



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**

801 & 803 Savannah St, Mound City, MO 64470



FULLY FURNISHED, BRAND-NEW CONSTRUCTION, located on 3 lots! Halfway between Kansas City, MO and Omaha, NE. nestled in a hunter's haven, about 10 minutes E. of Big Lake State Park & Loess Bluffs National Wildlife Refuge. This property is currently income-producing via Airbnb when not in use and can easily continue to do so and has so many options! Great home, low maintenance, awesome storage, income potential!! Country-style 1 Bedroom, 1 Bath 20' X 40' living quarters with 30' X 40' shop area! Electric 10' x 12' automatic garage door w/keypad and TONS of parking space. The front of the home faces the bluff with a concrete front deck and a metal partial privacy fence! The property includes new extra water hydrants, two extra sewer access points, a handicap ramp, and wide doorways make for easy access for all! If you are looking for something for storage or you would only need it seasonally, renting by night/weekends/short stays to travelers offers the opportunity to utilize it the rest of the seasons to help you pay for your investment! Take this as an opportunity, schedule a showing today!

Price: ~~\$169,900.00~~

PRICE REDUCED! \$159,900.00

Taxes: 2020 taxes were \$862.82 (3 lots)

Build Date: 2020

Heating/Cooling: Central Heating & A/C

Bedrooms: 1

School District: Mound City

Water/Sewer: City

Exterior: Metal

Baths: 1

Basement: Crawlspc

Roof: Metal

Other Features:

- FULLY FURNISHED!
- Concrete deck
- Rock drive
- New appliances
- EVERYTHING IS NEW!!!
- Great trees for privacy!
- Concrete pad adjoining building
- Metal fence
- Extra water/sewer access

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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