



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**

1050 North 14th Street, Sabetha, KS 66534



Want to live in the country, but still have all the amenities of the city? This small acreage has an excellent location at the corner of 14th & 192nd Rd. just North of Sabetha. Traffic is slowed down at the intersection, so road noise is negligible. This property is not in the city limits, so is not taxed by the city. The home has a large dining room and huge living room. The bathroom has been updated and the kitchen has a handy pantry joining it and there are two nice sized bedrooms upstairs. The lot would have excellent room for a garden and a great yard for the children to roam in. The garage is metal with a work area and good concrete floor. Need to have a look!

Price: ~~\$89,000.00~~

Bedrooms: 3

Baths: 1

PRICE REDUCED! \$79,000.00

Taxes: 2019 taxes were \$804.06

Foundation: Block & concrete

Basement: Partial (cellar)

Lot size: Approx. 0.79 Acres

Water: City

Sewer: Septic system/chamber laterals

Exterior: Vinyl siding

Garage: Detached 24' X 36'

Roof: Asphalt shingles (new 2014)

Other Features:

- Refrigerator, stove & dishwasher included!
- Washer & dryer included!
- Several big shade trees plus a windbreak
- Office Room

LISTING AGENT:

Roger Aberle (785) 547-6289 or roger@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 The listing may be withdrawn with or without approval.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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