



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

2 Acres +/- & Home, 70331 639 Blvd. Dawson, NE



If you are looking for seclusion and an endless view, this is the property for you! From the West covered porch you can watch beautiful sunsets, or from the South covered porch, the brilliant sunrises. It is located only 1 mile into Nebraska, just 9 miles from Sabetha, KS and only 18 miles from Falls City or Humboldt, NE. The home is custom built with log style siding, but is 2X6 framed with fully insulated walls and ceiling. The main room is open kitchen, dining and living, vaulted to the roof line, and accented with a stunning rock faced, gas fireplace that can heat the whole house if desired. Also on the main floor is a huge master bedroom/master bath, an additional half bath and large laundry room. Above all of this is a lovely loft with storage that can be used as an office or bedroom. In the basement, there is a large bedroom and full bath with tub and shower as well as a 2-car garage with a work bench. This is country living at its best!

Price: \$195,000.00

Bedrooms: 2 or 3

Baths: 2 1/2

Taxes: 2016 taxes were \$1,898.80.

Foundation: Concrete

Basement: Full

Lot size: 2 acres +/-

Water: Rural

Sewer: 1,000 gal concrete septic tank

Exterior: Wood log siding

Garage: 2 car 23' X 28'

Roof: Metal

Other Features:

- Front & side decks and covered porches
- All kitchen appliances included!
- Shop bench
- Gas fireplace
- Garage door opener
- Water softener
- Hurricane straps for extra support
- Nice loft overlooking dining living area.

LISTING AGENT:

Roger Aberle

(785) 547-6289 or roger@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.

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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 him self 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.

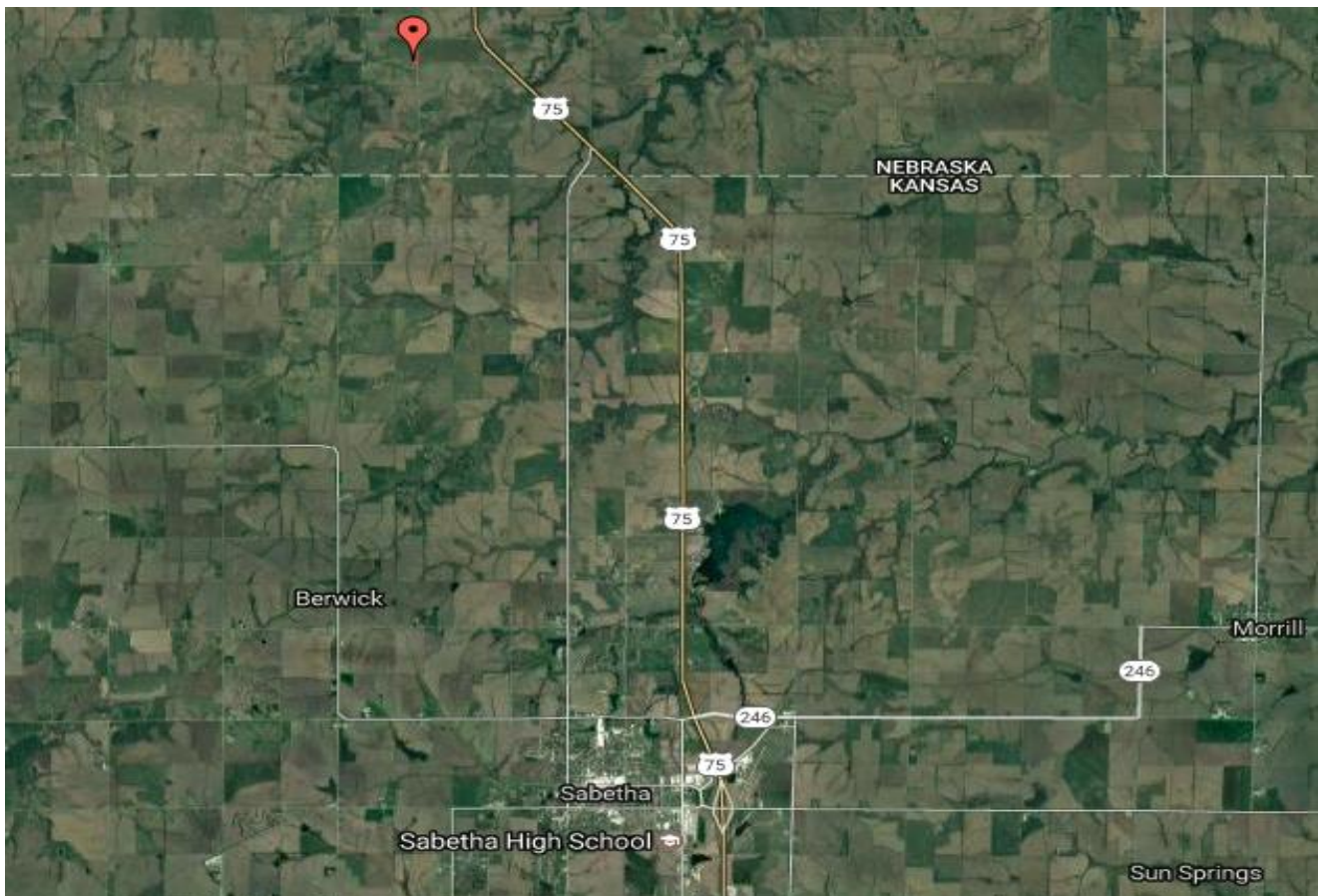
All inquiries, inspections, appointments, and offers must be sent through:

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

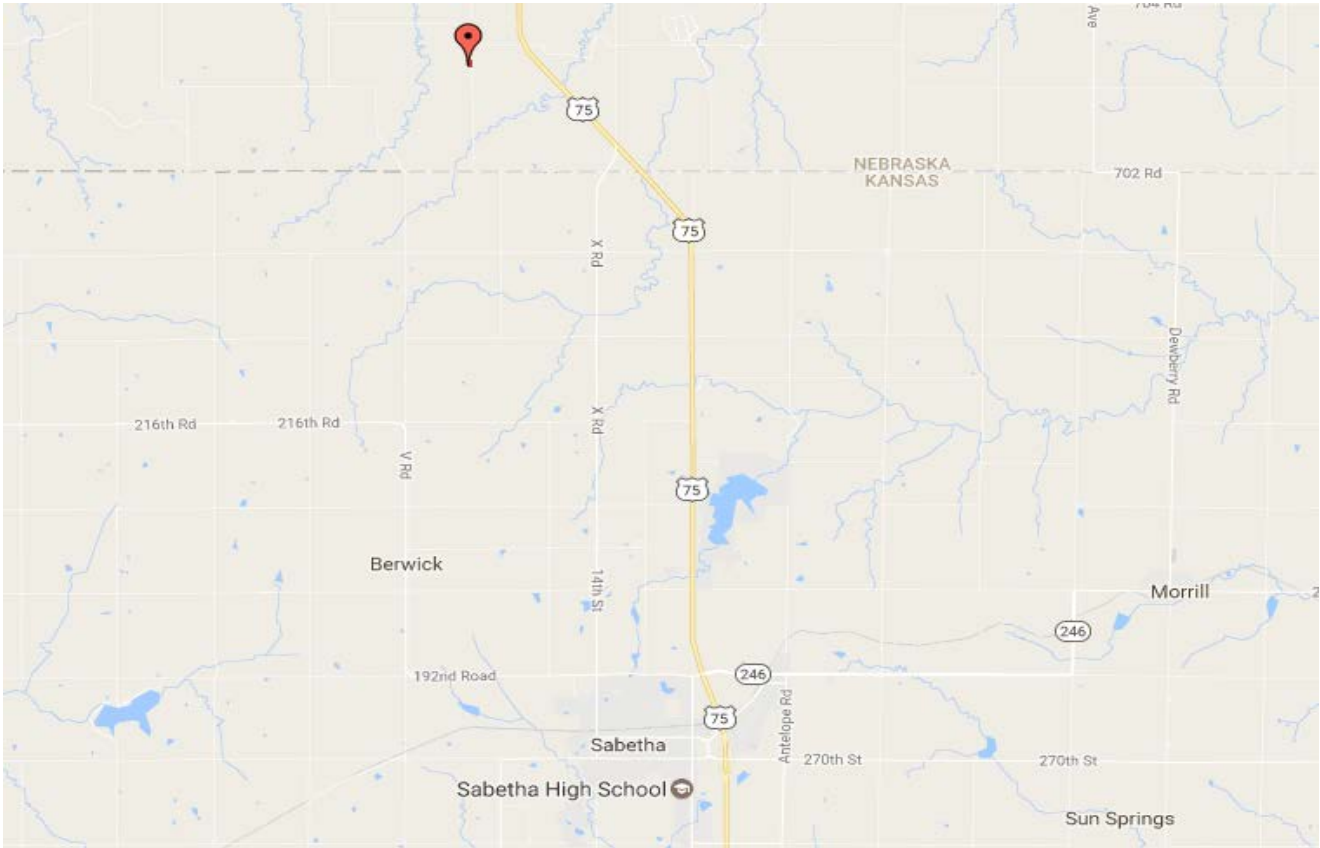
2 Acres +/- & Home, 70331 639 Blvd. Dawson, NE
Google Aerial



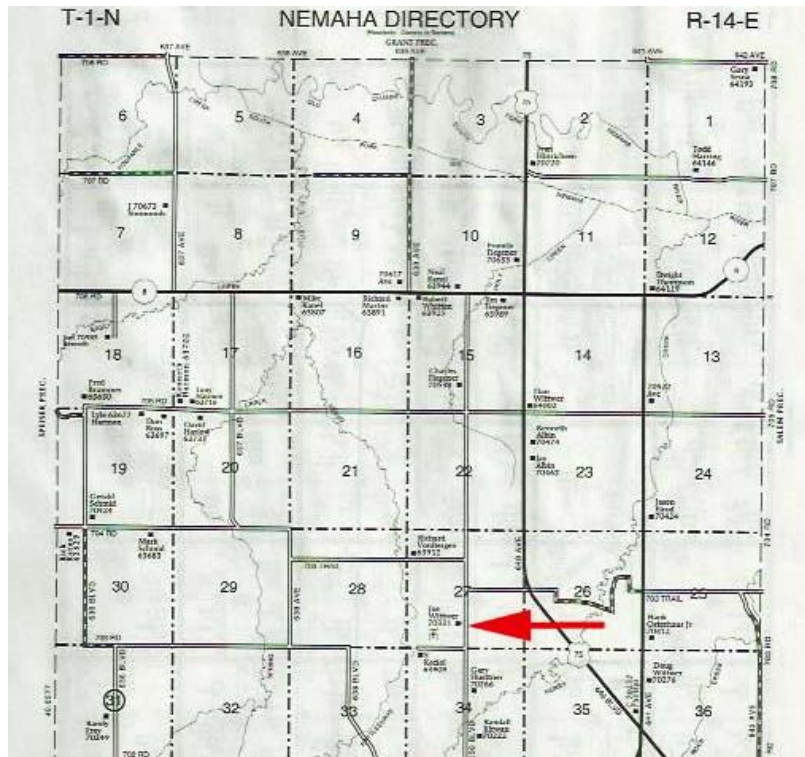
General Location Map



**2 Acres +/- & Home, 70331 639 Blvd. Dawson, NE
Driving Map**



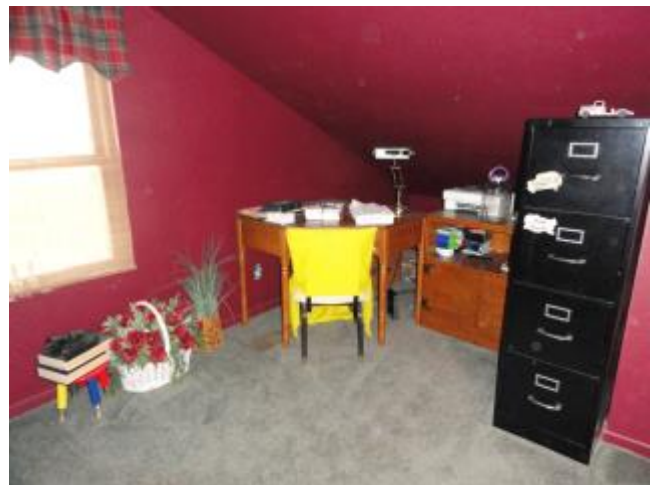
Plat Map



***2 Acres +/- & Home, 70331 639 Blvd. Dawson, NE
Photos***



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