



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

19 Acres +/-, Atchison County, MO

Here's an affordable piece of investment property that has great potential for hunting or development and return in the meanwhile!

LOCATION:

Approx. 5 miles south west of Langdon, MO off Highway U or 280th Street along the Hoot Owl Bend Access

PRICE:

\$3,995.00/Acre or \$77,903.00 Total

IMPROVEMENTS:

There are no improvements on this tract

TAXES/TAXABLE ACRES:

2016 taxes were approx. \$123.20 on 19 Taxable Acres

FSA INFORMATION:

Inquire with Agent

RENTAL STATUS:

Full Possession is available at closing

LISTING AGENT:

Jamie Barnes (660) 851-1125 or jamie@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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

19 Acres +/-, Atchison County, MO
Google Aerial



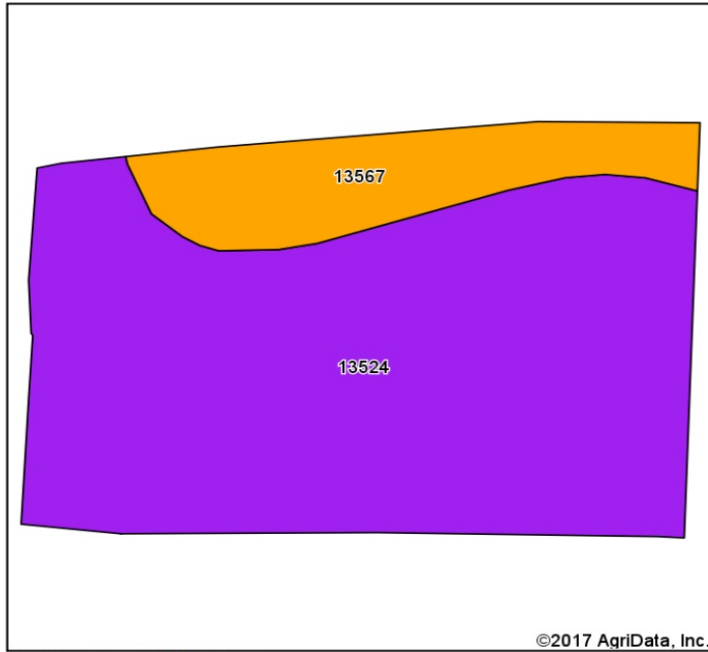
Driving Map



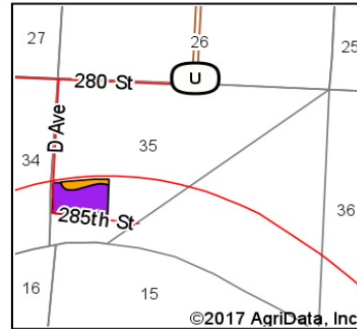
19 Acres +/-, Atchison County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Atchison**
 Location: **35-64N-42W**
 Township: **Benton**
 Acres: **17.93**
 Date: **2/2/2017**



Area Symbol: MO005, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Overall
13524	Haynie silt loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	14.89	83.0%		Vw		33
13567	Onawa silty clay, 0 to 2 percent slopes, frequently flooded	3.04	17.0%		Illw	Illw	41
Weighted Average							34.4

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

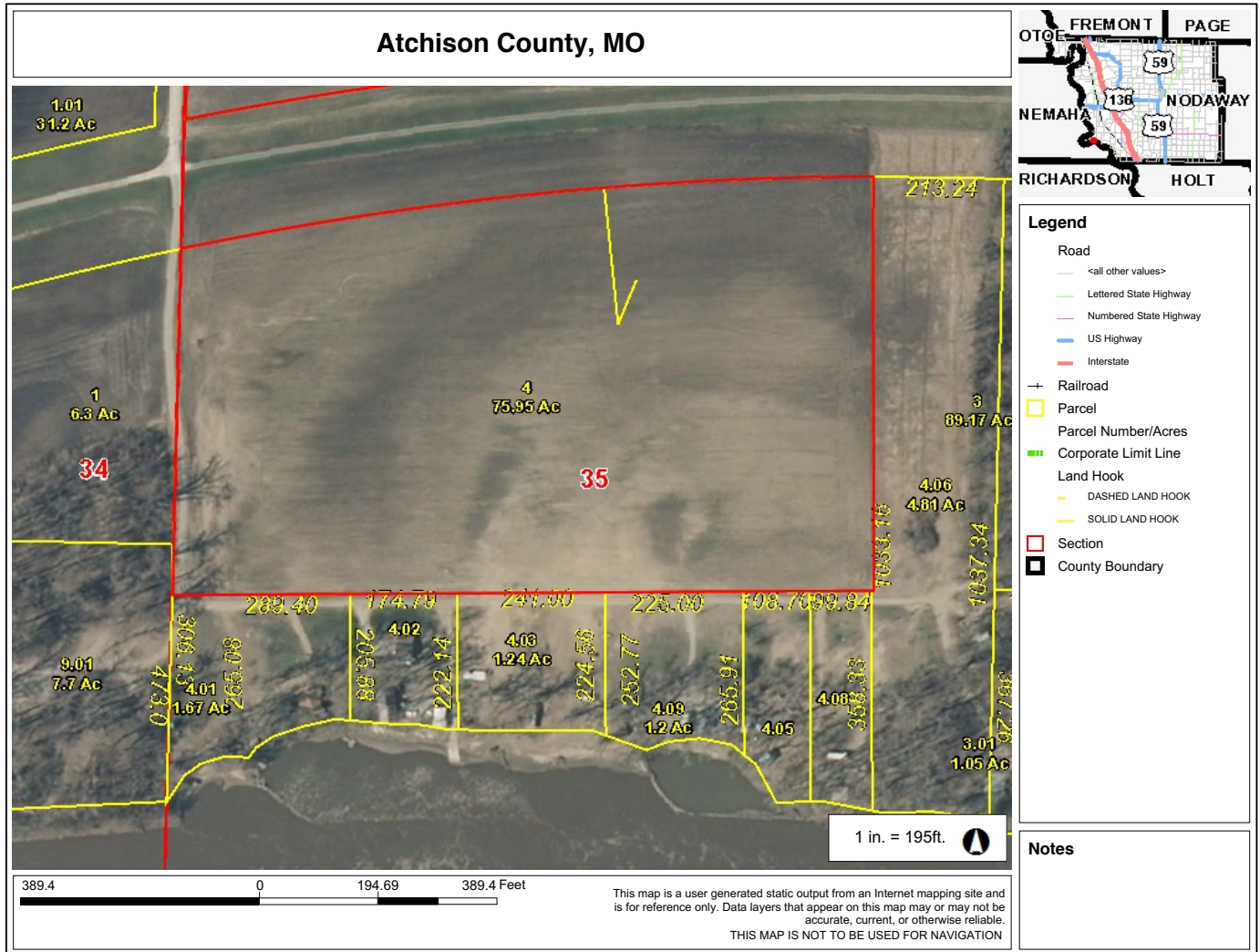
19 Acres +/-, Atchison County, MO
Surety Map

Aerial Map



19 Acres +/-, Atchison County, MO

Tax Map



19 Acres +/-, Atchison County, MO
Aerial Photos



19 Acres +/-, Atchison County, MO



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