



Farmland Sales 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

32.2 Acres, Holt County, MO

*Here's a great hunting tract right off of I-29.
It's all timber and has income from a cell tower.*

LOCATION:

Approximately 3.5 miles Southeast of Mound City, MO on State Street. Or from I-29, take Exit 79, turn to go Northeast on Hwy 159 and turn West immediately on Holt 223. Follow for about 0.75 miles and the property is on the Southwest side of the road. See driving map for more details.

PRICE:

~~\$3,200.00/Acre or \$103,040.00 Total~~

PRICE REDUCED!

~~\$2,900.00/Acre or \$93,380.00 Total~~

NEW PRICE!

\$2,795.03/Acre or \$90,000.00 Total

TAXES/TAXABLE ACRES:

2015 taxes were \$33.94 on 32.2
Taxable Acres.

RENTAL STATUS:

Timbered area is available for immediate possession. An approximately 300' x 500' section is leased for a cell tower, paying \$1,600.00 annually.



LISTING AGENT:

Billie Paul Sharp (660) 572-0029 or bpsharp@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 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 The listing may be withdrawn with or without approval.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.

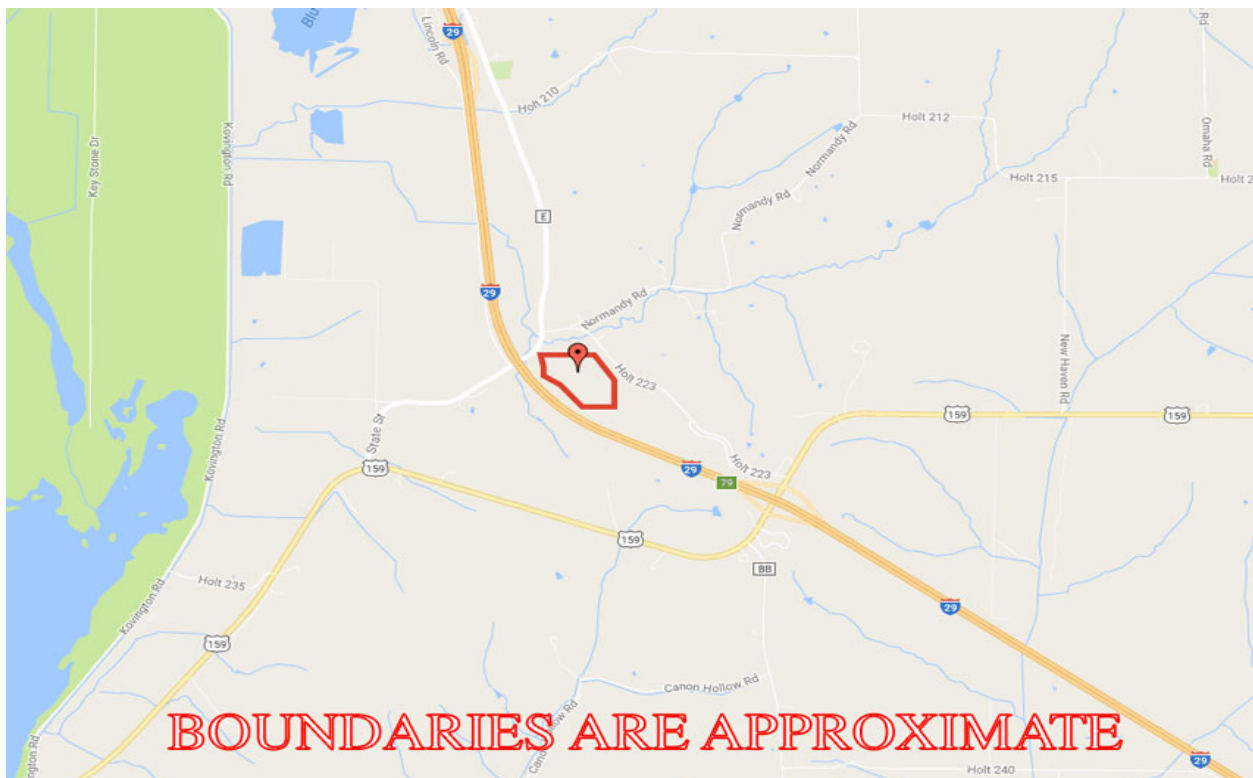
All inquiries, inspections, appointments, and offers must be sent through:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

32.2 Acres, Holt County, MO
Google Aerial



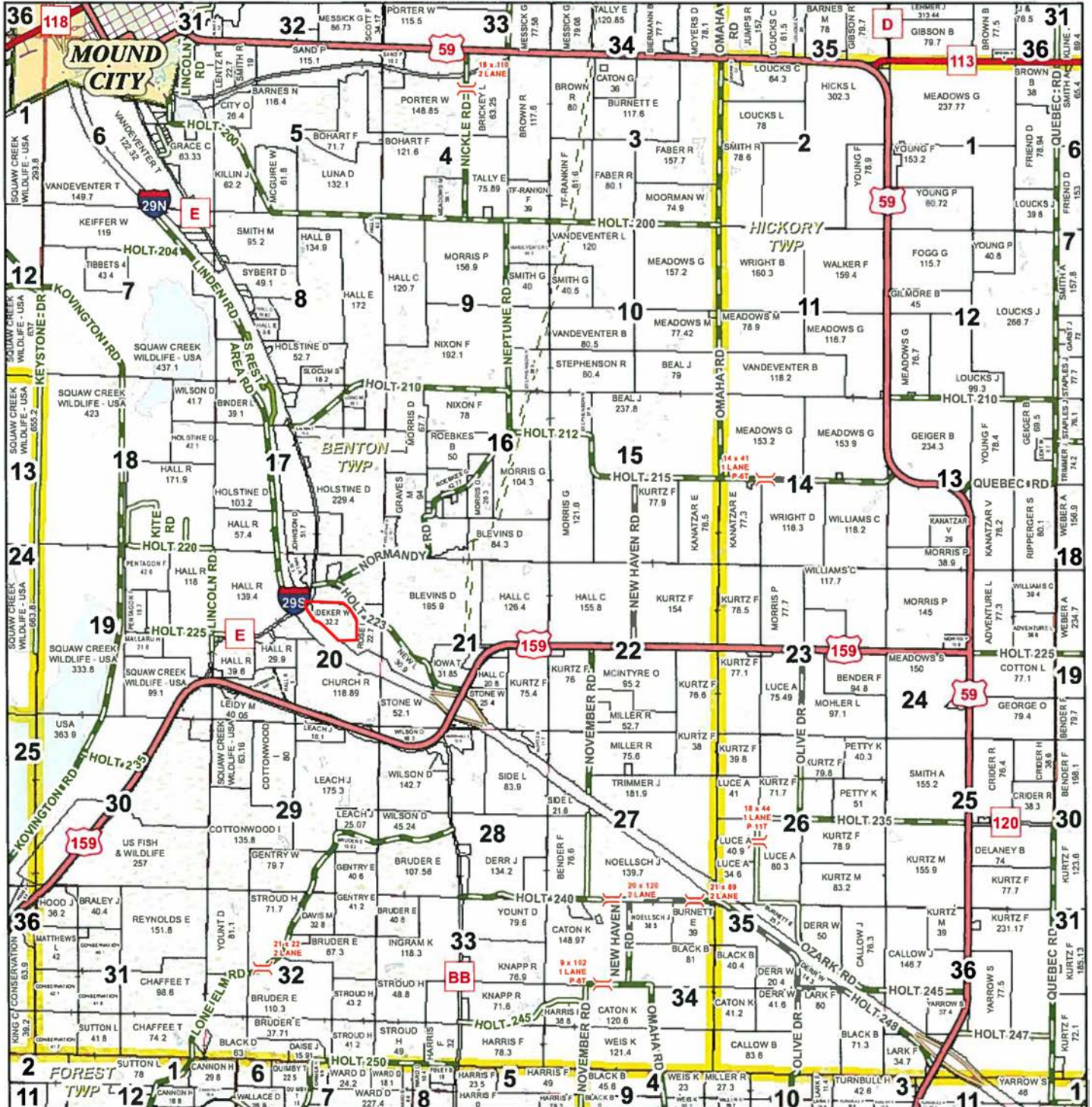
Driving Map



32.2 Acres, Holt County, MO
Plat Map

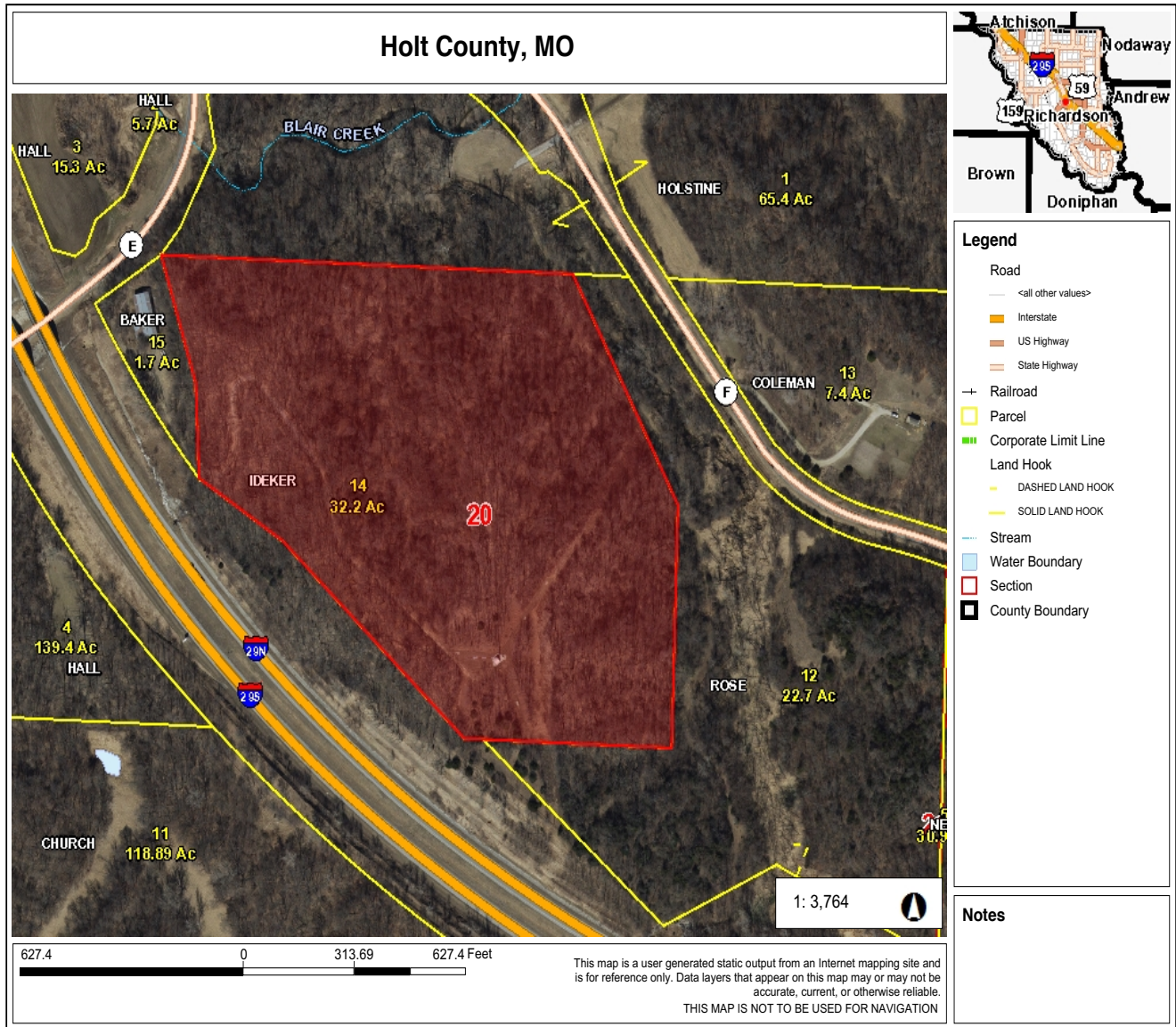
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32.2 Acres, Holt County, MO

Tax Map



32.2 Acres, Holt County, MO
Aerial Photos



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