



1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

Slenker, 806 W Calhoun, Rock Port MO

Here is your chance to own a piece of paradise! Located on the West edge of Rock Port, this property has 32 acre m/l that includes a beautiful home, it's nicely landscaped and even includes it own orchard with producing pecan trees! The home has 3 bedroom, 3 baths & a large out building. There are too many updates and amenities to mention! You need to see it for yourself.

PRICE AND TERMS:

\$225,000.00

SQUARE FOOTAGE & YEAR BUILT:

According to the county records the home was built in 1930 and has 1352 SQ of living area

New windows were installed in 93/94, a complete new roof completed in 2008

Chimney was redone in inside in 2008

High speed internet is available

LOT SIZE/ACREAGE:

32 acres m/l

#BEDROOMS & BATHS

3 Bedrooms and 3 baths

HEATING/AIRCONDITIONING:

Propane, High efficient furnace approximately 10 years old.

Central Air conditioning, approximately 10 years old

Owner heats with propane and wood.

BASEMENT/GARAGE:

Finished, dry basement with drainage. 2.5 car garage, 18' x 30' carport, 30' x 54' outbuilding

REAL ESTATE TAXES:

Taxes are approximately \$905 annually.

LISTING AGENT:

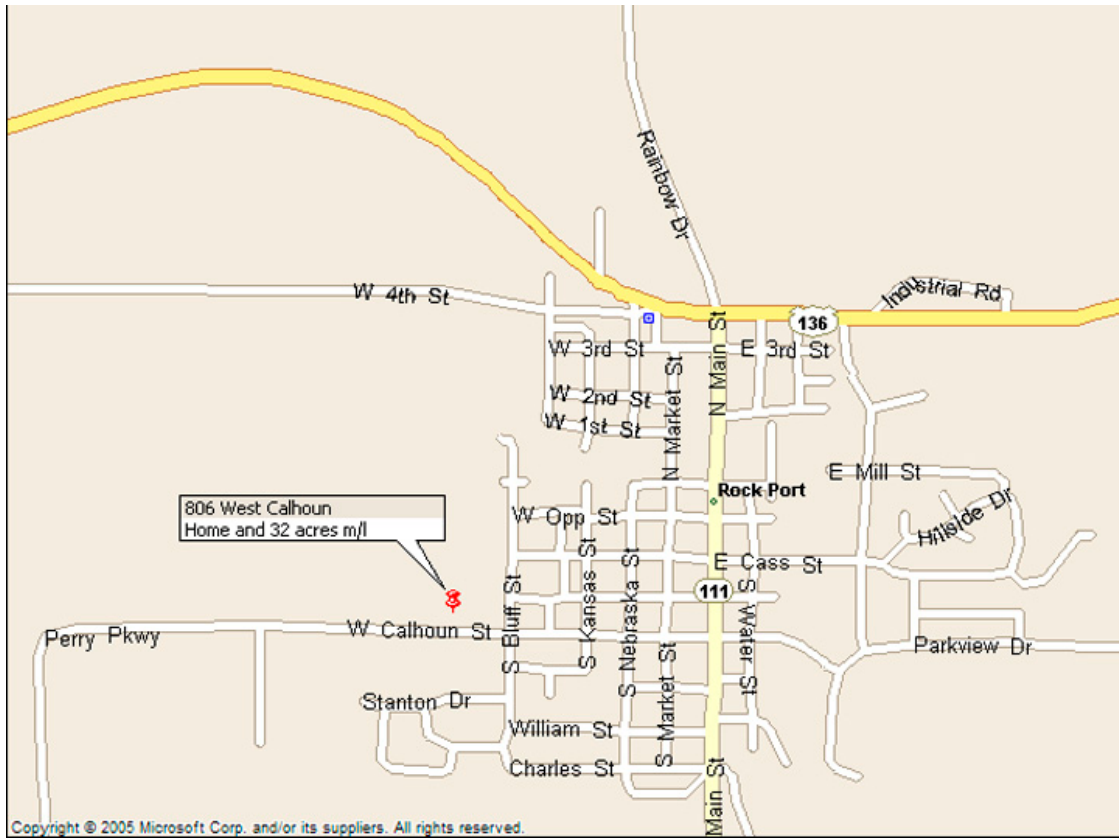
Jamie Barnes: 660.572.0019 or barnes-realty@barnesrealty.com

BROKER PARTICIPATION:

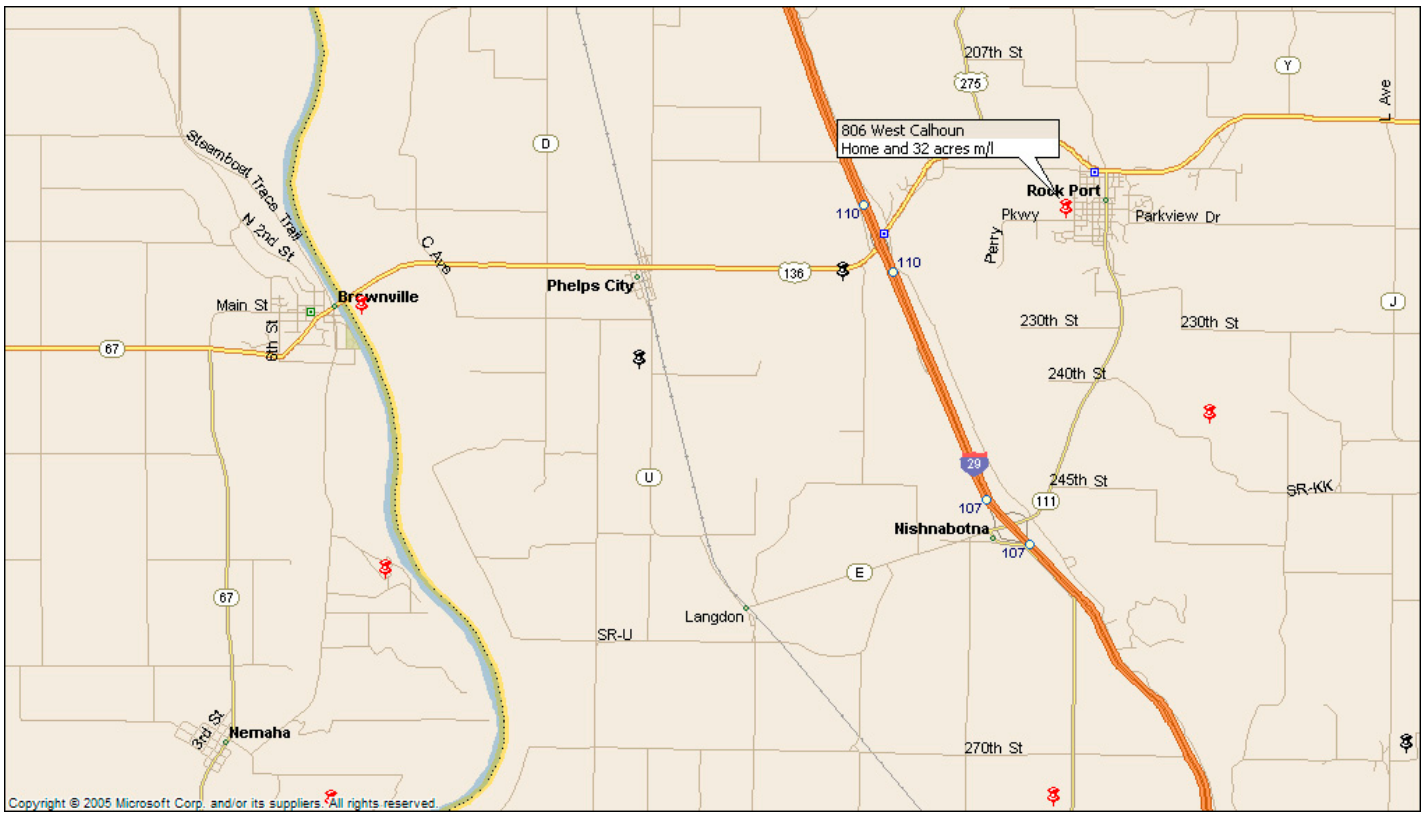
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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, BARNES REALTY CO 18156 Hwy 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



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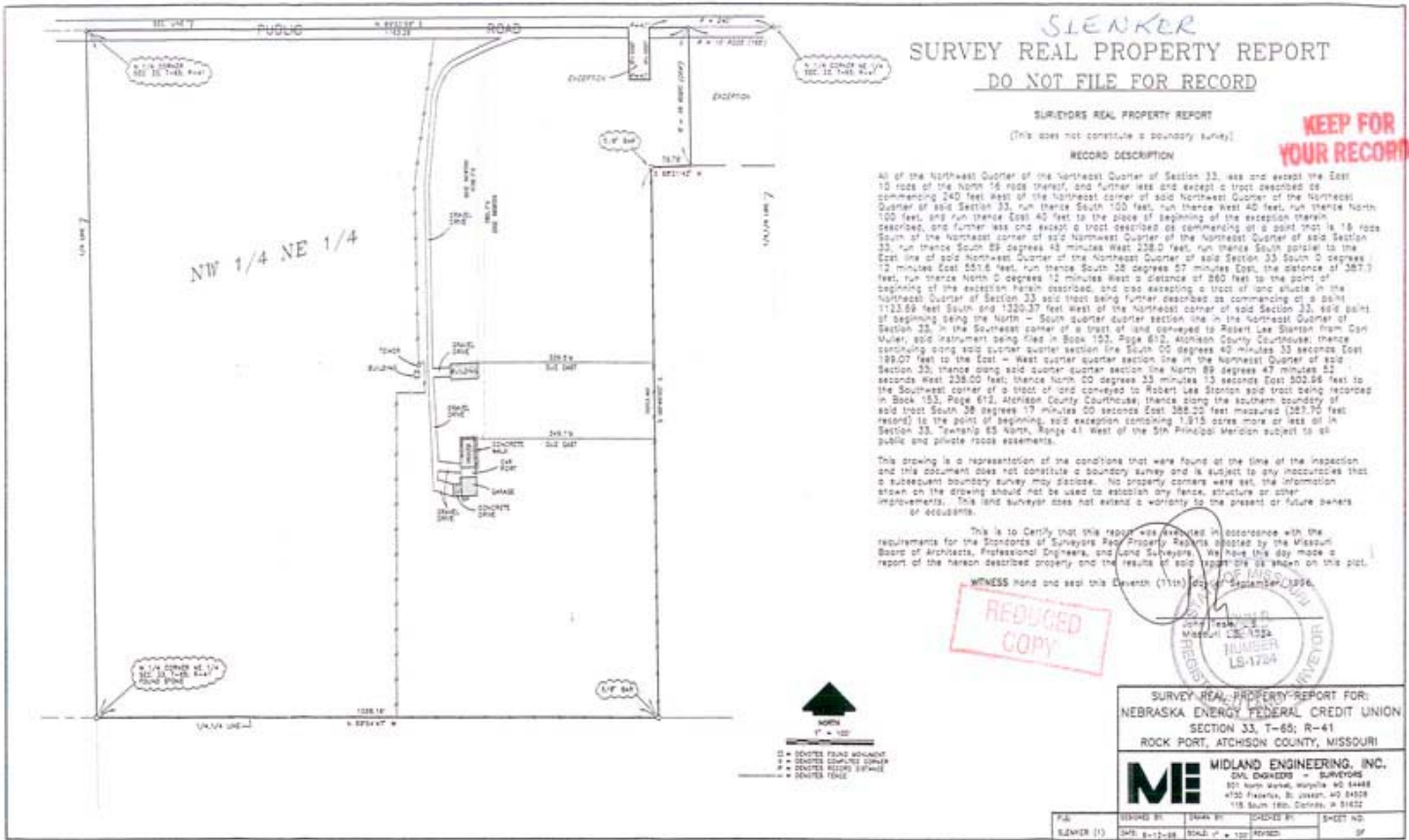
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Google Aerial



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Survey



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