



# Farmland Sales 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

## 65.33 Acres +/- 20360 Elm Grove Rd. Camden Point, Platte County, MO

*This 65.33-acre tract is located just off I-29 in Camden Point, MO. and is less than 30 minutes from downtown Kansas City, MO & St. Joseph, MO. There are many possibilities for this property! There are two small ponds and fenced in areas for horses. There is currently approximately 20 acres cash rented for tobacco and a large tobacco barn on the property. A billboard along the I-29 frontage generates annual income as well. Approximately 30 acres of rows crops are planted on the property that could also be cash rented. The remaining property is grass and heavily treed which holds many deer and turkey.*

*This is a great piece of land to build your dream house or hold on to it for long-term investment income!*

### LOCATION:

This property is located on the East side of I-29 about 6 miles North of Platte City, MO.

### PRICE:

\$457,100.00 Total

PRICE REDUCED! \$424,645.00 Total

### FSA INFORMATION:

See Attached information.

### IMPROVEMENTS:

Large barn  
Storage buildings  
Public water access  
Electricity access  
Septic system  
Telephone access available

### TAXES/TAXABLE ACRES:

2016 taxes were \$448.20 on 65.33 Taxable Acres

### RENTAL STATUS:

Property is available for possession at closing.  
There are current cash rent leases for the 2017 season.

### LISTING AGENT:

Jared Innis  
(816) 985-1349 or [jared@barnesrealty.com](mailto:jared@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 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.

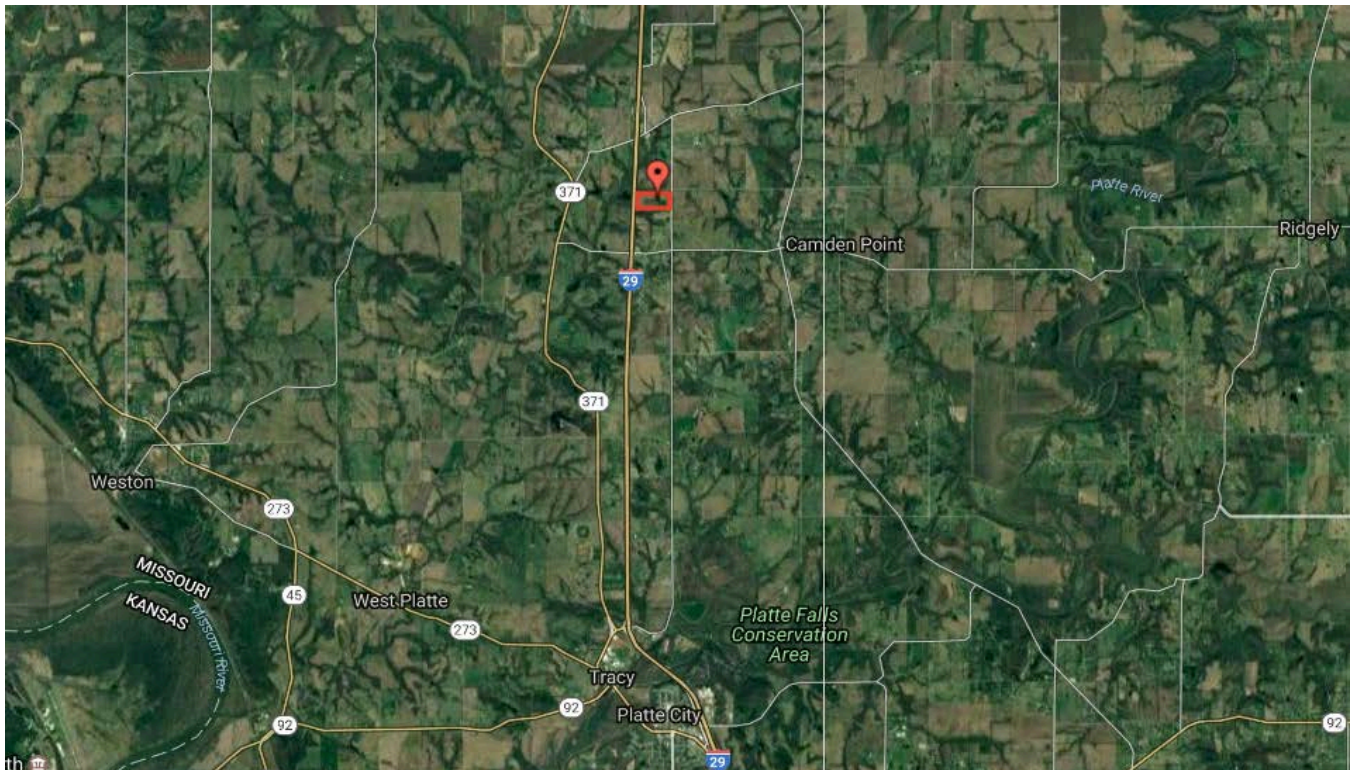




***65.33 Acres +/- 20360 Elm Grove Rd.  
Camden Point, Platte County, MO  
Google Aerial Map***

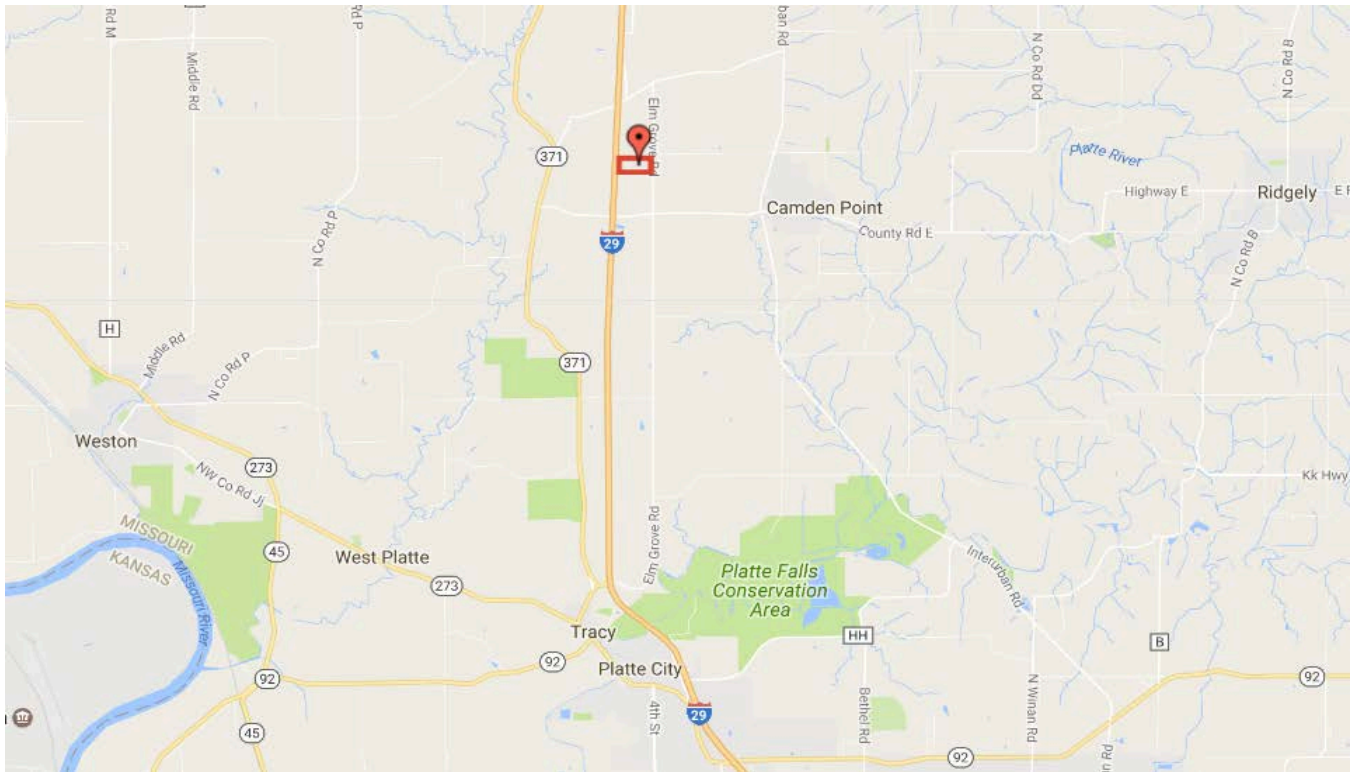


***General Location Map***





***65.33 Acres +/- 20360 Elm Grove Rd.  
Camden Point, Platte County, MO  
Driving Map***



## *Tax Map*





65.33 Acres +/- 20360 Elm Grove Rd.  
Camden Point, Platte County, MO  
Plat Map

Homes • Farms • Acreage

Marilyn Edlund  
Christine Roebing  
John Hartley  
Jim DeJarnatt

**The**  
**Weston**  
**Real Estate**  
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BROKER

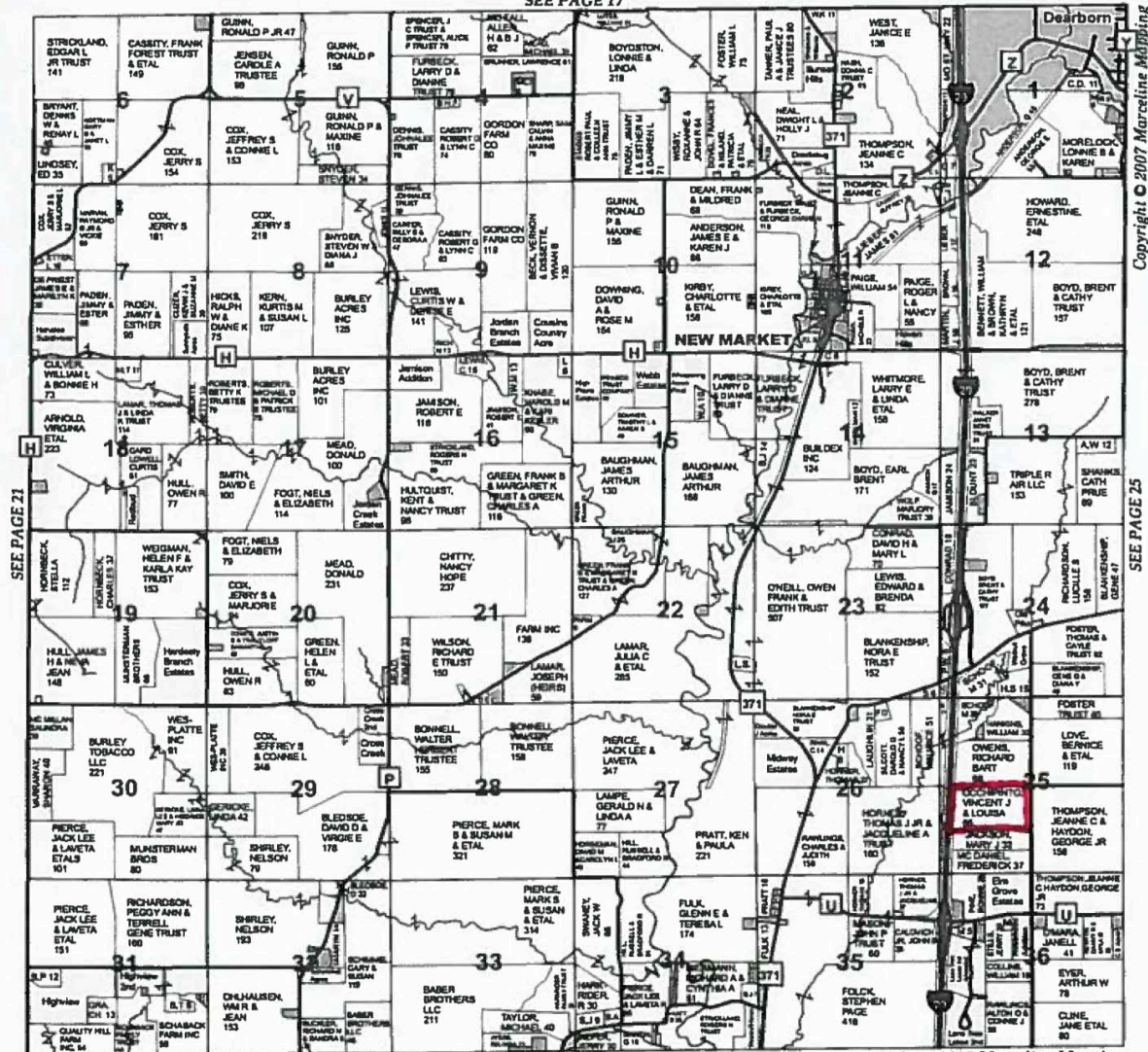
westonmorealestate.com

18300 Highway 45 N  
Main Office: 816-640-5402  
Downtown: 816-640-2291  
Fax: 816-640-5885

**R**  
REALTOR®

**TOWNSHIP 54N • RANGE 35W**

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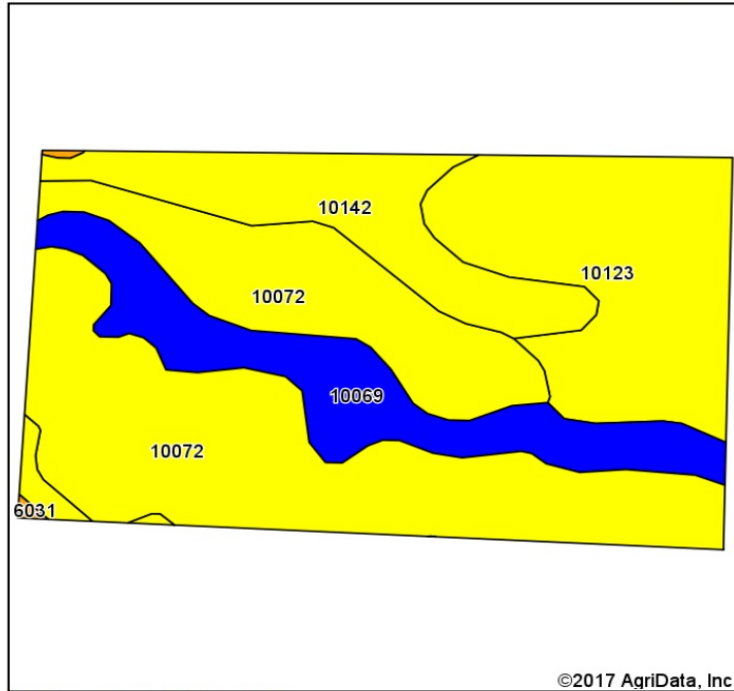
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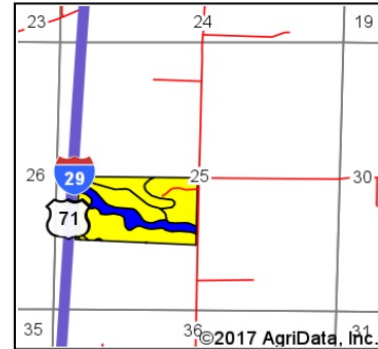


# 65.33 Acres +/- 20360 Elm Grove Rd. Camden Point, Platte County, MO Soil Map

## Soils Map



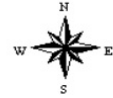
Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Platte**  
Location: **25-54N-35W**  
Township: **Green**  
Acres: **65.3**  
Date: **4/11/2017**



Maps Provided By:



Area Symbol: MO165, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	30.79	47.2%		IVe	47
10123	Sharpsburg silt loam, 9 to 14 percent slopes, eroded	14.71	22.5%		IVe	63
10069	Ladoga silt loam, 2 to 5 percent slopes	10.18	15.6%		Ile	64
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	9.47	14.5%		IVe	22
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	0.15	0.2%		IIIw	63
Weighted Average						49.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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Aerial Photos***





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