



## Area Homes Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
[www.BarnesRealty.com](http://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

### *13070 285<sup>th</sup> Street, Fairfax, MO* **BEAUTIFUL RIVERFRONT PROPERTY!!**



*Folks, this kind of River Property is seldom found. The property includes .6 acres and adjoins Hoot Owl Bend Conservation Reserve. There is a rip-rap reinforced Missouri River bank with a Corp built and maintained dike that creates your own little protected harbor. The cabin was built in 2001 and comes with rural water, electric, new septic and a newer steel roof. Cabin faces South and views of the sun and moon rising and setting can be breath taking. Check out the photos of the deer, turkey, catfish, vegetable garden and scenery. If you want to be on the water, this you need to see this for yourself. Why limit your water sports to a few hundred yards when you have miles and miles at this fine location? Not to mention, hunting in your very own front yard or adjoining areas. Just 7 miles from I-29, near Rock Port, Mo and Brownville, Ne. Buyer also has option to buy the adjacent lot with sheds and buildings.*

**Price:** \$145,000.00  
**# Bathrooms:** 1  
**Water:** City

**Lot size:** .6 Acres  
**# Bedrooms:** 1  
**Taxes:** To be determined

**Deck:** Attached wood 24'X32'  
**Sq. Ft.:** Approx. 768 sq. ft.  
**Exterior:** Vinyl siding

#### **DISCLOSURE:**

This property is located in a designated 100 year flood plane

#### **LISTING AGENT:**

Dale Dickkut  
(660) 851-1104 or [dale@barnesrealty.com](mailto:dale@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.

*Setting the trend for how Real Estate is sold in the Midwest.*

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 him self 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.**

*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Google Aerial*



*General Location Map*

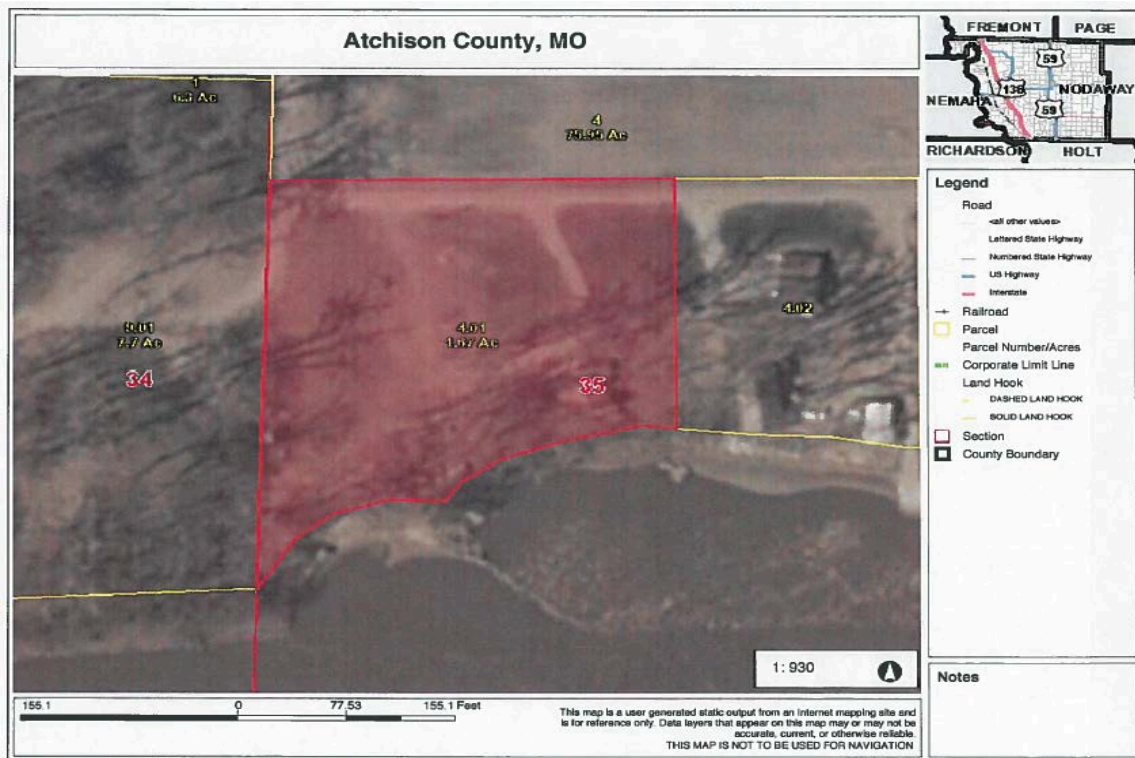




**13070 285<sup>th</sup> Street, Fairfax, MO**  
**Driving Map**



**Tax Map**



*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*





*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*





*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*





*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*





*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*





*13070 285<sup>th</sup> Street, Fairfax, MO*  
*Aerial Photos*



*Aerial Photos*



*13070 285<sup>th</sup> Street, Fairfax, MO*



*Photos*



*13070 285<sup>th</sup> Street, Fairfax, MO*



*Photos*



*13070 285<sup>th</sup> Street, Fairfax, MO*

