



Real Estate 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**

16.3 Acres +/- Highway Frontage, Jackson County, KS

This parcel has ½ mile of highway frontage on US Highway 75. Highway 75 is an artery stretching from Dallas, TX up into Canada, with several large cities in-route. Over 5,000 vehicles drive by this location DAILY! Of which, over 1,000 are heavy commercial vehicles. There are two driveway access points off of Highway 75 for this property. The land is slightly rolling, and its current use is hay production. Located in the USD 335 Jackson Heights school district in Jackson County, KS, the property is currently Zoned A-1: General Agriculture District which allows for a broad spectrum of use, such as home-business, dwelling, greenhouses, church, farming, etc. Please review the link below for zoning definitions.

LOCATION:

Property is located SW of 330th Rd and Hwy 75 in Jackson County, KS.

PRICE:

\$160,000.00

IMPROVEMENTS:

This tract is unimproved.

TAXES:

2018 taxes were \$50.32 on 16.3 acres.

LOT SIZE (Inside fence):

Approx. 316' X 2,580' X 328' X 2,580'

Totaling 830,760 Sq. Ft. or 19 acres

RENTAL STATUS:

Property is available at the time of closing.

ZONING & TRAFFIC:

A-1

Complete Zoning Regulations for Jackson County, KS

[HERE](#). (A-1 begins on page 19)

Zoning Note: Only the Owner can petition and apply for a zoning change.

Traffic Count: All vehicles 5,050 (Heavy Commercial 1,245)

2019 Traffic Flow Map Kansas State Highway System [HERE](#)

LISTING AGENT:

Lynn Hennigan

(785) 285-1208 or lynn@barnesrealty.com

BROKER PARTICIPATION:

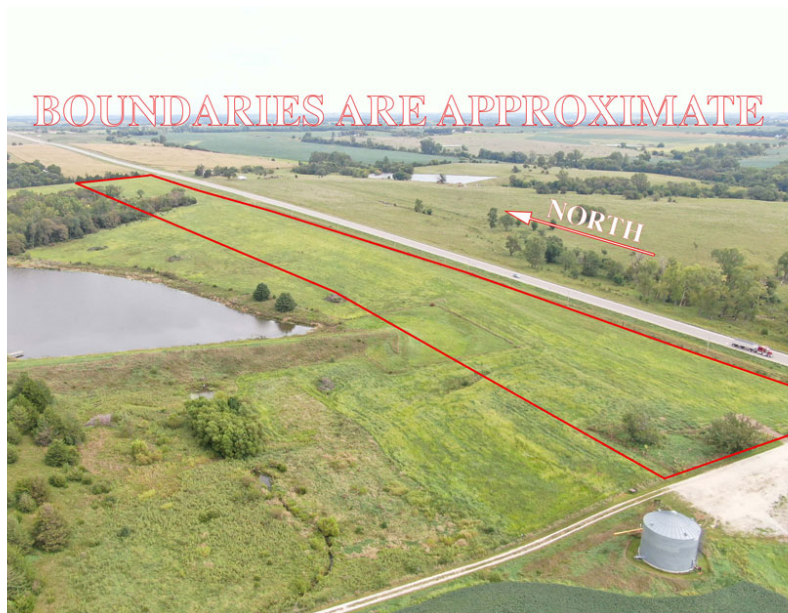
Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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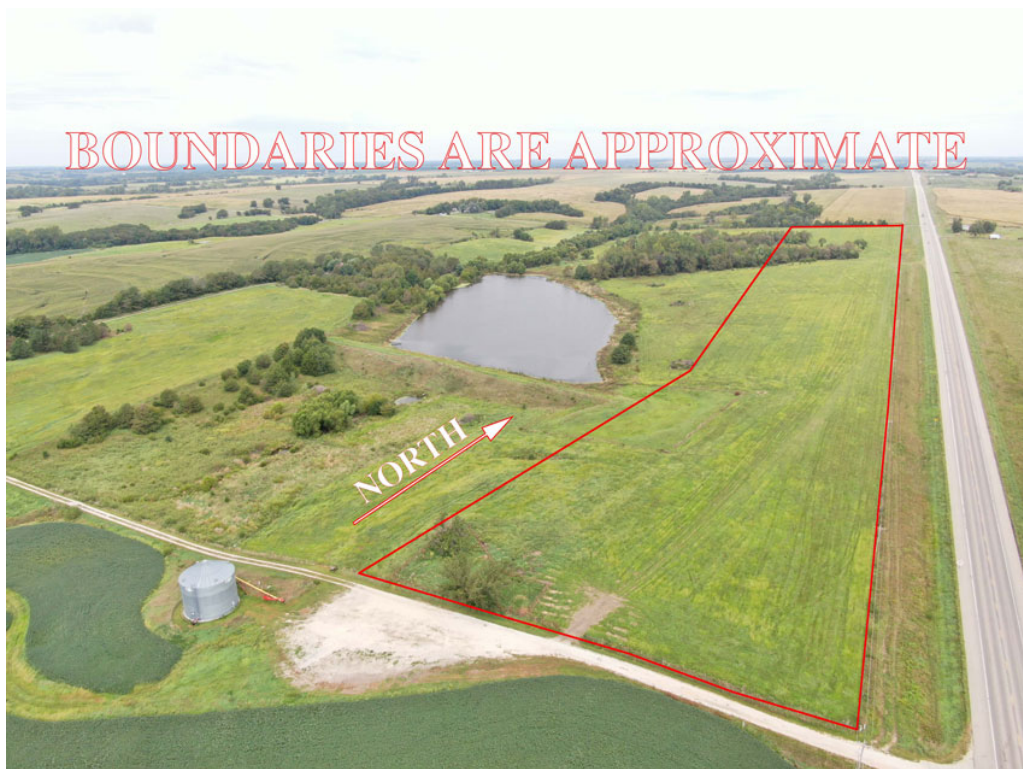
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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.



16.3 Acres +/- Highway Frontage, Jackson County, KS
Aerial Photos



16.3 Acres +/- Highway Frontage, Jackson County, KS



16.3 Acres +/- Highway Frontage, Jackson County, KS
Google Aerial



General Location



16.3 Acres +/- Highway Frontage, Jackson County, KS
Driving Map

