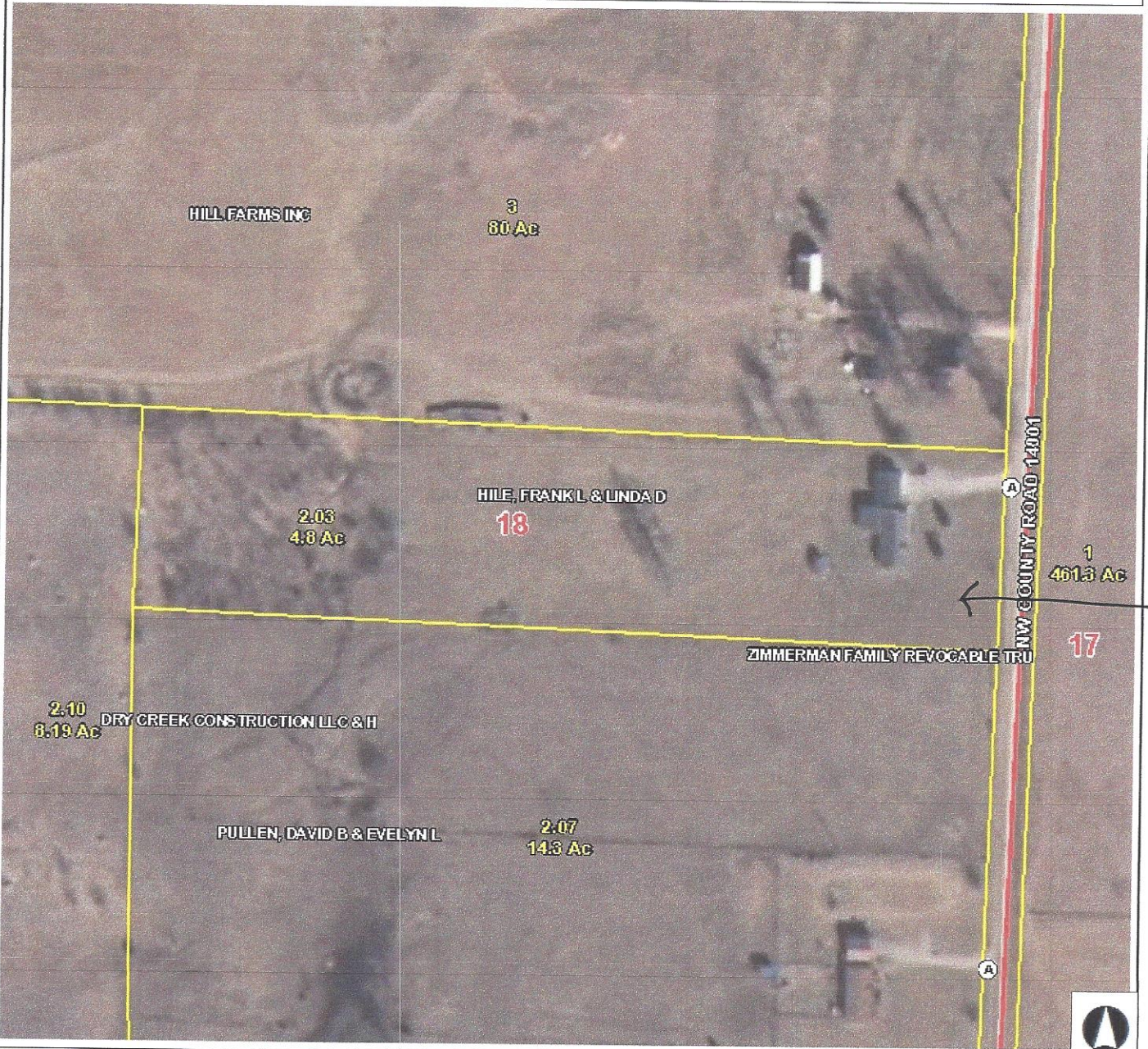


Bates County, MO



Legend

— E911 Road	Parcel Number/Acres
A Address Point	Owner Name
Major Highway	Corporate Limit Line
County Roads / City Streets	Land Hook
Interstate	DASHED LAND HOOK
Numbered State Highway	SOLID LAND HOOK
Lettered State Highway	Section

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

292.7 0 146.34 292.7 Feet



Comparative Market Analysis

15230 NW County Road 14001
Drexel, 64742

Friday, July 27, 2018

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Age	MLS#	Date	DOM
15230 Nw County Road 14001		3	2.5	1,620		1995			
13243 Nw Oak Street	\$110,000	3	2.0	1,620	\$68	16-20 Years	2109373	05/25/2018	63
3453 Ne County Road 2004 N/A	\$145,000	3	2.0			41-50 Years	2102324	04/27/2018	91
	\$127,500	3.0	2.0	1,620	\$68				77

Sold listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Age	MLS#	Date	DOM
15230 Nw County Road 14001		3	2.5	1,620		1995			
324 N McComb Street	\$32,750	4	2.0	1,932	\$17	11-15 Years	2096970	06/20/2018	29
13164 Nw North Street	\$53,000	3	2.0			16-20 Years	2079165	01/29/2018	8
1284 Nw County Road 501 Road	\$75,000	3	2.0	1,647	\$46	16-20 Years	2051171	09/22/2017	107
3209 Ne County Rd 1763 Road	\$100,000	3	2.0	1,296	\$77	16-20 Years	2074286	07/13/2018	270
2918 Sw State Route V Highway	\$125,000	3	2.0			11-15 Years	2045439	11/30/2017	205
15610 Ne 133 County Road	\$123,500	3	2.0	1,750	\$71	16-20 Years	2105330	07/18/2018	40
9504 Nw County Road 9002 Road	\$137,500	3	2.0	1,728	\$80	31-40 Years	2095328	07/03/2018	106
10064 Ne State Rte T N/A	\$135,000	3	2.0			21-30 Years	2104154	07/19/2018	17
11610 Ne State Route 18 Highway	\$137,000	4	2.0			76-100 Years	2048179	09/05/2017	104
13807 Nw 2001 Road	\$143,000	3	2.0	1,778	\$80	16-20 Years	2028381	10/19/2017	257
	\$106,175	3.2	2.0	1,689	\$62				114

Median: **\$124,250**

Average: **\$109,729**

Possible comparables



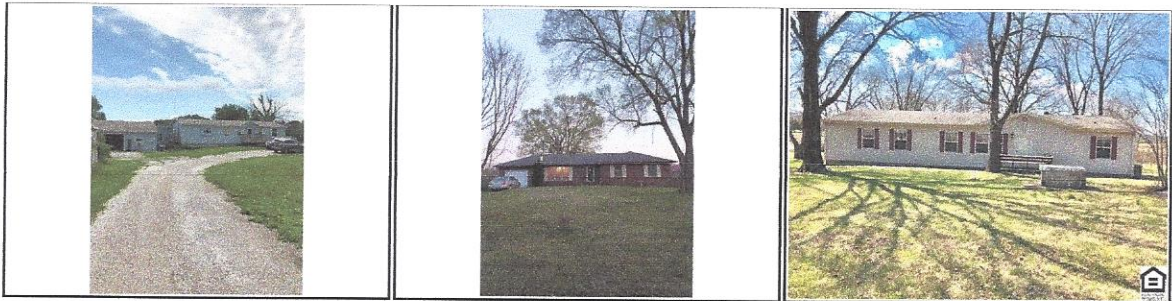
Comparative Market Analysis

15230 NW County Road 14001
Drexel, 64742

Friday, July 27, 2018

Full Summary of Compared Listings

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	Details	Details	Details
MLS#	2109373	2102324	2096970
Status	Active	Active	Sold
Address	13243 Nw Oak Street	3453 Ne County Road 2004 N/A	324 N McComb Street
L Price	\$110,000	\$145,000	\$35,000
Orig LP	\$115,000	\$145,000	\$35,000
L Date	05/25/2018	04/27/2018	03/29/2018
S Price			\$32,750
Sold Dt			06/20/2018
City	Amsterdam	Butler	Rich Hill
Subdiv	Other	Other	Other
Type	Single Family	Single Family	Single Family
DOM	63	91	29
Beds	3	3	4
Tot Bth	2.0	2.0	2.0
Lot Size			2.30
Parking	2	1	1
Garage	Detached	Attached, Front Entry	Detached
SqFt	1,620		1,932
Acres	3	5	2
Cool	Central Electric	Central Electric	Central Electric
S Dist	Miami	Butler	Rich Hill
Age	16-20 Years	41-50 Years	11-15 Years
Bsmt	Other	Crawl Space	Crawl Space
Plan	Raised Ranch	Ranch	Ranch
Utility	Main Level		Bedroom Level
Rmrks	Welcome To Acreage Land!! Enjoy Having 3 Acres Of Land. Newer Manufactured Home!! Selling As Is!!	True Ranch On 5 Acres! Home Needs Some Updating And Tlc But It Priced Accordingly. Home Is On A Slab And Offers A Outbuilding To Store Your Lawn Equipment Etc.	4 Bedroom Ranch Offers, 2 Bath, Large Dining Off Kitchen, 1 Car Detached Garage, Deck, And Large Treed Back Yard And Much More. Sold As Is Condition.



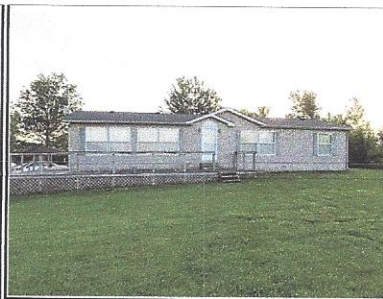
Comparative Market Analysis

15230 NW County Road 14001
Drexel, 64742

Friday, July 27, 2018

Full Summary of Compared Listings

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	Details	Details	Details
MLS#	2079165	2051171	2074286
Status	Sold	Sold	Sold
Address	13164 Nw North Street	1284 Nw County Road 501 Road	3209 Ne County Rd 1763 Road
L Price	\$54,900	\$79,900	\$107,000
Orig LP	\$54,900	\$89,900	\$107,000
L Date	11/13/2017	06/07/2017	10/12/2017
S Price	\$53,000	\$75,000	\$100,000
Sold Dt	01/29/2018	09/22/2017	07/13/2018
City	Amsterdam	Butler	Butler
Subdiv	Other	Butler	Other
Type	Single Family	Single Family	Single Family
DOM	8	107	270
Beds	3	3	3
Tot Bth	2.0	2.0	2.0
Lot Size	12.3 Acres M/L	87,120	
Parking	0	2	1
Garage	Other	Carport, Detached	Detached
SqFt		1,647	1,296
Acres	12	2	2
Cool	Heat Pump	Central Electric	Central Electric
S Dist	Miami	Butler	Butler
Age	16-20 Years	16-20 Years	16-20 Years
Bsmt	Crawl Space	Crawl Space	Crawl Space
Plan	Ranch	Ranch	Ranch
Utility	Main Level	Off The Kitchen	Off The Kitchen, Laundry Room
Rmrks	Affordable Living In This 3 Bedroom Ranch Home On 12.3 Acres M/L. Has Had Some Work Done But Needs Small Tlc To Do. Has Had Termite & Roof Inspections. New Hvac.	Motivated Seller.....Enjoy Country Living Just Minutes From Town. Over 1600 Sq Ft Of Living Space In This 3 Bedroom, 2 Bath Home. Kitchen W/ Island And Brkfast Bar Plus Appliances, Large Living Room, Spacious Master Bedroom W/ Walk-In Closet, Double Doors To Your Master Bath Featuring Double Sink Vanity, Shower And Garden Tub. New Roof In 2016, Vinyl Siding, Detached 2 Car Carport. Give Us A Call, Country	Outside Of Town & Move In Ready....Don'T Miss This 3 Bd, 2 Ba Manufactured Home On 2.10 Acres. Lot Of Updates Throughout, Beautiful Tiled Flooring...The Kitchen Features An Abundance Of Cabinets & Counter Space, Pantry, 2 Lazy Susans & An Island..Laundry Room Is Off The Kitchen...Thermal Windows, Detached Garage, Pole Barn For Horses, Storage Shed, Pergola In The Back Yard-Perfect For

Researched and prepared by **Donna Lee**
Crown Realty 913-837-5155



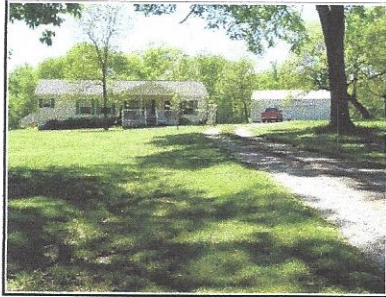
Comparative Market Analysis

15230 NW County Road 14001
Drexel, 64742

Friday, July 27, 2018

Full Summary of Compared Listings

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	Details	Details	Details
MLS#	2045439	2105330	2095328
Status	Sold	Sold	Sold
Address	2918 Sw State Route V Highway	15610 Ne 133 County Road	9504 Nw County Road 9002 Road
L Price	\$129,000	\$130,000	\$138,000
Orig LP	\$137,000	\$130,000	\$138,000
L Date	05/09/2017	05/05/2018	03/19/2018
S Price	\$125,000	\$123,500	\$137,500
Sold Dt	11/30/2017	07/18/2018	07/03/2018
City	Rich Hill	Archie	Amsterdam
Subdiv	Other	Other	Other
Type	Single Family	Single Family	Single Family
DOM	205	40	106
Beds	3	3	3
Tot Bth	2.0	2.0	2.0
Lot Size			
Parking	2	4	2
Garage	Detached	Attached, Carport, Detached, Front Ent	Carport
SqFt		1,750	1,728
Acres	4	2	3
Cool	Central Electric	Central Electric	Window Unit(s)
S Dist	Hume	Adrian	Miami
Age	11-15 Years	16-20 Years	31-40 Years
Bsmt	Block, Crawl Space	Crawl Space	Slab
Plan	Ranch	Ranch	Earth Contact, Ranch
Utility	Off The Kitchen, Laundry Room	Dryer Hookup-Ele, Off The Kitchen	Laundry Room
Rmrks	Relax In This Rural Setting. House Sets Back Off The Road. Covered Deck 10X20 Leads Into Lr, Open Into Dr, Open Into Kitchen/ Island, Coffee Bar/Serving Counter With Cabinets Above. Microwave-Wall Oven-Smooth Cook Top-Dishwasher-Refrigerator, Breakfast Area. Formal Dr. Mud Room/Laundry Room, Closet, Room For A Deep Freeze, Furnace, Water Heater. Master Br Has A Walk In Closet. It Is At One	Excellent Condition Inside & Out! Single Owner-Open Living Room/Kitchen Area-Kitchen Appliances Stay With The Property-3 Bedrooms/2 Baths-Custom Built-Ins In Each Bedroom For Extra Storage-Attached Oversized Two Car Garage W/ A Detached Carport Plenty Of Room For Parking 2 Extra Cars/Boat & Storage-Small Utility Shed-Like New Chicken Coop-Covered	Country Living On 3 Acres With More Acreage Available, Up To 40 Total. This 1700+ Sq Ft Home Features A Large Mst Bdrm With 2 Walk-In Closets. Kitchen W/Custom Cabinets, Abundant Drawers, Pantry And Patio Door. Carport. Brick Front W/ Steel Siding. 30 X 40 Metal Barn W/ Electric Service. Come And Check Out Your Next Country Home.

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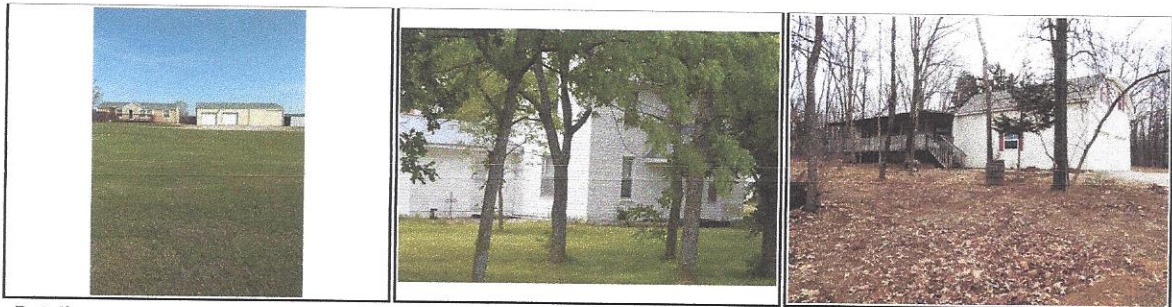
Comparative Market Analysis

15230 NW County Road 14001
Drexel, 64742

Friday, July 27, 2018

Full Summary of Compared Listings

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	Details	Details	Details
MLS#	2104154	2048179	2028381
Status	Sold	Sold	Sold
Address	10064 Ne State Rte T N/A	11610 Ne State Route 18 Highway	13807 Nw 2001 Road
L Price	\$140,000	\$140,000	\$165,000
Orig LP	\$140,000	\$150,000	\$175,000
L Date	05/02/2018	05/24/2017	02/04/2017
S Price	\$135,000	\$137,000	\$143,000
Sold Dt	07/19/2018	09/05/2017	10/19/2017
City	Adrian	Adrian	Adrian
Subdiv	Other	Other	Other
Type	Single Family	Single Family	Single Family
DOM	17	104	257
Beds	3	4	3
Tot Bth	2.0	2.0	2.0
Lot Size			
Parking	3	2	2
Garage	In Building, Off Street, Detached, Front	Detached	Attached
SqFt			1,778
Acres	3	6	10
Cool	Central Electric	Central Electric	Central Electric
S Dist	Ballard	Adrian	Adrian
Age	21-30 Years	76-100 Years	16-20 Years
Bsmt	Crawl Space, Slab	Cellar	Crawl Space
Plan	Ranch	2 Stories	Ranch
Utility	Main Level, Off The Kitchen	In The Bathroom	Off The Kitchen, Laundry Room
Rmrks	Beautiful Country Setting On 2.9 Acres. New Smart Siding, Vinyl Windows And Roof In 2011. 30X50 Shop W/Concrete, Heat, A/C, Electricity & Water. Also A 20X30 Shed W/Electricity, Water & 3 Stalls W/Built-In Storage. Perfect Hobby Farm. Not Too Close To Neighbors, But Not Too Far Either. Nice & Quiet.	Beautiful Treed Setting On 5 Acres Located On Blacktop, 4 Bedroom Farm Home - With Updated Kitchen Cabinets, Wood Stove In Living Room Stays, Kitchen And Living Room Are Open, 40X60 Shop With Electricity, 20X40 Newer Pole Barn.	Manufactured Home With 23X27 Double Car Gar/ Upstairs Built On The South End, And A 16X24 Sun Room Built On The East. Home Has 3 Br, 2 Ba, Ch & Ca, Carpet In Most Rooms, Vinyl In Kit. & Baths, New Water Heater. Master Bath Has Two Linen Closets, Lg. Shower/Glass Drs. Electrical Box Is In The Master Br Closet-200 Amp Service. 16X24 Sun Room With Real Wood Paneling, 3 Sets Of Sliding Drs, 6 Windows,

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