



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**

Maryville Livestock Market

70 Acres +/- Nodaway County, MO

22783 US Hwy 71, Maryville, MO 64468

This facility would accommodate nearly any type of Ag related business that could serve the area. Perfectly located North of Maryville, MO and in the heart of Nodaway County, this listing has room for ANY commercial business endeavor! Hwy 71/Maryville, MO sees over 17,000 vehicles A DAY!!! The additional 70 acres +/- also provides plenty of room for expansion!

LOCATION:

Property is located approx. 2 miles North of Maryville, MO at the West side of the intersection of Hwy 136 and Icon Rd.

PRICE:

\$1,599,000.00

IMPROVEMENTS:

Complete auction house buildings approx. 78,000 Sq. Ft.
Business offices, café, sales area, pens
Barns and pens will hold approx. 4,000 head of cattle
Livestock fencing
Watering system w/steel water tower
Front main entry parking (175 surface parking spaces)
Main pole barn approx. 140' wide X 401' long.
North pole barn approx. 96' wide X 160' long.
Hay barn approx. 46' X 88' X 16'
Machine shed approx. 30' X 60' X 12

ZONING:

Commercial C-2

TAXES:

2019 taxes were \$8,118.12 on 68.89 taxable acres.

RENTAL STATUS:

Property is available for possession at the time of closing. There is a temporary Easement in place that expires in March 2021.

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. 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:

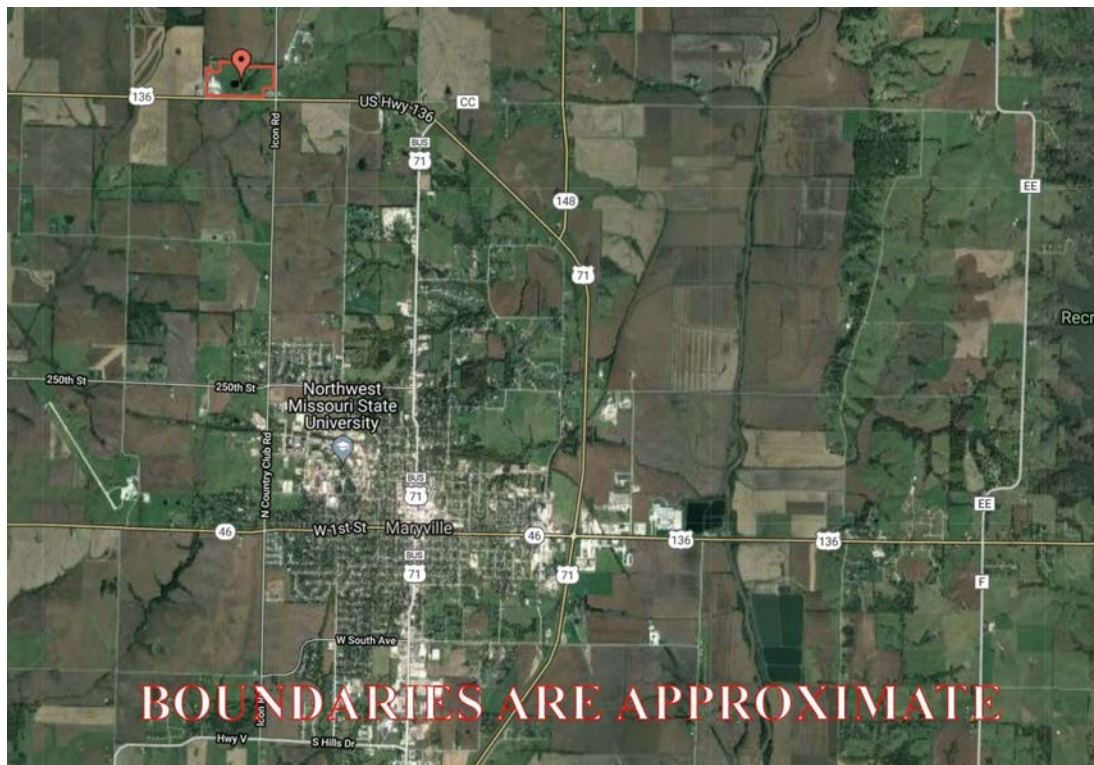
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Maryville Livestock Market, Maryville, MO 64468
Google Aerial



General Location



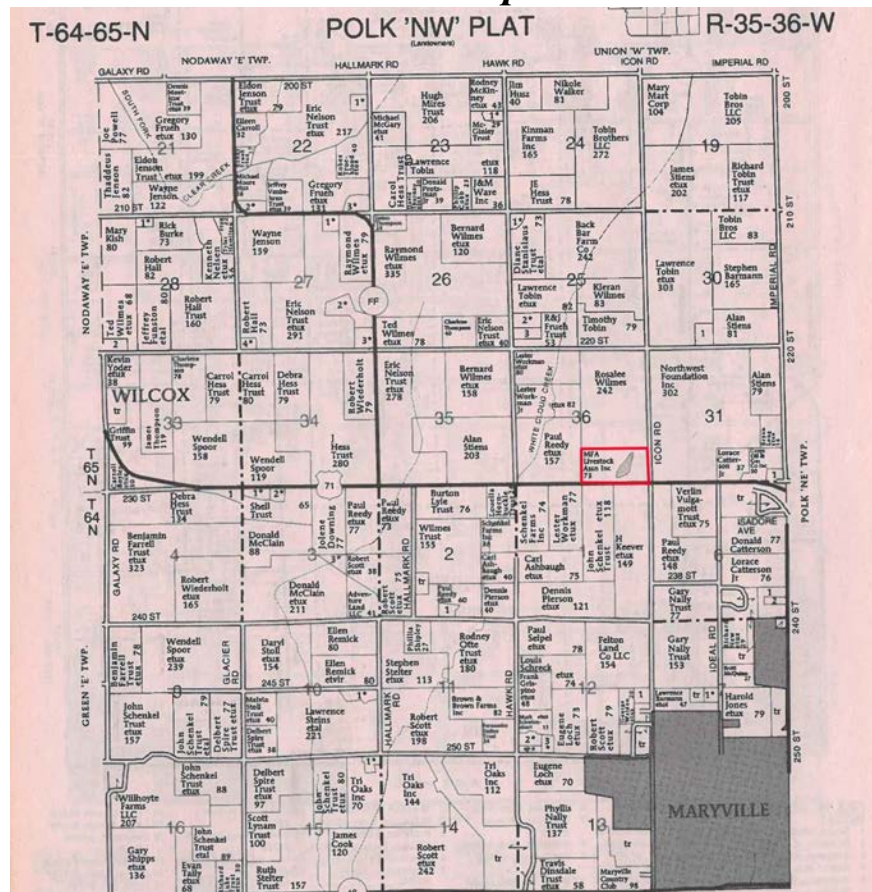
Driving Map

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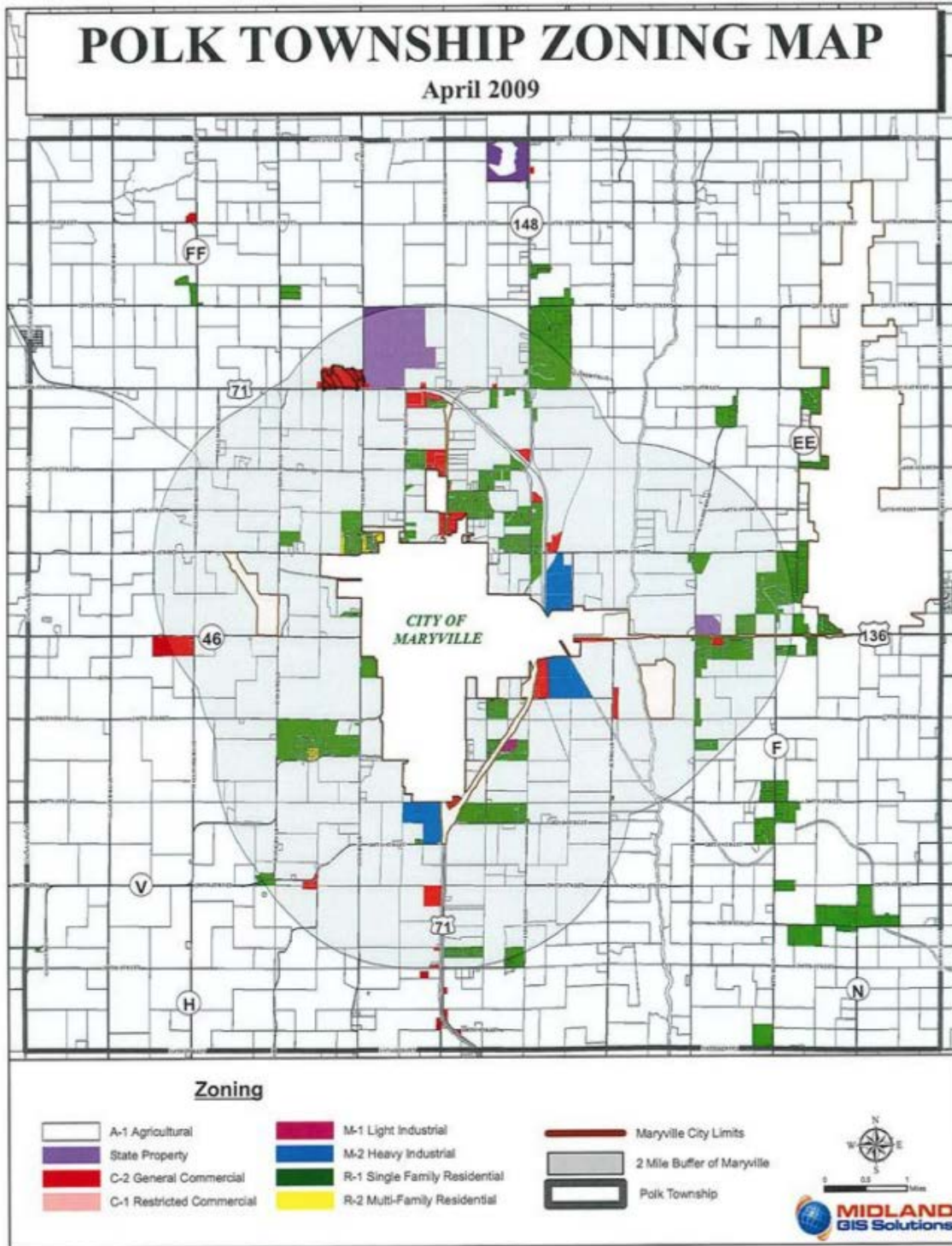
Plat Map



Zoning Map

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Photos

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