



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**

70890 646 Avenue, Salem, NE 68433
Home & 7.75 Acres +/-



This a beautiful, newly remodeled 3 bedroom + 1 non-conforming & 2 1/2 bath home that rests on a 7.75 acreage of peaceful bliss! Home is North of Salem Ne. and approx. 6.5 miles West of Falls City, Ne. and only about 1.3 mi. North of Hwy 8 so very little gravel to travel! Additions were made in 2012 and is the perfect set up for anyone looking for quiet country living but still close to all of the town amenities. The multiple outbuildings are great if you choose to use the property as income producing, or if you are just looking for a beautiful home with great space! There is a gravel drive from the house up to the other buildings as well for easy access! This is a MUST SEE to appreciate the opportunities!!

~~Price: \$399,500.00~~

PRICE REDUCED! \$359,900.00

Taxes: 2018 taxes were \$2,739.02

Lot size: 7.75 acres +/-

Exterior: Vinyl siding

Bedrooms: 3 + 1 non-conforming

Foundation: Poured concrete

Water: Electric well (rural water available)

Garage: 2-car attached

Heating/Cooling: Propane/Central A/C

Baths: 2 1/2

Basement: 1/2 basement partially finished

Septic: 1000-gallon concrete septic system

Sq. Ft.: Approx. 2,108 Sq. Ft. + basement

Build Date: 1966 - additions in 2012

Outbuildings:

- Traditional barn 60' X 65' New tin on the North side 2018 and a new roof in 2005.
- Machine shed 30' X 40' (South side is open)
- Machine shed 40' X 70' built in 2009 w/30' sliding doors, overhead storage, 1/2 concrete floor, 3-30 Amp RV hookups!
- Storage shed 20' X 16'
- Small garden shed w/electricity

Other Features:

- All stainless-steel fridge, dishwasher overhead microwave
- Stainless-steel double electric oven
- Liberty gun safe (holds 28 guns)
- Several beautiful trees maple/oak & fruit trees cherry/pear/apricot
- Richmond tankless hot water heater 2-3 yr. old (a second smaller hot water heater is used to service the addition)
- Automatic cattle waterer & several hydrants throughout the property
- 200 Amp service
- Excellent well across the creek on the adjoining 2.75 acres
- 3,000 Bushel grain bin (top is aluminum) no drying floor
- Electric fence
- Kitchen remodeled in 2012 & bathroom remodeled in 2010
- Beautiful granite kitchen counter tops
- Amazing Thomasville Dovetail soft close cabinets
- Deck out back for entertaining (Forever decking) w/attached stamped concrete and matching concrete fire pit (metal insert not included)
- Water softener & reverse osmosis water system
- Wired in Night Owl security system
- 500-gallon propane tank (owned & included)
- Two fuel barrels on stands (one 100 gal. one 300 gal.)
- Heated shop with mancave addition

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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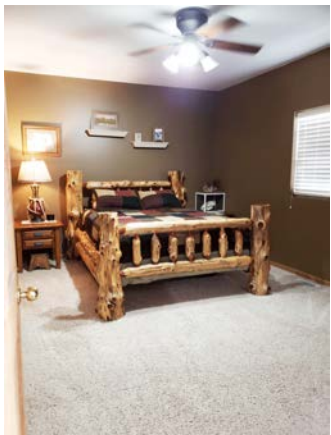
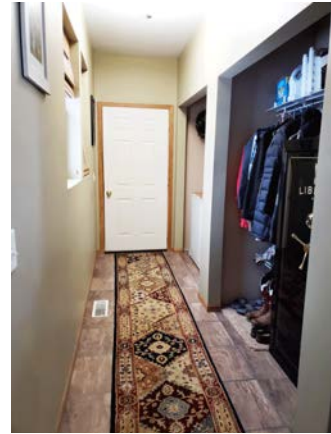
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Aerial Photos



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