



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**

102 North West Street Powhattan, KS 66527



Located in quiet Powhattan, KS on a BIG corner lot, this residential property has built-in rental income potential. There are two residences on the 3 ½ lot property. A 1917 1 ½ story stick-built home and a 1999 singlewide manufactured home. The stick-built home has a new roof with updated electrical and plumbing. It still needs finishing touches, but this will allow the new owner to truly make it their own. The 2-car detached garage features a full metal exterior and is 40' long-- perfect for projects!

Price: \$70,000.00 BOTH HOMES INCLUDED IN PRICE!

1917 Stick-built home details:

Taxes: 2019 taxes were \$395.40

Lot size: 3 ½ lots

Exterior: Wood siding

Bedrooms: 3

Foundation: Concrete block

Water: City

Garage: 2-car detached

Baths: 1

Basement: Cellar

Square Footage: Approx. 1,440 Sq. Ft.

Sewer: City

1999 Manufactured home details:

Sewer: City

Other Features:

- Large lot with old growth trees
- Large updated bathroom
- Detached 2-car garage 24' X 40'

Bedrooms: 2

Water: City

Baths: 1

Basement: None

- Hiawatha school district
- Vintage built-ins
- Large kitchen

LISTING AGENT:

Lynn Hennigan

(785) 285-1208 or lynn@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 The listing may be withdrawn with or without approval.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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