



## Area Homes Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

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Mound City, MO 64470  
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Platte City, MO 64079  
(816) 219-3010

### ***2941 X Rd, Sabetha, KS- Nemaha County***



***Finally, a home in the country priced to sell. Setting back off a hard surface road, 4.5 miles north of Sabetha. There is a large, detached garage with new garage doors, and it sits on approximately 3 acres. Special features include an updated dine-in kitchen, formal dining room with an arch entry to the large living room, & two bedrooms & full bath. The second floor has a large entryway, 2 large well-lit bedrooms and a half bath. The basement is unfinished but solid & dry. Many updates have been added to this solidly built home, expenses that will not need to be spent to call it home.***

**Price:** \$175,000.00

**# Bedrooms:** 4

**# Baths:** 1 ½

**Taxes:** 2021(approx.) \$599.66

**Foundation:** Concrete

**Basement:** Unfinished

**Lot size:** 3 Acres M/L

**Water:** Well

**Septic:** Tank & Lagoon

**Exterior:** Wood Siding

**Garage:** 24'X 24' Detached

**Roof:** Asphalt, New 2019

#### **Other Features:**

- Replacement Windows: 2007
- Hot Water Heat & Central Air: 2014
- New Roof & New Gutters: 2019
- New Countertops/Sink; Flooring

**LISTING AGENT:** Roger Aberle; 785-547-6289; Email: [roger@barnesrealty.com](mailto: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. 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 The listing may be withdrawn with or without approval.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.: 660-442-3177.**

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***Photos***



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