



FARMHOUSE ONLINE AUCTION

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

Home & 1.5 Acres, Holt County, MO

Bidding ends at 3:00 PM on June 14, 2023



Physical Address: 19956 Raintree Drive, Maitland, MO 64466

Whether you're a young couple looking for a place to raise a family, a hunting guide needing lodging for clients, or looking for a house for farmhands, this spacious well-cared-for house with large yard & implement shed would fit the bill nicely!

Bedrooms: 4 (3 upstairs, 1 on main level)

Exterior: Vinyl siding

Taxes: 2022 taxes were \$710.62;
78.8-acre tract will be sold separate

Other Features:

- 45' x 60' implement shed
- Excellent view and quiet location
- Close to blacktop, not much gravel

Baths: 1.5 (full bath on main level, ½ bath in basement)

Foundation: Concrete block

Water: Rural water to the house, yard hydrants are on well located on 78.8-acre tract

Garage: insulated 1-car attached w/concrete floor

Basement: Unfinished

Heating/Cooling: Electric AC, Propane heat

- Enclosed all-season room and enclosed porch/utility room
- Storm shelter or cellar w/interior access

AGENT:

Rick Barnes

(660) 851-1152 or Rickey@BarnesRealty.com

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

Terms: 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur on or before **July 26, 2023** at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2023 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller.

A loan policy, if any, paid by Buyer. ***Barnes Realty is agent for the Seller.***

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

Home & 1.5 Acres, Holt County, MO
Photos



Home & 1.5 Acres, Holt County, MO
Photos



Home & 1.5 Acres, Holt County, MO
Interior Photos



Home & 1.5 Acres, Holt County, MO
Interior Photos



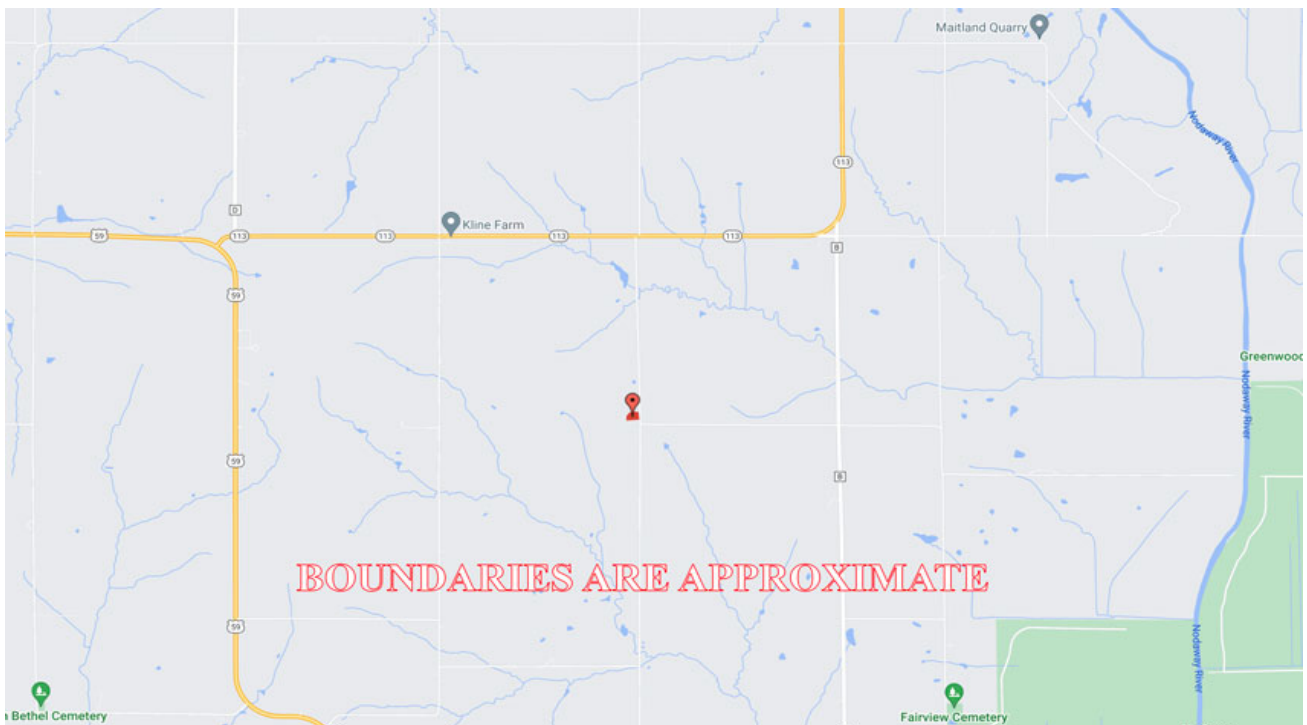
Home & 1.5 Acres, Holt County, MO
Interior Photos



Home & 1.5 Acres, Holt County, MO
Google Aerial Map



Driving Map



Home & 1.5 Acres, Holt County, MO
Tax Map
Boundaries Are Approximate



Aerial Photo

