



## Real Estate Specialists

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18156 Hwy 59  
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1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***Home & Duck Lake on 25 Acres, Holt County, MO***

*22150 Holt 170, Mound City, MO 64470*



*If you're an avid duck or field hunter, or just enjoy admiring wildlife up close, this place is meant for YOU! Located in the world-renowned flyway in Mound City, MO, this property includes a skeet range, large duck pool & guest house right out your back door, so you'd literally be living right in the "thick of it" yet only a few miles from town! With 8,000 square feet, you have PLENTY of room for family, guests and entertaining during the hunting season and holidays! Seller is serious about selling and has priced it accordingly so if it fits your needs, act NOW!*

#### **Price:**

\$850,000.00

*This divide option is part of a larger parcel.  
Contact agent for details.*

**# Bedrooms:** 4 + 1-2 in Guest House

**# Baths:** 4 + 1 in Guest House

**Est. Square Footage:** 8,000 sq. ft. (see details on pg. 2)

**Lot Size:** 25 Acres m/l

**2015 Taxes:** Tract is part of larger parcel. Taxes to be determined after closing.

- Beautiful view of Squaw Creek & MO River bottom
- Includes detached 2-car garage, guest house, stocked pond, 7-stall detached garage and other outbuildings
- All-new hardwood oak/stone flooring and imported stained glass windows throughout
- Gated entrance with private drive
- Great location near I-29
- Showcases 2 beautiful wood-burning fireplaces with custom insets. One is indoor/outdoor
- Beautiful 140-150 ft. 5 tier wrap-around deck
- Fire & waterproof safe included (\$2,600.00 value)
- Skeet and trap shooting range on property
- 2 irrigation wells – one for house and one for pivot
- Recently added all-new steel roofing
- Furnishings may be purchased separately
- 3 propane tanks on property not included (option to purchase)

**Agent: Alyssa Barnes**

(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@barnesrealty.com)

**Square Footage:**  
(Provided by Seller)

Home		Other Buildings	
Area	Sq. Ft.	Building	Sq. Ft.
Main Home	5,975	Guest House	1,336
Workout Room	600	4-Car Garage	1,350
Basement	1,398	Equipment Shop	5,600
<b>Total Interior</b>	<b>7,973</b>	<b>Total of Other Buildings</b>	<b>8,386</b>
Fireplace thru Covered Porch	380		
Deck	640		
Patio	3,112		
<b>Total Exterior</b>	<b>4,132</b>		
<b>Grand Total of Main Home</b>	<b>12,105</b>		

Scan to view aerial video of property:









Gated drive



Back deck overlooking shooting range





Clay sport shooting range



Patio off master suite



Entry



Indoor/Outdoor Fireplace



New stone flooring



New hardwood oak flooring



Dining room



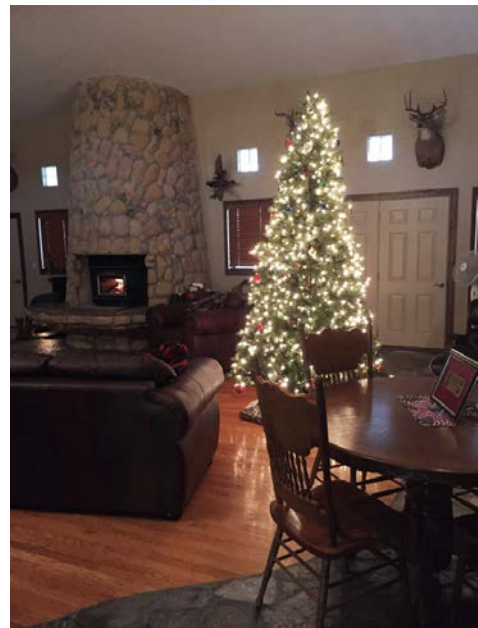
Kitchen



Dining/family room



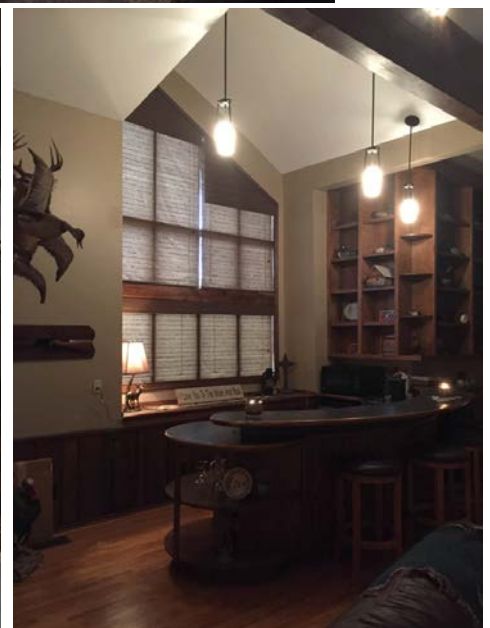
Living room with bar area



Office



Sitting room



Bar area



Mud room/exercise room



Master suite bedroom



Master bath

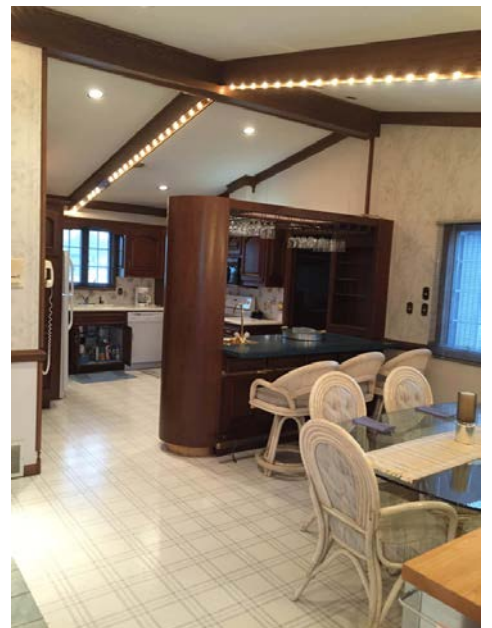


Laundry



Full basement

*Guesthouse*





Detached 4-car insulated garage/shop  
Bldg 20' wide x 48' long  
Door opening: 18' wide x 12' tall w/new door/opener



Heated and finished interior of 4-car garage/shop



Detached 7-stall all-steel building  
Bldg: 40' wide x 140' long  
Door openings: 18' wide x 12' tall



Heated & insulated area of detached 7-stall building



Interior of 7-stall building, all insulated w/20' tall peak