



## 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

***66300 703 Lane, Rulo, NE 68431***



***This is an absolutely GORGEOUS, partially furnished 4-bedroom, 2-bathroom riverfront home that rests on three lots located on a quiet private road on the Lewis and Clark Estates addition in Rulo, Ne. Everything has been updated and it's literally ready to be your forever home! It has that HUGE kitchen that you have always dreamed of, covered riverside deck, beautiful landscaping in every direction, hot tub, swimming pool, floating dock, and a front row view of the Missouri River that's hard to beat! The lower 3 door insulated tandem garage with space for up to at least 7+ vehicles including workbenches, shelving, great lighting, and tons of storage space!!! Not to mention, an elevator for easy, below garage to upstairs, access!! You must see this home to appreciate and hear all the extras these Owners have done!***

**Price:** \$329,000.00

**# Bedrooms/Baths:** 4/2

**Year Built:** 2006

**Taxes:** 2021 taxes were \$3,789.88

**Basement:** Insulated w/elevator

**Water/Sewer:** City/Septic System

**Exterior:** Vinyl siding (brand new)

**Home Sq. Ft:** ~2,238

**Heating/Cooling:** Heat pump &

**Garage Sq. Ft:** ~2,328

forced air & wood burning fireplace

**Lot Size:** 3 Lots/1.36 Acres +/-

**Garage:** 3 car tandem

**Foundation:** Poured concrete

***Other Features are located on the next page!***

**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.**

***66300 703 Lane, Rulo, NE 68431***  
***Other Features***

- Hot Water heater: Rinnari on demand
- Simplisafe home security system
- Commercial Viking Professional 60" open burner depth range & hood
- Sky lights & under counter lighting and drop lighting
- 5- person hot tub w/cover
- Swimming pool
- Outdoor security light
- HUGE, oversized driveway
- 2-Ring brand video doorbells
- Tandem insulated garage 7+vehicles
- Tilt-in triple pane efficient windows for easy cleaning
- HUGE riverside deck approx. 1,090 Sq. Ft. w/beautiful outdoor lighting
- Stainless steel appliances + wine fridge
- Elevator
- TWO kitchen sinks
- Beautiful wood burning fireplace
- Oversized jacuzzi tub in Master Bath
- HUGE walk-in closet that can double as an office or craft room
- Floating boat dock w/ramp and concrete pad access
- 525 Ton shot-rock graded to spec USACE permitted along riverfront!
- NEW roof, NEW furnace, NEW heat pump, NEW hot water heater

***Photos***





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***Photos***





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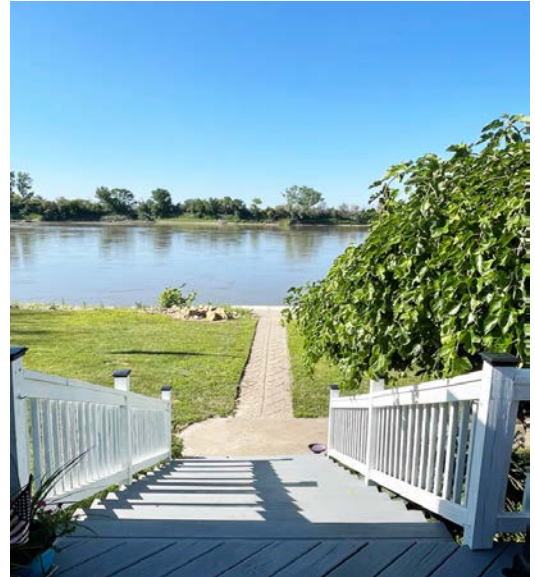


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***Photos***



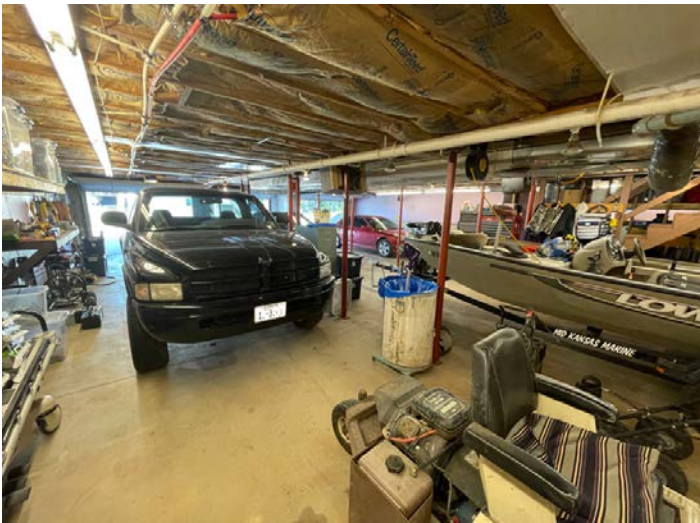


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***Photos***



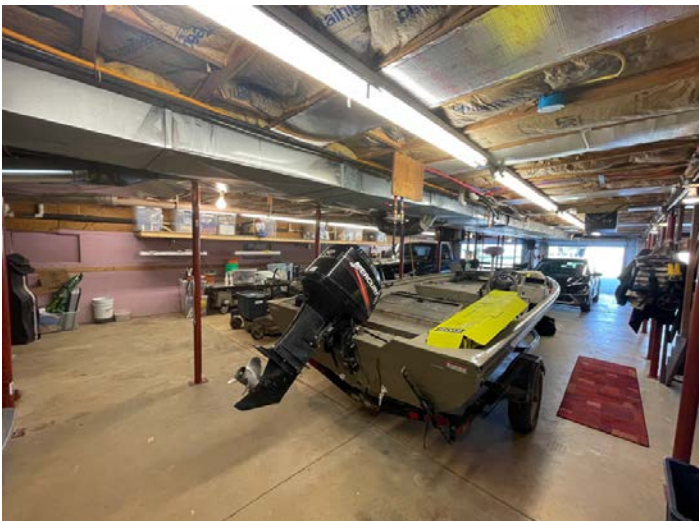


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***66300 703 Lane, Rulo, NE 68431***  
***Google Aerial Map***



***Tax Map- Boundaries are Approximate***



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