



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**

Home on 3.4 acres + Duck ponds & Duck Blind on 9.4 acres Hunt Adjacent 100 Acres! Holt County, MO

This combination truly has it all!! Hunt upland game separate from your waterfowl area! The lodge is warm and comfortable, and with 4 bedrooms, can accommodate many! It's centrally located and easy to get to, only minutes from the waterfowl hunting area! This unique property is a definite must see!

LOCATION:

3.4 acres + Home: located on Holt 260 off of BB HWY. It will be your first left after you turn onto Holt 260 from BB HWY.

Duck ponds + Blinds on 9.4 acres: Located in the bottoms. From the corner of BB HWY and Holt 260, you go south on BB HWY until you come to HWY 111. At HWY 111 turn left and go toward Forest City. Take the second right as you come into Forest City. You will go over railroad tracks. Continue down that road until you get to the first entrance of Bob Brown Wildlife refuge. Turn right and follow that road until the gravel ends. It will be your first pond on the left.

PRICE: ~~\$715,000.00~~ (These properties are priced together)

NEW PRICE! \$705,000.00

IMPROVEMENTS:

3.4 acres + Home: There is a 3 story log home with 4 bedrooms and 3.5 bathrooms. There is also a 3 stall garage on the property. You also get perpetual hunting access to the 100 acres surrounding as long as you pay the taxes for the 100 acres every year.

Duck ponds + Blinds on 9.4 acres: Has a duck blind and two pools. One pool is for early season teal and the second pool is specifically designed with water piped into the shooting area from an electric pump with a timer for keeping open water in the flooded, harvested corn field.

TAXES/TAXABLE ACRES:

3.4 acres + Home: 2015 taxes were \$683.41. *To keep the perpetual hunting rights on this property you have to pay the taxes for the 100 acres. The 2015 taxes for the 100 acres were \$229.52*

Duck Ponds + Blinds on 9.4 acres: 2015 taxes were \$122.80.

RENTAL STATUS: This property is available for full possession.

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:



12.86 Acres, Holt County, MO

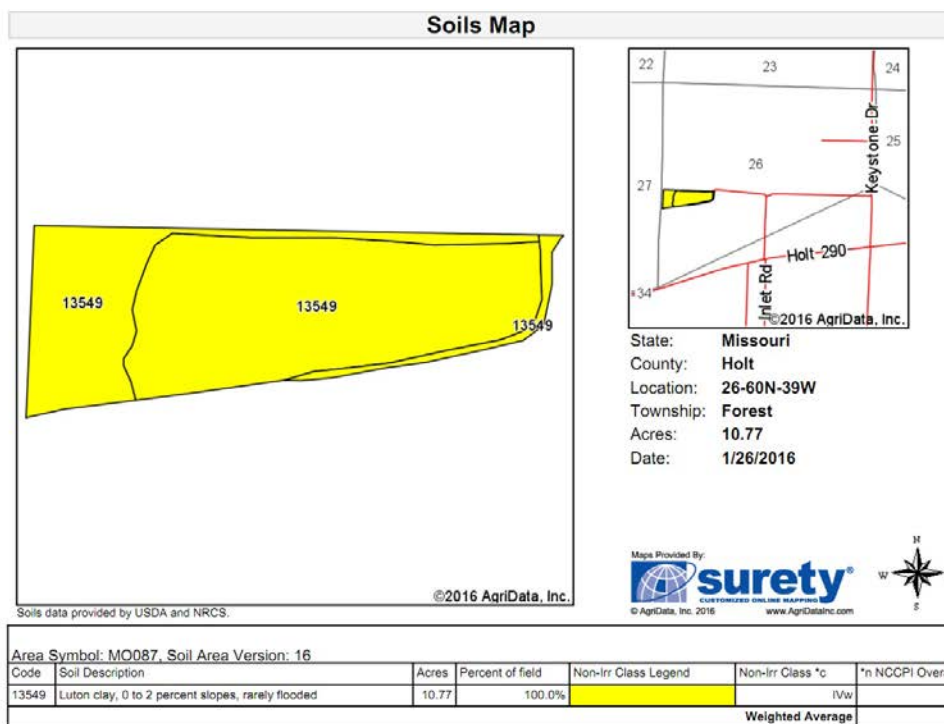
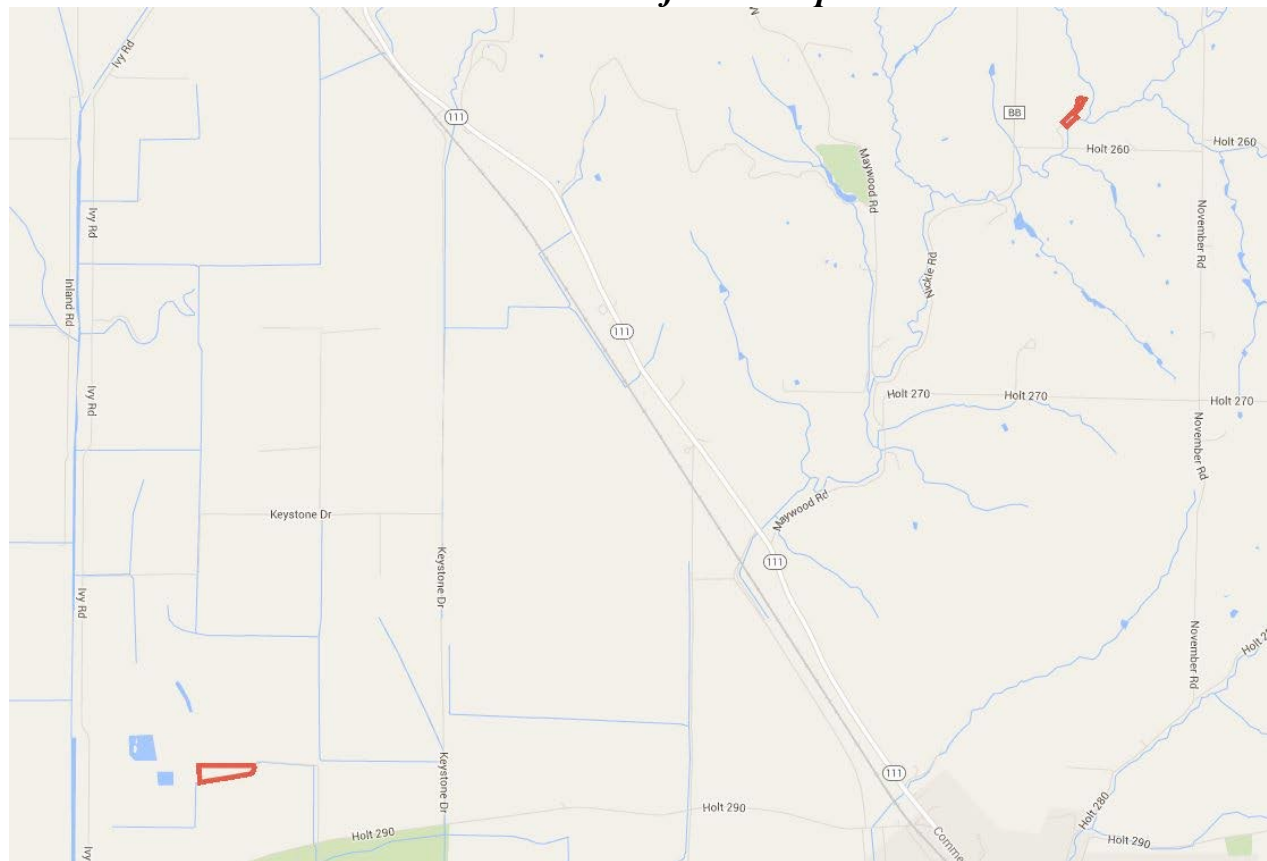
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

Google Aerial



12.86 Acres, Holt County, MO

General Location of Two Properties



12.86 Acres, Holt County, MO

Home Photos



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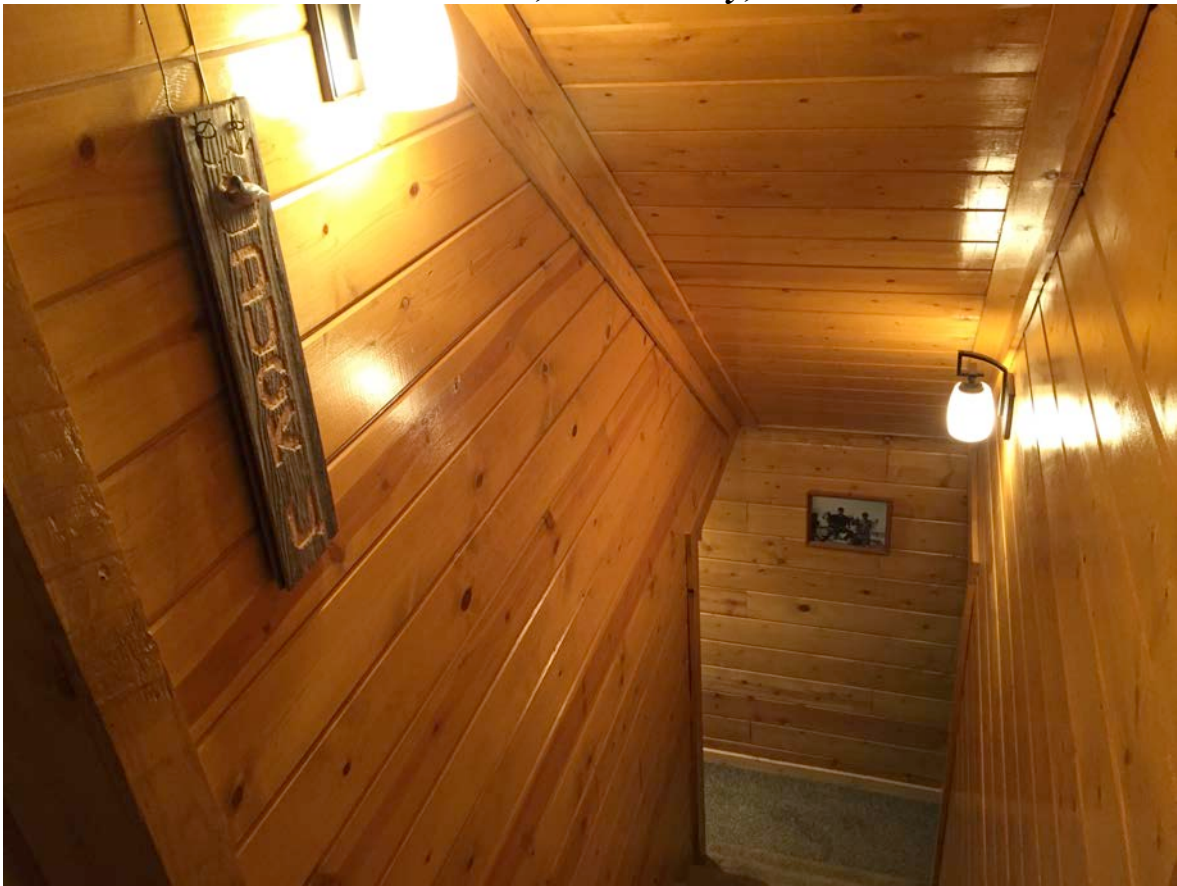
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Hunting/Duck Lake



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