

**3/2 Move In Ready Modular Home**  
**1803 Argentine Rd**  
**Nixa, MO 65714**

**\$69,900**  
**0.001± Acres**  
**Christian County**



## 3/2 Move In Ready Modular Home Nixa, MO / Christian County

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### **SUMMARY**

**Address**

1803 Argentine Rd

**City, State Zip**

Nixa, MO 65714

**County**

Christian County

**Type**

Single Family

**Latitude / Longitude**

37.0800215 / -93.283956

**Dwelling Square Feet**

1296

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.001

**Price**

\$69,900

**Property Website**

<https://redcedarland.com/detail/3-2-move-in-ready-modular-home-christian-missouri/34992/>



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### PROPERTY DESCRIPTION

Well kept 2002 Fleetwood manufactured home on a RENTED LOT. \$200/Month and includes water, sewer and trash. Very spacious and homey. Located on the north east side of Nixa. This one is move in ready! Buyers will need to fill out application/background check with White Pine Village office prior to closing. Birmingham & Associates Property Management 539 E Lindbergh, Nixa, MO 65714 Office Number [417-877-8900](tel:417-877-8900)

SCHOOL: NIXA

INSIDE CITY LIMITS: NO

UTILITIES: NIXA

INCLUDES: REFRIGERATOR, MICROWAVE, ELECTRIC STOVE, MICROWAVE, DISPOSAL, DISHWASHER

CARPORT: YES

CALL MICHAEL HEFFERNON, SALESPERSON, TODAY TO SCHEDULE YOUR SHOWING OF THIS AWESOME MOVE IN READY HOME IN NIXA MO!



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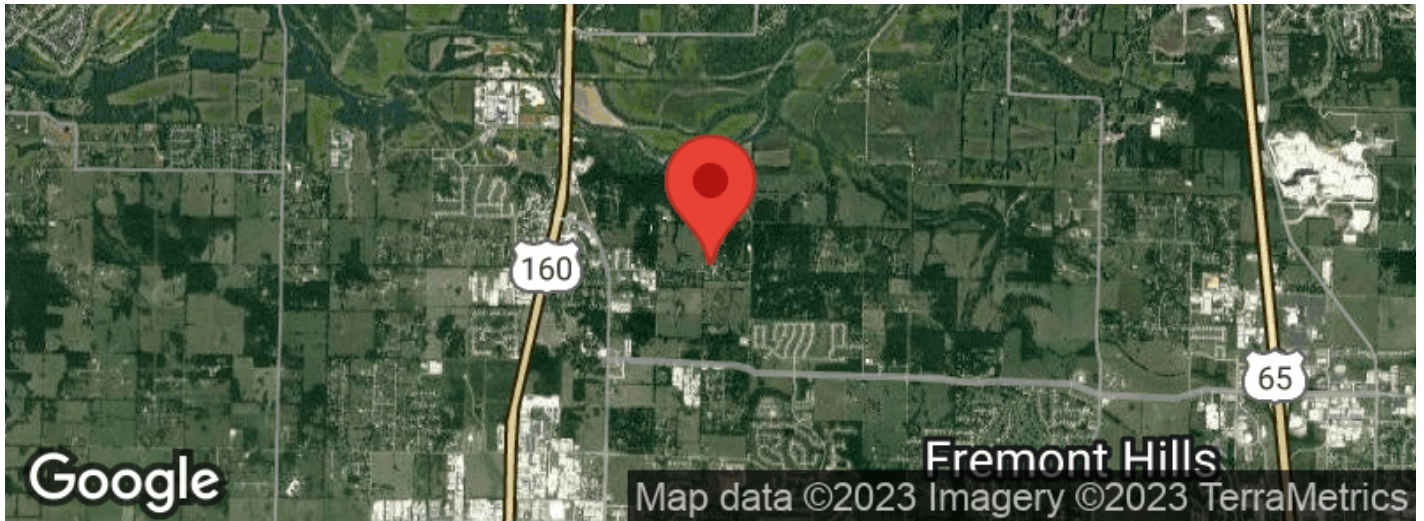
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## Locator Maps



## Aerial Maps



**3/2 Move In Ready Modular Home  
Nixa, MO / Christian County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Michael Heffernon

**Mobile**

(417) 861-9520

**Email**

michael@redcedarland.com

**Address**

**City / State / Zip**

Ozark, MO 65721

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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