



1711 Oregon  
Hiawatha KS 66434  
785.742.4580

18156 Hwy 59  
Mound City MO 64470  
660.442.3177

[www.barnesrealty.com](http://www.barnesrealty.com)

## ***Frizell, 20478 County Road 380, St Joseph MO***

*Here's a Ranch Style Home that is truly ready to move into! With several thousand dollars spent updating this home over the recent years, a nice shop out back, and lots of shade in the yard, this one may be just what you've been looking for & it's close to everything!*

**PRICE AND TERMS:** NEW PRICE!

~~\$238,000.00~~ NOW: ~~\$225,000.00~~ \$185,000.00

**SQUARE FOOTAGE & YEAR BUILT:**

Approx. 2312 sq ft and built in 1970  
by Lowell Barr Construction

**SCHOOL DISTRICT**

Located in Savannah R-3 School District

**#BEDROOMS & BATHS:**

6 bedrooms and 2 baths

**HEATING/AIRCONDITIONING:**

Natural gas furnace downstairs and boiler upstairs  
There are 2 furnaces, one of which is in the attic

**BASEMENT/GARAGE:**

Full finished basement  
1 car attached garage and a detached garage/shop with  
approximate dimensions of 20'x30'

**IMPROVEMENTS:**

2004 – New Windows & Siding  
2005 – New Roof  
2005 – New Boiler  
2005 – New Natural gas water heater

**REAL ESTATE TAXES & TAXABLE ACRES:**

Annual taxes are approximately \$1,219.00 on 1.5 taxable acres

**LISTING AGENT:**

Jamie Barnes: 660.572.0019 or [barnes-realty@barnesrealty.com](mailto:barnes-realty@barnesrealty.com)

**BROKER PARTICIPATION:**

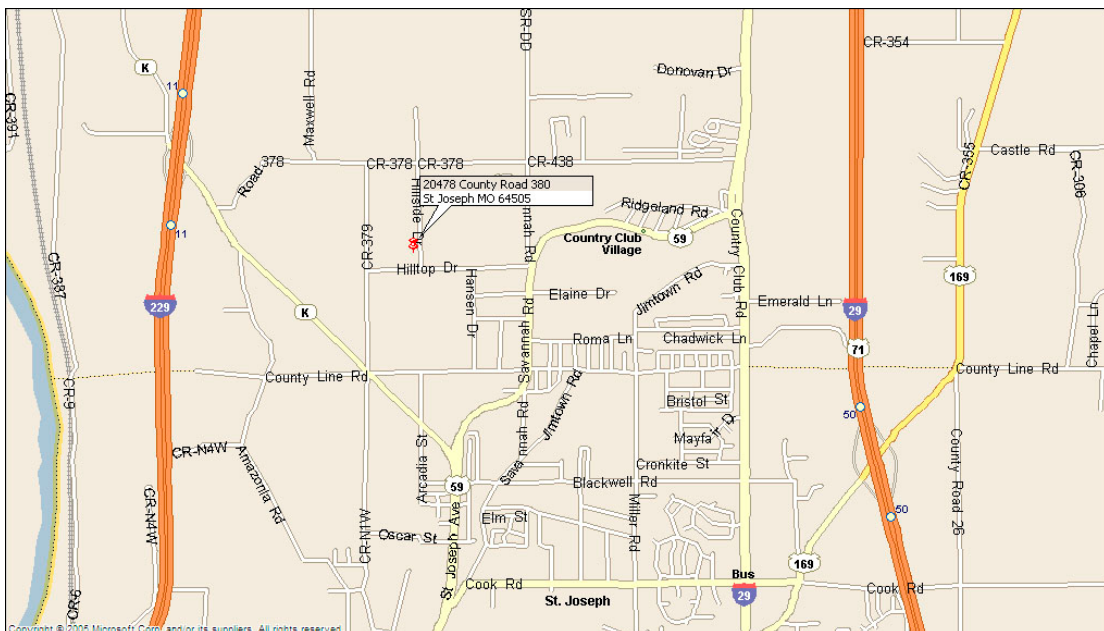
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



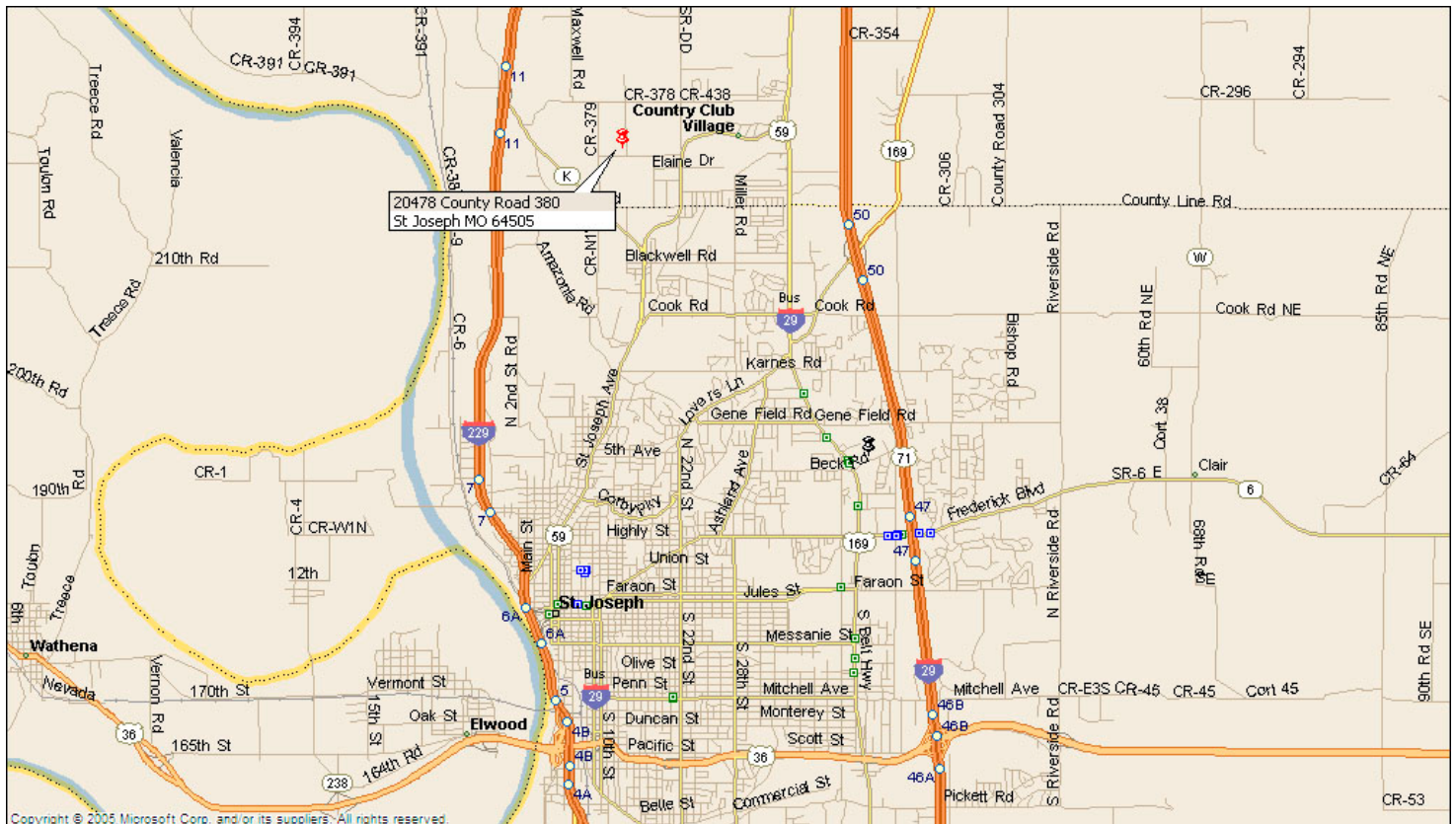
This information is thought to be accurate; however it is subject to verification and no liability or without approval. The seller further reserves the right to reject any and all offers.  
Barnes, BARNES REALTY COMPANY 18156 Hwy 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



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