



# 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

***304/400 Highway 136, Rock Port, MO 64482***



***If you are looking for SPACE and opportunity this has PLENTY, including TWO properties! A 4 Bedroom, 4 Bathroom home, attached & detached garage. Also, a neighboring building that has been stayed in and also used as an Antique store! With your ideas, it could easily be used as whatever you desired and even pay for itself! The detached garage rests between the two with a HUGE adjoining asphalt driveway! Contact Agent Ryonee McCann today for more information!***

**Price:** \$157,500.00

**# Bedrooms:** 4

**# Baths:** 4

**Taxes:** 2021 taxes are coming soon!

**Foundation:** Brick

**Basement:** Unfinished

**Heat/Cooling:** Part central heat & A/C

**Water:** City

**Septic:** City

**Exterior:** Vinyl siding

**Garage:** Attached & Detached

**Sewer:** City

**Other Features:**

- Refrigerator
- Electric stove
- Microwave
- Baseboard heat
- Maytag dryer
- Full kitchen + TWO extra kitchenettes!
- Electric garage door opener
- GE water softener
- Remote Control Heat & A/C wall unit
- 5 window A/C units
- Bedroom set
- One property wired for ADT security
- HUGE yard

**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.

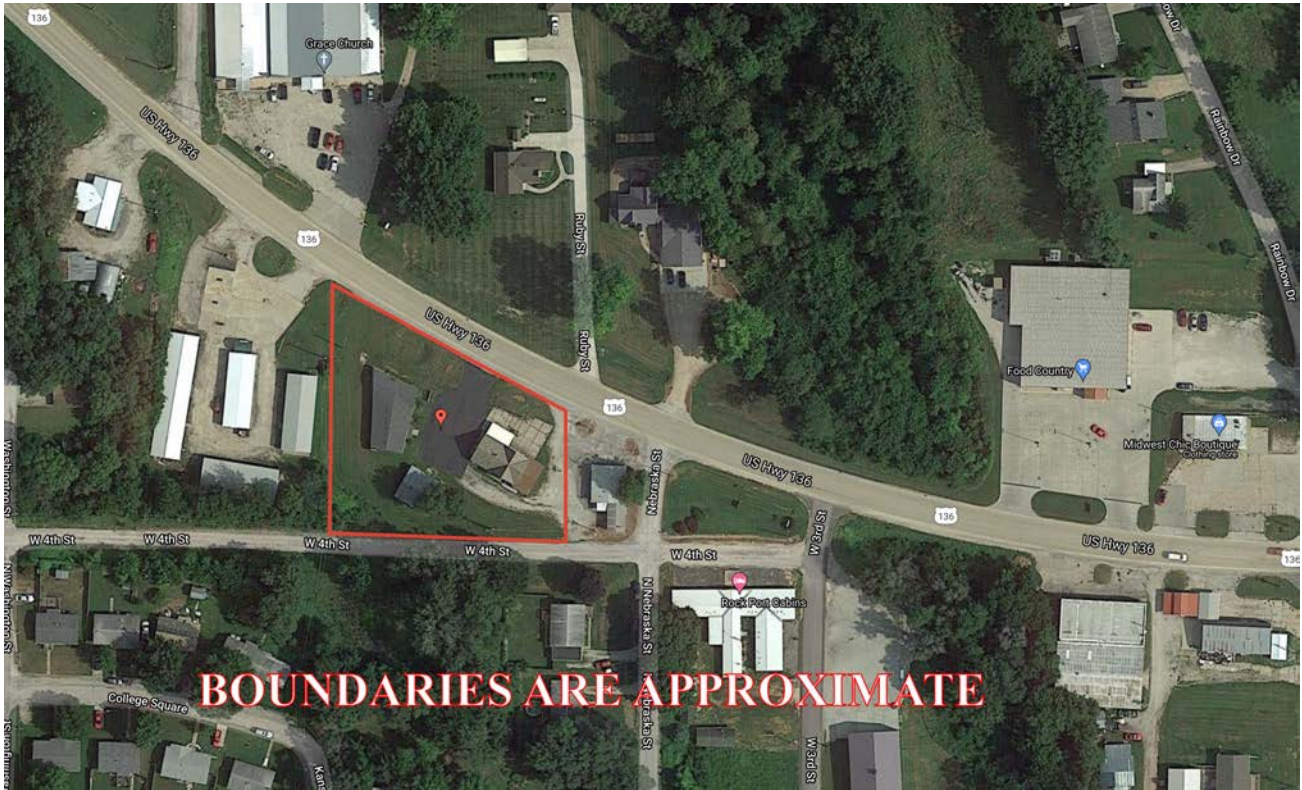
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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.

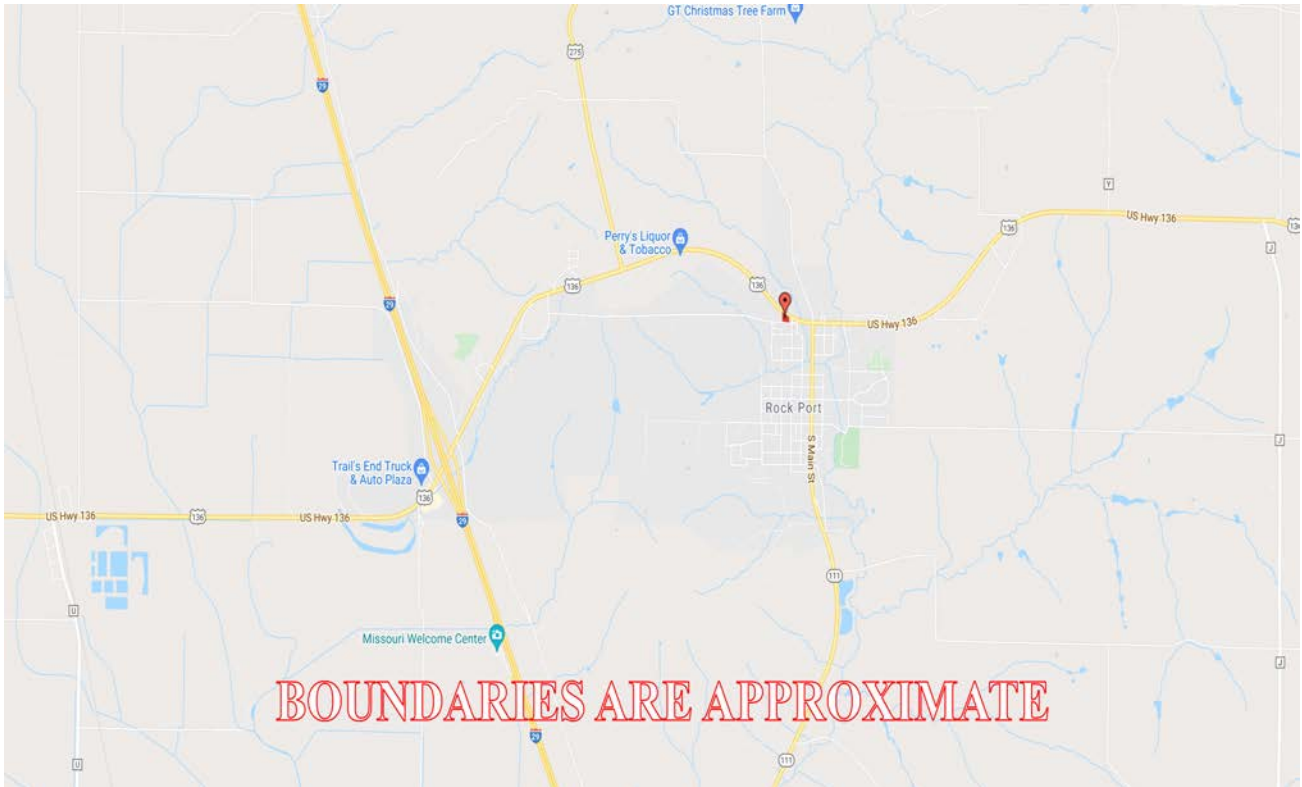
All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

***304/400 Highway 136, Rock Port, MO 64482***  
***Google Aerial Map***



***Driving Map***

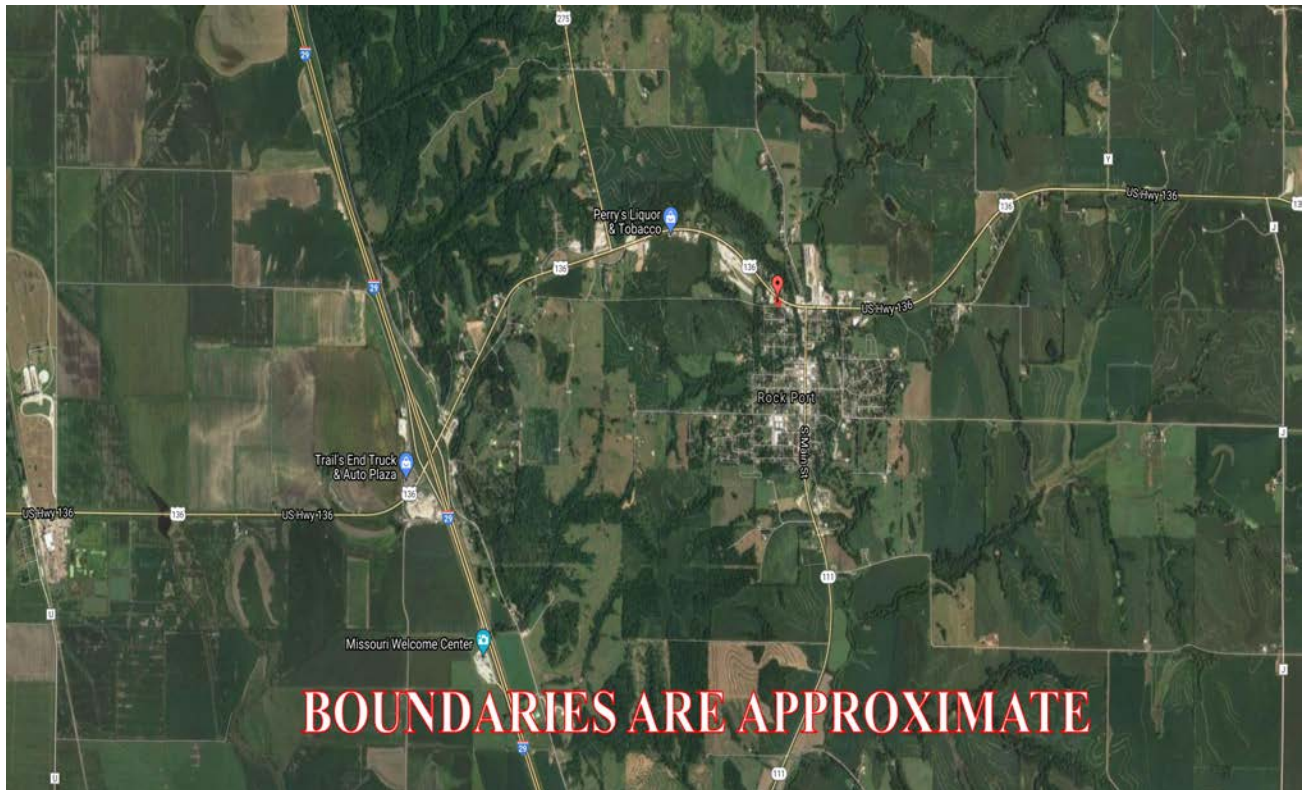


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

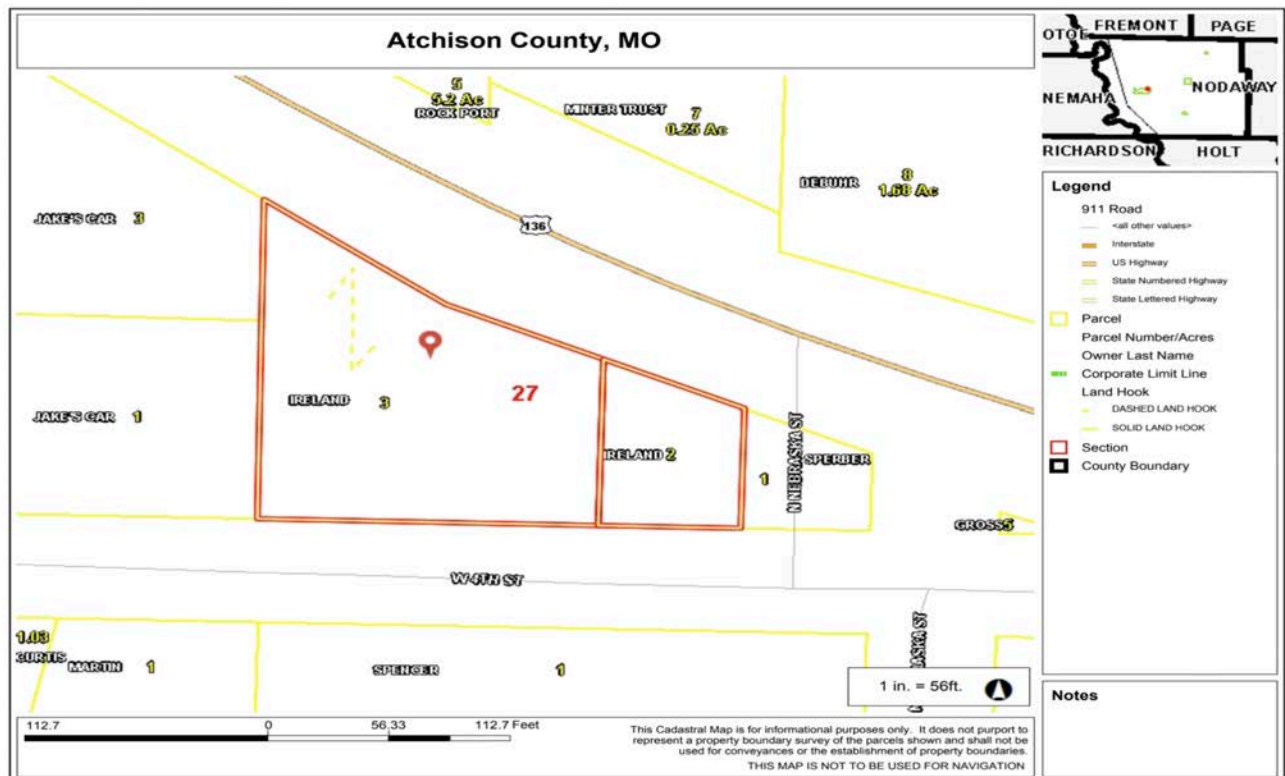


# 304/400 Highway 136, Rock Port, MO 64482

## General Location Map



## Tax Map



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***304 Highway 136 Photos***





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