



Farmland 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

39 Acres +/- Atchison County, MO

*Here's a smaller affordable parcel with good access, and an outstanding view of the Missouri River Bottom.
The road is getting improved for fall of 2021 as the School Bus will be traveling Fall of 2021.*

LOCATION:

This property is located just Northeast of the Corning, Mo. Exit off I-29. Travel East to 317th St. and North Ave. It's on the South side of the road.

PRICE:

\$6,995.00/Acre or \$272,805.00 Total
OR

\$6,995.00/Acre or \$139,900.00 Total for the
East or West or North or South 20 Acres.

IMPROVEMENTS:

Fences are cattle tight with access to
pond.

TAXES/TAXABLE ACRES:

2022 taxes were \$70.74 on 37.98 taxable
acres.

RENTAL STATUS:

Full Possession is available at closing.

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.

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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 The listing may be withdrawn with or without approval.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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

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Aerial Photos

