



## 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

### ***2.84 Acres, Holt County, MO***

Here is an Affordable Timber site with all the amenities and yet they are close to St Joseph!  
Seller can complete Septic for additional cost.

Electricity on site

Rural Water Available (buyer expense)

High Speed Internet

#### **LOCATION:**

Property is located about 4.5 miles East of Forbes, Mo. South of the Monkey Mountain Conservation area.  
*See driving map*

#### **PRICE:**

\$60,000.00 Total

#### **IMPROVEMENTS:**

This land has had some dirt work done.

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

2021 taxes were \$12.11 on 2.84 Acres

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)



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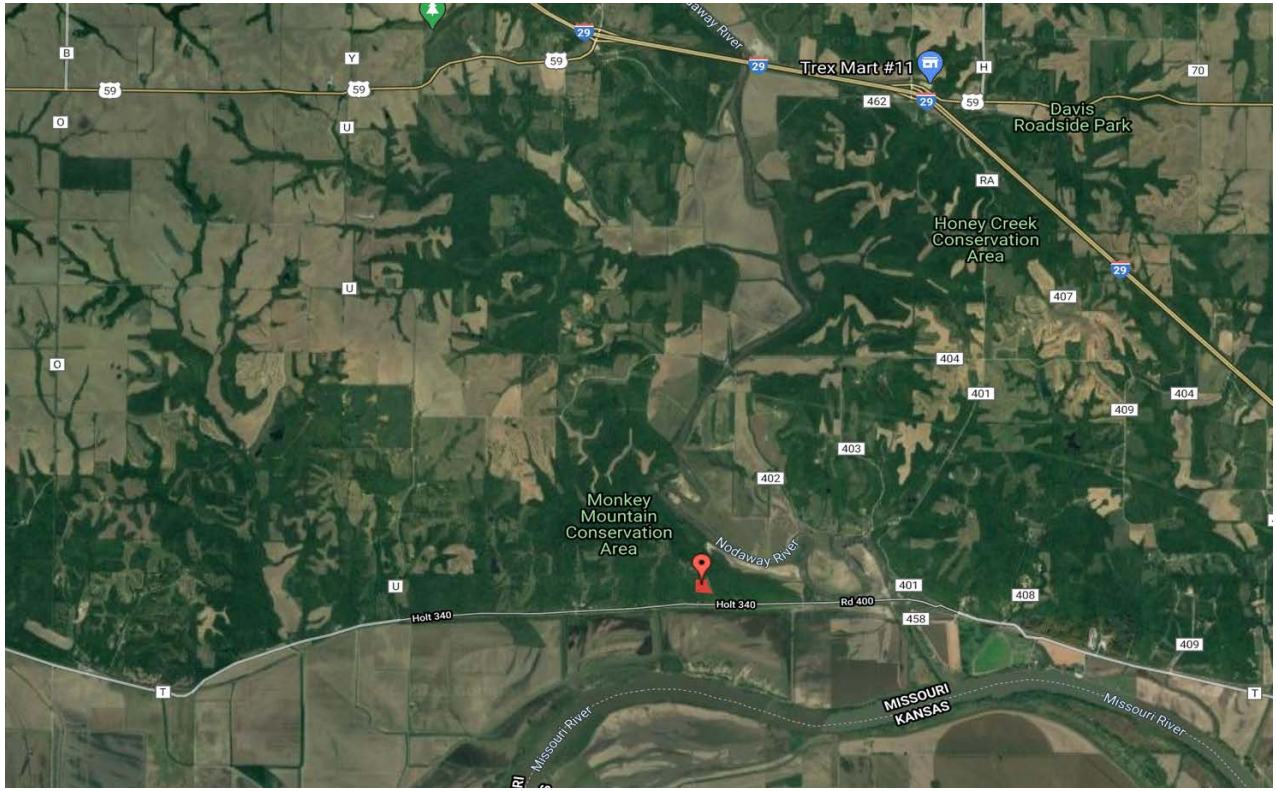
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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:

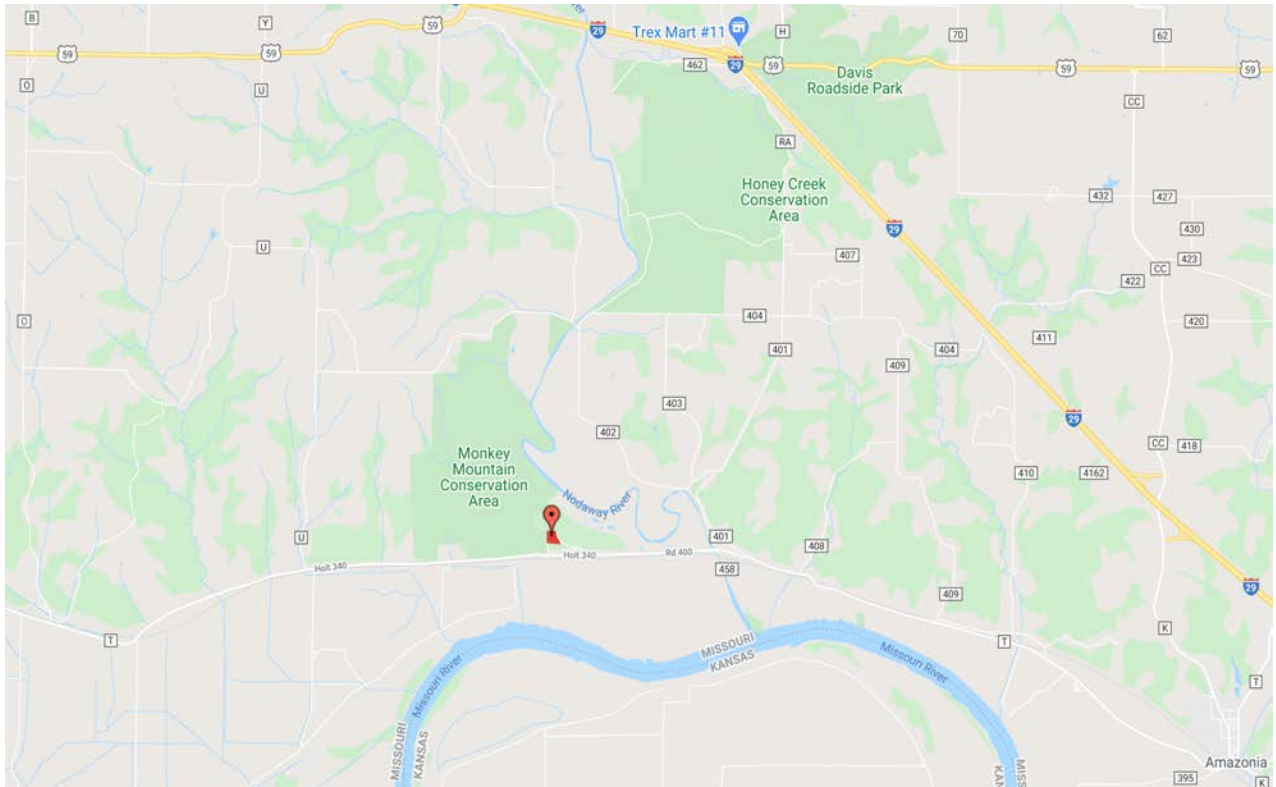
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

## *2.84 Acres, Holt County, MO*

### *General Location Map*



### *Driving Map*

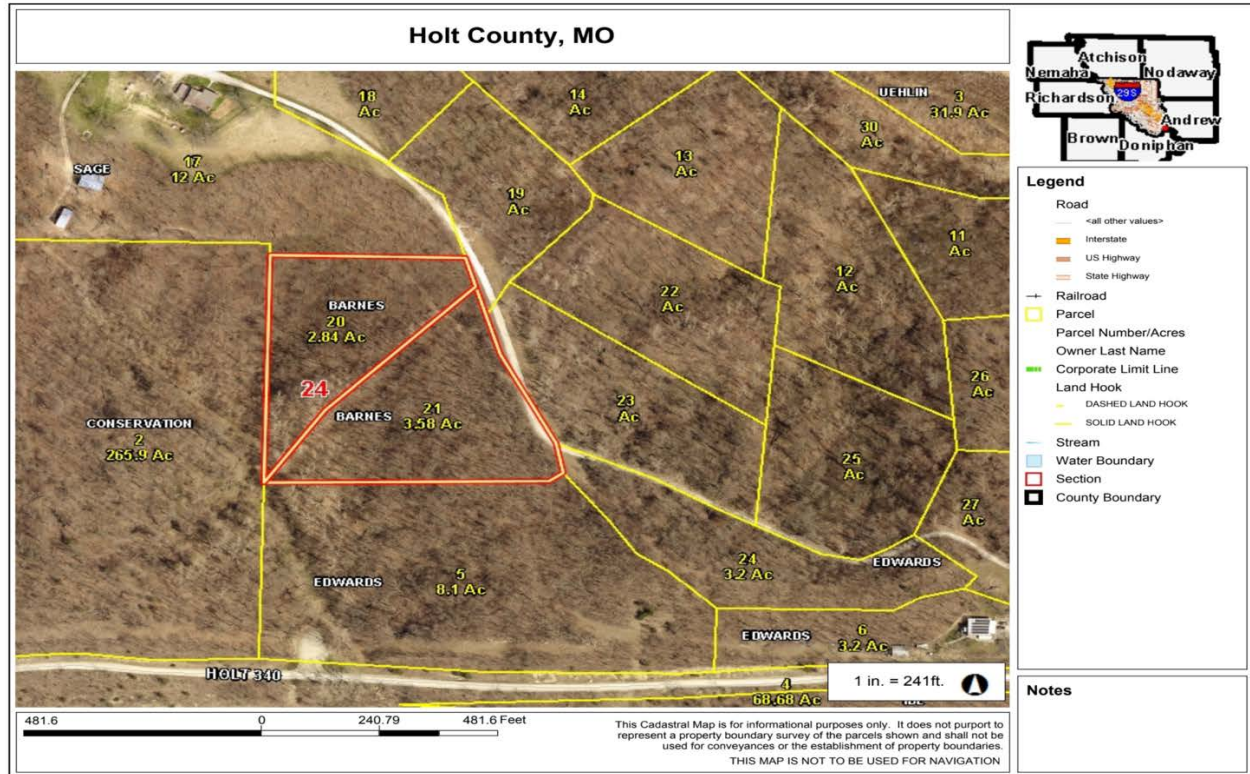


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### Tax Map



## Aerial Photos



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## ***2.84 Acres, Holt County, MO***



## ***Dirt Work Photos***



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