



Land 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

23.5 Acres +/- Brown County, KS

*Conveniently located at an interchange on 36 Hwy, this property is ripe for development. With 23.5 surveyed acres, there is plenty of room for expansion or division into smaller parcels. The utilities are very near the property and it features 1-3% slopes, no trees, and Wymore silty clay loam soils. This land is outside Hiawatha city limits yet located within the 3-mile zoning jurisdiction of the city of Hiawatha. The city of Hiawatha has designated the property as a business for future land use. **DEVELOP HERE, Hiawatha is ready to host good jobs in its community!***

LOCATION:

Property located on the intersection between 12th Street and Hiawatha, KS and 36 Hwy.

PRICE:

\$235,000.00

FSA INFORMATION:

Coming soon!

IMPROVEMENTS:

Electricity access nearby

TAXES/TAXABLE ACRES:

To be determined

RENTAL STATUS:

Available for possession at the time of closing.

RESOURCES:

Business Incentives: Hiawatha Foundation for Economic Development, Mikaela Moore, 785-740-4333, hfedoffice1@gmail.com

Hiawatha Economic Development: Mike Nichols, 785-742-7417, ecodevo@cityofhiawatha.org

Brown County Environmental Sanitation Code: http://www.nekes.org/uploads/Brown_County_Codes.pdf administered by Northeast Kansas Environmental Services, 785-985-2778

Water/Sewer: City of Hiawatha, Dave Grimm, 785-742-7417, ext 202

Fiber Internet: Rainbow Communications 1-800-892-0163

Electricity: Evergy 1-800-383-1183/ **Natural Gas:** Kansas Gas Service 1-800-794-4780

Brown County GIS Map: <https://www.kansasgis.org/orka/> **City of Hiawatha:** <https://www.cityofhiawatha.org/>

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.



23.5 Acres +/- Brown County, MO
Aerial Photos



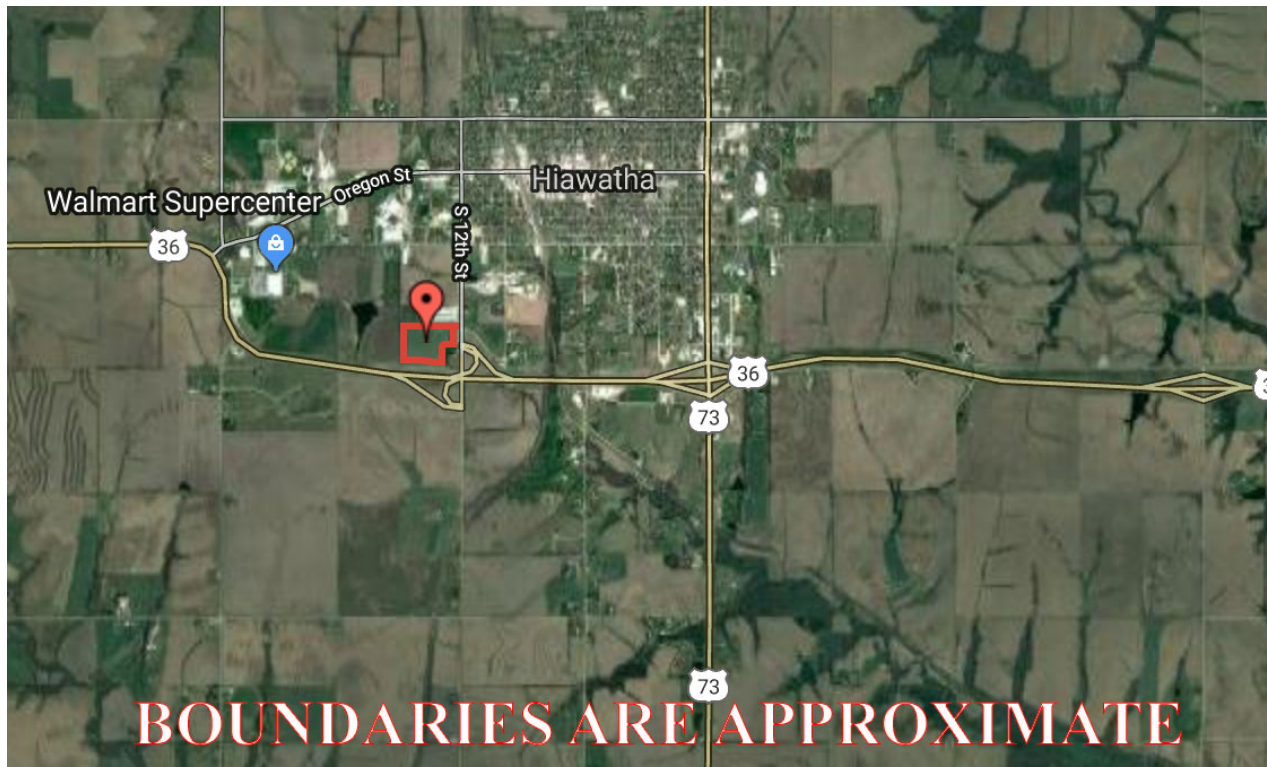
23.5 Acres +/- Brown County, MO



23.5 Acres +/- Brown County, MO
Google Aerial Map



General Location Map



23.5 Acres +/- Brown County, MO Driving Map



Kansas State Traffic Flow Map

SOURCE

<https://www.ksdot.org/Assets/wwwksdotorg/bureaus/burTransPlan/maps/CountMaps/Districts/countmap2018.pdf>

2019 TRAFFIC FLOW MAP KANSAS STATE HIGHWAY SYSTEM

Kansas Department of Transportation
Bureau of Transportation Planning

IN COOPERATION WITH

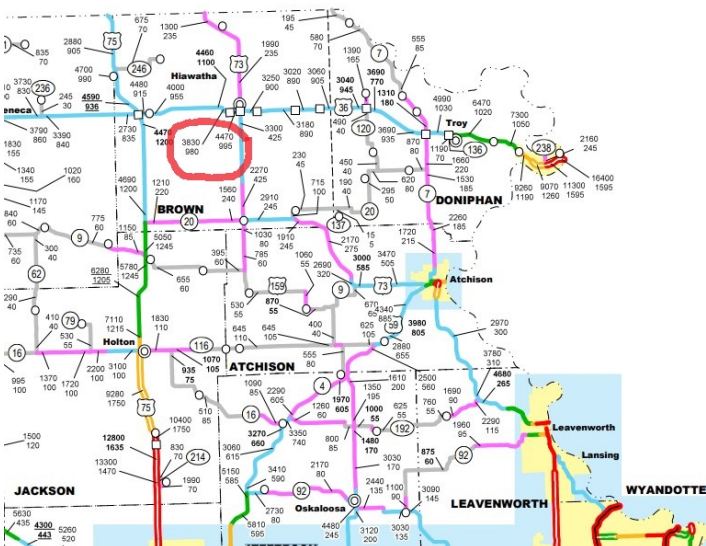
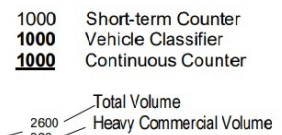
U.S. Department of Transportation
Federal Highway Administration



Annual Average Daily Traffic (AADT)
Traffic Counts Recorded in CY 2018

LEGEND

Road Key



PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

23.5 Acres +/- Brown County, MO Surety Map

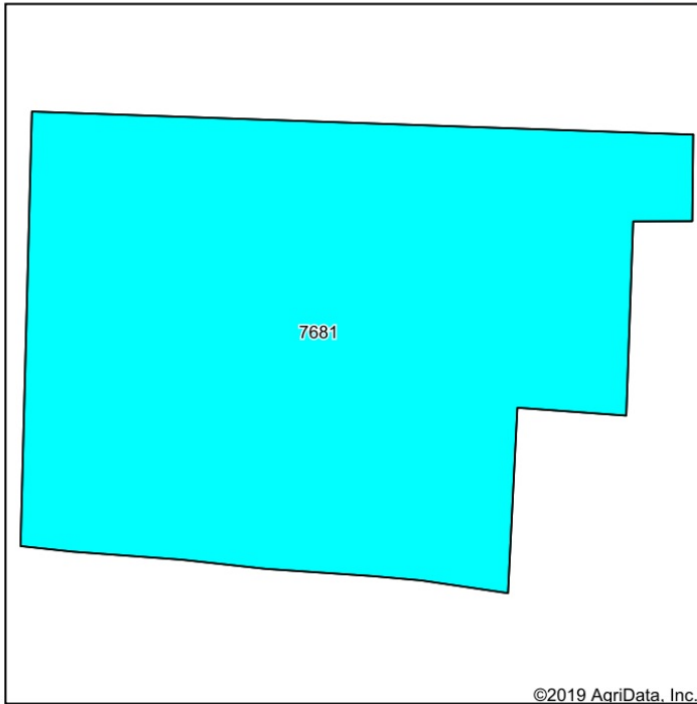
Aerial Map



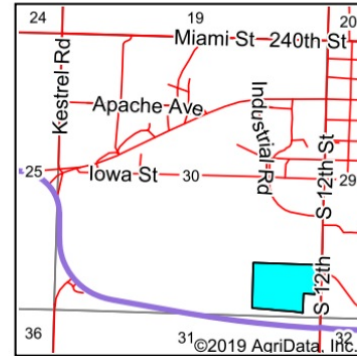
23.5 Acres +/- Brown County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Brown**
Location: **30-2S-17E**
Township: **Hiawatha**
Acres: **23.5**
Date: **12/10/2019**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7681	Wymore silty clay loam, 1 to 3 percent slopes	23.50	100.0%		Ile	Ile	63
Weighted Average							*n 63

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.