



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

Home & 25 Acres, Andrew County, MO

Physical Address: 7243 County Road 150, Rosendale, MO 64483



Must see, home and acreage in a rural setting! This beautiful 25 acre property includes a 3 acre pond and plenty of area to enjoy recreational outdoor activities. Have your own oasis out in the country. Located only a few minutes from Savannah and 20 minutes from St Joseph. Property includes a 2400 sq ft home, 40x60 insulated shop, beautiful mature trees and a fantastic yard. Great school district for the kids too!

DIVIDE OPTIONS!

- ***Home, Shop and 10 Acres +/- Priced at \$350,000.00***
 - ***North 15 Acres +/- Priced at \$142,500.00***

~~Price: \$430,000.00~~

Price Reduced: \$415,000.00

Sq. Ft: Approx. 2,400

Build Date: 1986

Taxes: 2022 Taxes were \$2,344.05 for Home & 25.4 taxable acres

Bedrooms: 3 possibly 4

Basement: Full

Water: Well

Baths: 2.5

Garage: 2-car attached and 40 x 60 insulated shop

Septic: Septic system

Additional Features:

- Concrete Foundation with asphalt shingle roof
- Large butcher block island in kitchen
- 2-3 acre pond with mature trees and PRIVACY!

AGENT: Nathan Kneib

(816) 271-3246 or Nathan@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.

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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 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 The listing may be withdrawn with or without approval.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.

Home & 25 Acres, Andrew County, MO
Ariel photos



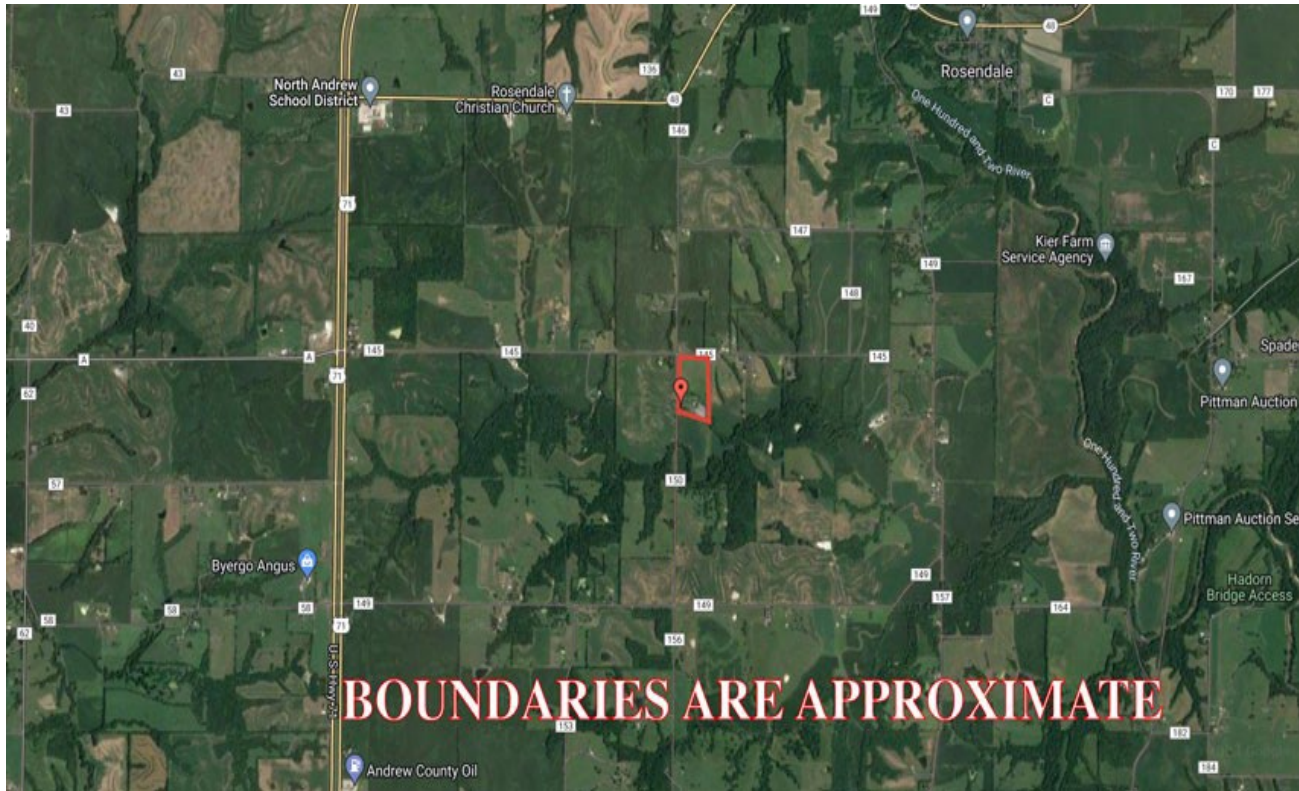
Home & 25 Acres, Andrew County, MO
Google Aerial Map



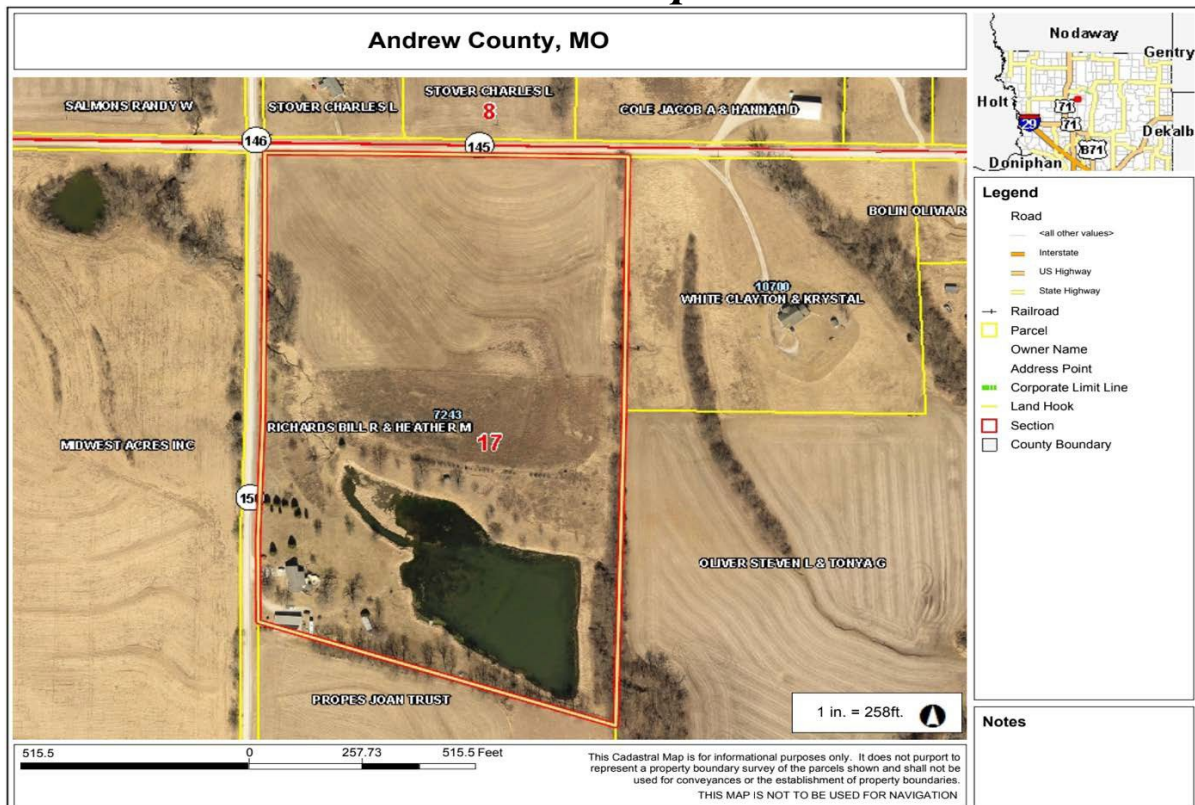
Driving Map



Home & 25 Acres, Andrew County, MO General Location Map



Tax Map



- **Home, Shop and 10 Acres +/- Priced at \$360,000.00**

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

Home & 25 Acres, Andrew County, MO
Home, Shop and 10 Acres +/- Priced at \$360,000.00
Boundaries Are Approximate

Aerial Map



Home & 25 Acres, Andrew County, MO
North 15 Acres +/- Priced at \$142,500.00
Boundaries Are Approximate

Aerial Map



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Maps Provided By:



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Boundary Center: 40° 1' 25.5, -94° 50' 54.05

17-60N-35W
Andrew County
Missouri

0ft 241ft 482ft



12/1/2023

Field borders provided by Farm Service Agency as of 5/21/2008.