautiful vistas on 15 acres! Unique property that is well taken care of, comfortable with added features. Newer producing fruit trees on the property as well as a variety of grapes in the vineyard for wine and table grapes. New house was finished in 2015 and sits on original foundation of house that was built in 1976. Unique open floor plan has existing fireplace salvaged from previous house that was removed. Attached 2 car garage & a second detached 3 car garage. Recirculating 3-tier water feature energy efficient.***

**Price:** \$369,000.00

**# Bedrooms:** 3

**# Baths:** 3 Full

**Taxes:** 2016 taxes were \$2,191.00

**Year built:** 2014

**Basement:** Concrete

**Lot size:** 15 Acres

**Water:** City

**Heat/Cooling:** Heat pump/ Central A/C

**Exterior:** Brick

**Garage:** 2-car attached & 3-car detached

**Roof:** Metal

#### **Other Features:**

- Fireplace
- Balcony/loft
- Custom cabinets
- Wood floors
- Thermal windows
- Outbuildings and storage shed
- Great view with ponds and wooded area
- Fountain outside and beautiful landscaping
- Stainless steel appliances
- Deck
- Fruit trees and vineyard

#### **LISTING AGENT:**

Karen Rothermich

(816) 550-5909 or [Karen@barnesrealty.com](mailto:Karen@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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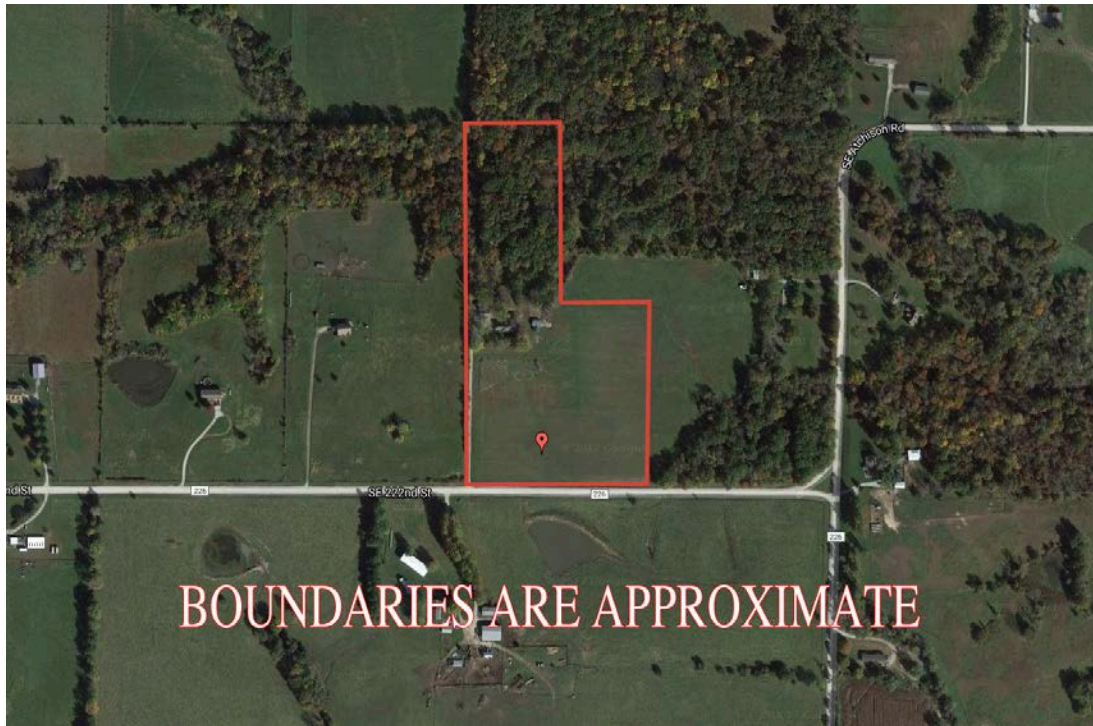
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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.**

*Home & 15 Acres +/- Clinton County, MO*  
*Google Aerial Map*



*Aerial Photo*



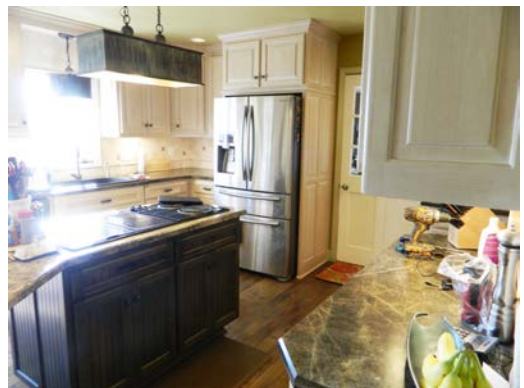


***Home & 15 Acres +/- Clinton County, MO***  
***Photos***



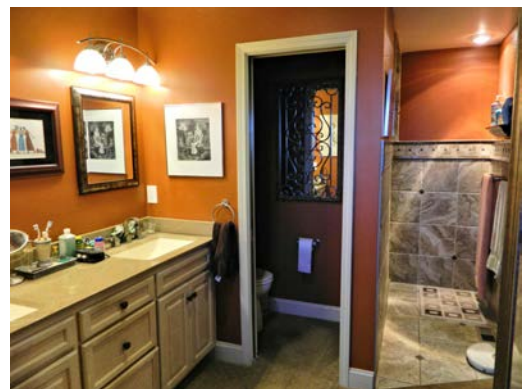


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