



## Land 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

### ***2.32 Acres, Atchison County, MO***

*Are you looking for that Perfect Getaway? With A Cabin, UTV/Hiking Trails, a shooting range, lots of trees and good easy access off I-29 Via exit 99, this small, affordable tract is easy to maintain and enjoy. Since it's located halfway between Kansas City and Omaha, it may just have it all! Come take a look or See the Drone Video on our website while this is still available.*

#### **LOCATION:**

Right off of Exit 99 on Interstate 29, approximately 2 miles North of Corning, Missouri.

#### **PRICE:**

\$165,000.00 Total

**PRICE REDUCED: \$130,000.00**

#### **IMPROVEMENTS:**

The county road has been improved.  
This tract has a small cabin and shooting range.

#### **TAXES/TAXABLE ACRES:**

2022 Taxes were #3.68 on 2.05 Taxable Acres

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [Jamie@barnesrealty.com](mailto: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 The listing may be withdrawn with or without approval.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.

## ***2.32 Acres, Atchison County, MO***

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.**

### ***Google Aerial Map***

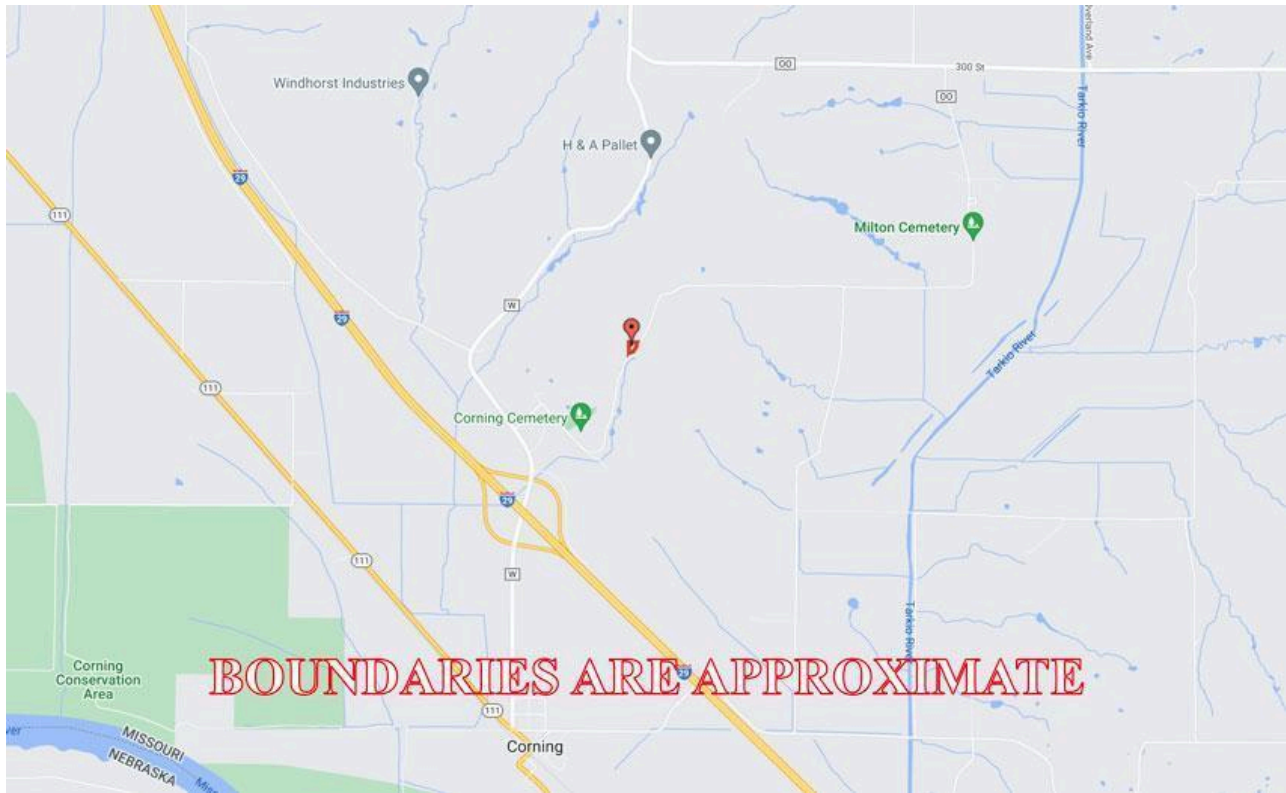


### ***General Location Map***

## 2.32 Acres, Atchison County, MO

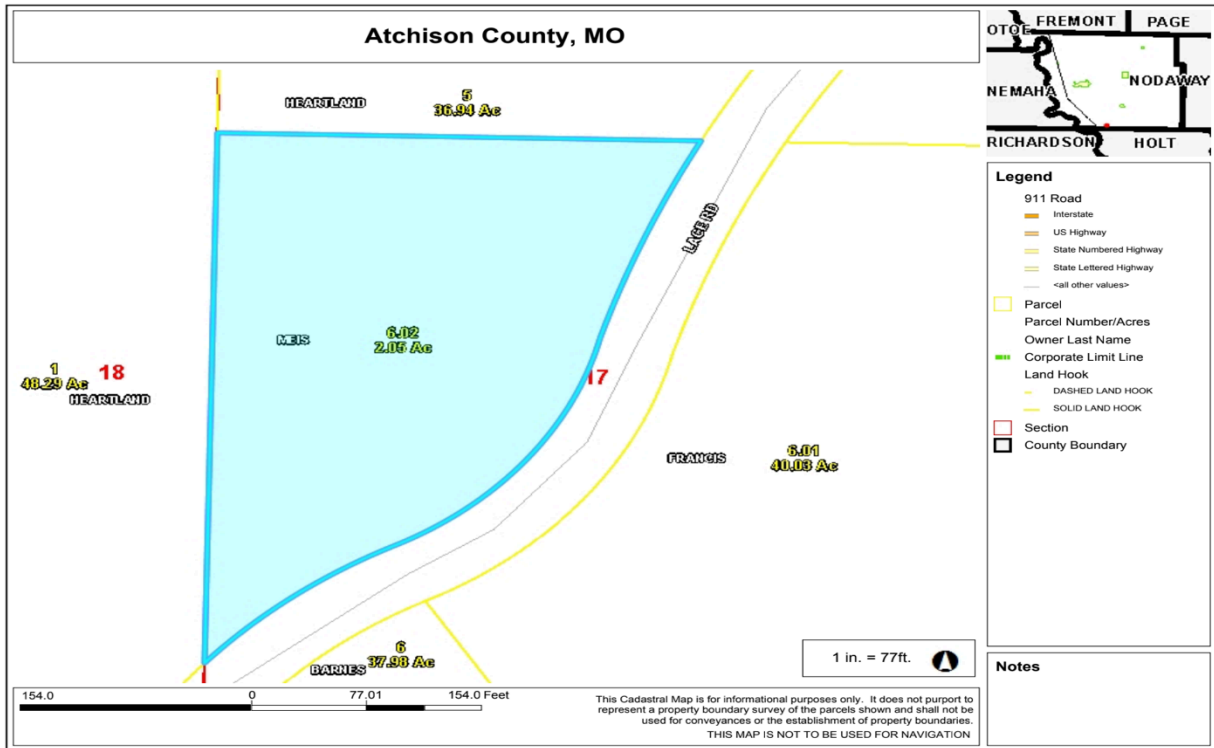


*Driving Map*



*Tax Map*

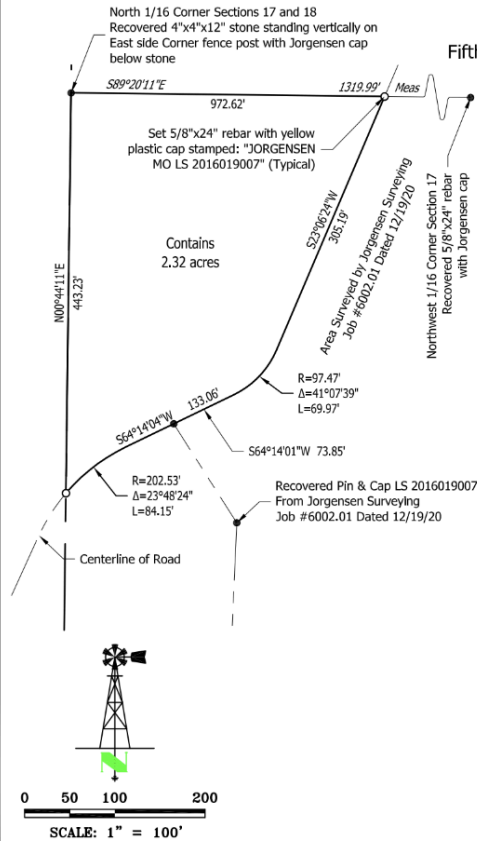
# 2.32 Acres, Atchison County, MO



2020 Survey

# 2.32 Acres, Atchison County, MO

## RURAL BOUNDARY SURVEY Located in the Southwest One-Quarter of the Northwest One-Quarter of Section 17 Township 63 North, Range 40 West of the Fifth Principal Meridian, Atchison County, Missouri



### Legal Description:

A tract of land located in the Southwest One-Quarter of the Northwest One-Quarter of Section 17, Township 63 North, Range 40 West of the Fifth Principal Meridian, Atchison County, Missouri, being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest One-Quarter of the Northwest One-Quarter of said Section 17;  
Thence S89°20'11\"E and along the North line of the Southwest One-Quarter of said Northwest One-Quarter a distance of 972.62 feet to a point at the centerline of a county road;  
Thence Southerly along the centerline of a county road the following four courses:

1. S23°06'24\"W a distance of 305.19 feet;
2. Along the arc of a curve to the right, having a radius of 97.47 feet and a central angle of 41°07'39\" for an arc distance of 69.97 feet;
3. S64°14'01\"W a distance of 133.06 feet;
4. Along the arc of a curve to the left, having a radius of 202.53 feet and a central angle of 23°48'24\" for an arc distance of 84.15 feet to a point on the West line of said Northwest One-Quarter;  
Thence N00°44'11\"E and along the West line of said Northwest One-Quarter a distance of 443.23 feet to the Point of Beginning, containing 2.32 acres.

### Notes:

Basis of Bearings is the North line of the Southwest One-Quarter of the Northwest One-Quarter of Section 17, Township 63 North, Range 40 West of the Fifth Principal Meridian, monumented as shown herein, with a line between being assumed to bear S89°20'11\"E.

Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title nor title commitment were furnished to the surveyor.

### Certification:

I hereby certify that I have performed a survey and prepared the accompanying plat and legal description of the premises described in the Legal Description which meets or exceeds the current Missouri Standards for Property Boundary Surveys as jointly adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources and that the results of said survey are represented on this survey to the best of my professional knowledge and belief.



THIS DRAWING ORIGINALLY CREATED AT SPECIFIED SCALE. IF LINE BELOW DOES NOT MEASURE 1 INCH, DRAWING HAS BEEN REDUCED. ORIGINAL DRAWING SIZE: 1 INCH

**JORGENSEN SURVEYING**  
73051 617 Ave  
Tecumseh, NE 68450  
(402) 335-2033  
jorgensensurveying@gmail.com

BOUNDARY SURVEY  
Part SW1/4 NW1/4 Sec 17, T63N  
R40W, Atchison Co, MO  
PREPARED FOR:  
Barnes Realty - Jamie Barnes

SCALE	1"=100'
FIELD ON:	12/16/20
CHK. BY:	MARCY
DWN. BY:	BRENT
DATE:	02/06/21
SHEET	1 OF 1
JOB NO.	1123.18

## Cabin Photos



## Cabin Photos

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

***2.32 Acres, Atchison County, MO***



***Aerial Photos***

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## 2.32 Acres, Atchison County, MO



### *Aerial Photos*

***2.32 Acres, Atchison County, MO***



***Aerial Photos***



***2.32 Acres, Atchison County, MO***



***County Road Facing South From Property***

