



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**

1709 Dewey Avenue, Falls City, NE 68355



This home is in an awesome neighborhood located just 1 block South of Sacred Heart Catholic School, 1 block North of Falls City Sr. High School and just 4 blocks East of Falls City Middle School! It has 3 Bedrooms and 1 & 1/2 Baths and has been in the same family since 1956, kept up and maintained very well through the years! Original woodwork all through the home and also hardwood floors through the dining main level bedroom and hallway area. Seller says NEW carpet is scheduled to be installed in the living room, on the stairs and in the upstairs bedrooms very soon! Several HUGE shade trees lots of landscaping handicapped accessibility on the back porch and even a huge yard that is partially fenced in for the pets and kiddos! PRICED TO SELL!!

Price: \$57,900.00

Bedrooms: 3

Baths: 1 full + shower in basement

Taxes: 2017 taxes were \$572.30

Foundation: Concrete block

Basement: Full-dry unfinished w/concrete floor

Build Date: 1910

Water/Sewer: City

Sq. Ft.: Approx. 1,226 Sq. Ft.

Heating/Cooling: Central A/C & heat in addition to an extra window unit upstairs

Garage: 1 car detached

Exterior: Wood siding

Other Features:

- Rebuilt front porch
- GE electric stove & refrigerator included!
- Storage cellar w/dirt floor and inside access
- Huge yard & partially fenced in!
- Several HUGE shade trees
- Bushes & lots of landscaping

LISTING AGENT:

Ryonee McCann

(409) 790-5283 or ryonee@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 COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

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Photos



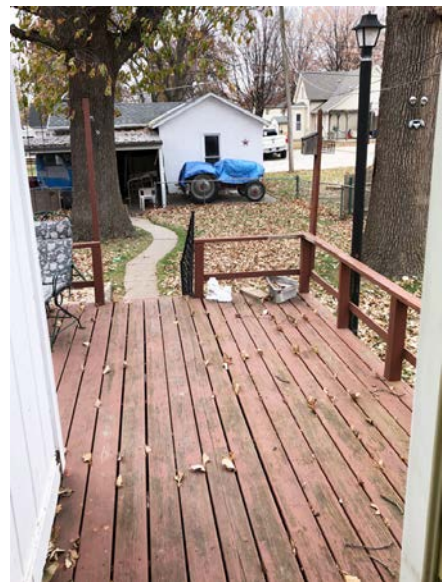
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