



## 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

***223 W. Broadway St. Rulo, NE 68431***



***If you have been looking for room for the kids, an awesome shop and TONS of yard space, this 3-bedroom 2 Bath home has just that!! This home has a NEW 30'X40' insulated shop for all your toys! The property sits in its own "nook" and has plenty of room between the neighbors so there are definitely privacy options and lots of room for your new ideas! This property is a MUST SEE!***

**Price:** \$175,000.00

**~~PRICE REDUCED!~~ \$164,999.00**

**~~NEW PRICE!~~ \$149,999.00**

**~~NEW LOW PRICE!~~ \$139,000.00**

**Taxes:** 2022 taxes were \$1,080.40

**Exterior:** Vinyl siding

**Other Features:**

- Front deck
- All appliances included!
- Air compressor
- 2- 3/8" 50' Air reels

**# Bedrooms/Baths:** 3/2

**Foundation:** Block

**Sewer:** Septic system

**Heating/Cooling:** Central

**Water:** City

**Basement:** Crawlspace

- Shade trees
- NEW wood stove in shop
- NEW propane heater in shop
- NEW 30' X 40' Garage

**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.

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

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 The listing may be withdrawn with or without approval.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.**



***223 W. Broadway St. Rulo, NE 68431***  
***Photos***





***223 W. Broadway St. Rulo, NE 68431***  
***Photos***





***223 W. Broadway St. Rulo, NE 68431***  
***Photos***





***223 W. Broadway St. Rulo, NE 68431***  
***Photos***



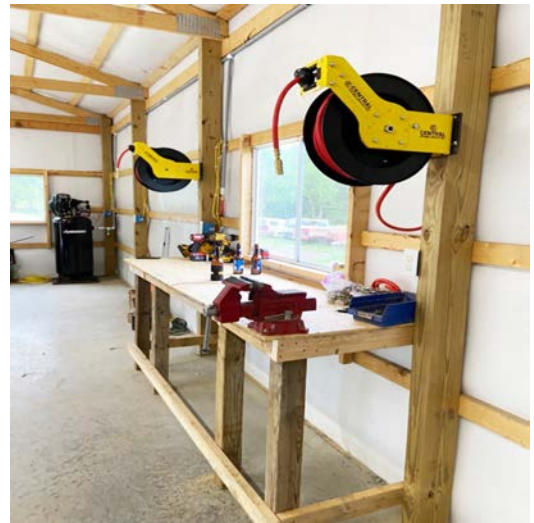


***223 W. Broadway St. Rulo, NE 68431***  
***Photos***





***223 W. Broadway St. Rulo, NE 68431***  
***Photos***



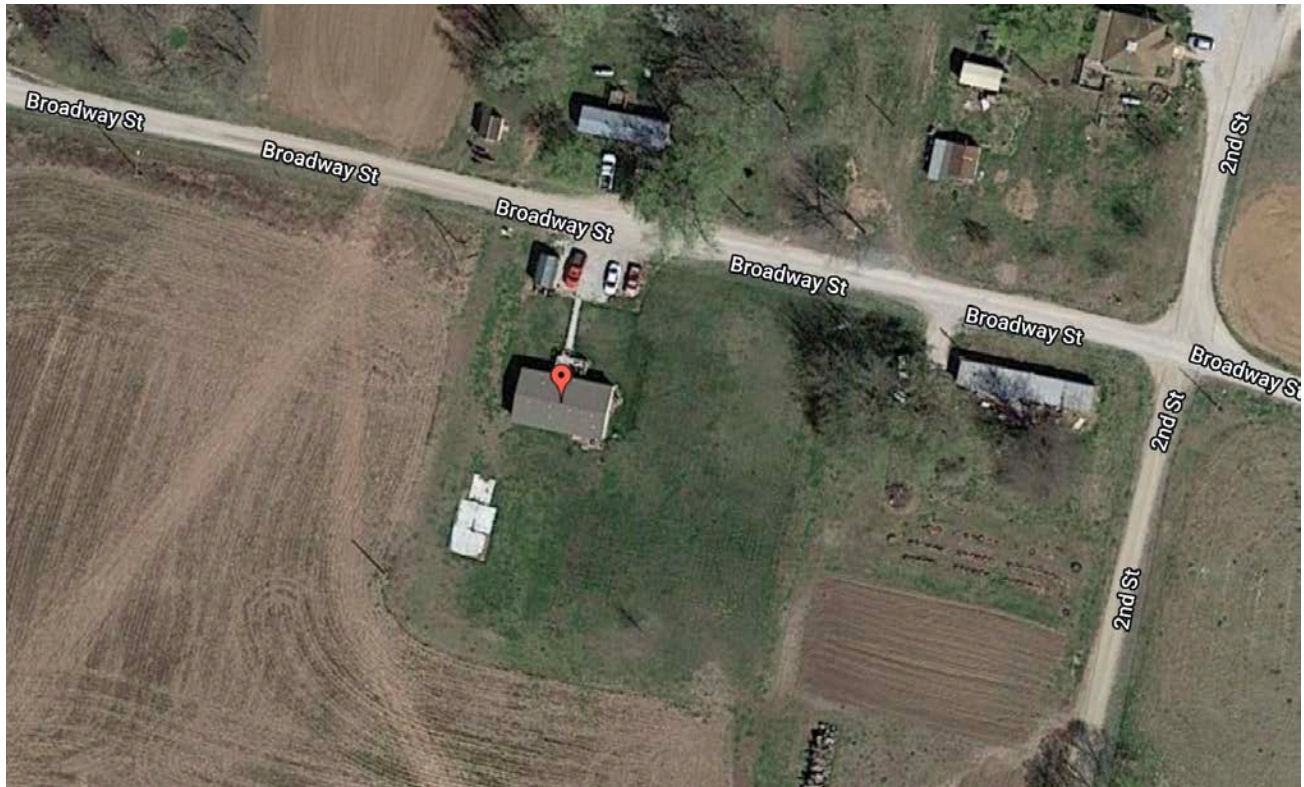


***223 W. Broadway St. Rulo, NE 68431***  
***Photos***





***223 W. Broadway St. Rulo, NE 68431***  
***Google Aerial Map***



***Tax Map***



November 29, 2022  
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.  
1:1,019  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km  
Parcels  
Sections  
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.