



## 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**

***302 N Ash St. Rulo, NE 68431***



***GREAT riverfront property available! This is an elevated, 2-Bedroom 1-bath home including a detached garage and two carports that rests on 4 lots right on the Missouri River! Riverside deck with incredible views, concrete pad, and plenty of space for entertaining! This riverfront is ready for its new Owners to make many more Mighty MO memories! Sitting on the riverside deck watching the river roll by might be just what you need, so you had better check it out!***

**Price:** \$175,000.00

**# Bedrooms:** 2

**# Baths:** 1

**Taxes:** 2021 taxes were \$790.02

**Sq. Footage:** ~1,100 sq. ft.

**Water/Sewer:** City

**School District:** Falls City SD 56

**Year Built:** 1987

**Heating/Cooling:** Central/heat pump

**Lot Size:** Approx. 96' X 200'

**Garage:** Detached

### **Other Features:**

- Gorgeous riverfront view!
- BIG concrete slab
- Overhead microwave
- Riverside deck
- Electric stove
- Dishwasher

**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 The listing may be withdrawn with or without approval.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.**



***302 Ash St. Rulo, NE 68431***  
***Photos***





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***Photos***



***Google Aerial Map***



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