

LODGE & 3.4 ACRES, HOLT COUNTY, MO

For Sale

This 3.4-acre deeded tract in Holt County, Missouri, includes a fully furnished hunting lodge with a 42'x28' three-car garage. The Lodge sleeps up to 12 and is outfitted with 6 big screen TVs, modern amenities, and plenty of space for gear, guests, and relaxation. Surrounded by 85 acres of private land with hunting rights included. Located just 35 minutes from Mozingo Lake, this property is ideal for year-round use.

BARNES REALTY

18156 Hwy 59 Mound City, MO 64470
(660)-442-3177

1711 Oregon Hiawatha, KS 66434
(785)-742-4580

www.BarnesRealty.com

PROPERTY FEATURES

Price:
$985,000.00 total

Listing Agents:
Agent: Jamie Barnes
(660) 851-1125 or
Jamie@BarnesRealty.com

Agent: Garrett Barnes
(660) 851-1495 or
Garrett@BarnesRealty.com

Features:

- 3.4 Acres
- Fully furnished lodge
- 6 big screen tvs
- 42' x 28' three car garage
- Surrounded by **85 acres of private land with hunting rights included.**
- Excellent deer and turkey hunting
- 35 minutes drive to Mozingo Lake

Real Estate Taxes:
2025: $755.40

Location:
From Oregon MO head North on US-59 for 2.7 miles, turn West onto Holt 260 for 2.5 miles. Tract is on the North side of the road.



Setting the trend for how Real Estate is sold in the Midwest.
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 The listing may be withdrawn with or without approval.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.

LODGE PROPERTY - MORE DETAILS

OFFERED AS PART OF A COMBINED $1,380,000.00 PACKAGE

Lodge Property - Holt County, MO:

- **3.4 Acres**
- **Fully furnished lodge** (sleeps 12, includes 6 big screen TVs)
- **42' x 28' three car garage**
- Surrounded by **85 acres of private land with hunting rights.**
- Private duck lake on-site
- **All deer shown were hunted on this property**
- **35-minute drive to Mozingo Lake** - great for off season fishing
- Proven turkey and whitetail deer hunting location

Duck Lake Tract - Andrew County, MO:

- **24.83 deeded acres**
- **River access to hunt the famous Nodaway River** — known for late-season mallards
- **3 acres planted in moist soil** for early teal season
- Two **24'x12' duck blinds** (North and South)
- **Well-fed duck lake** with electric pump for reliable water control
- Seasonal use of **400 gal/min trash pump** drawing from the Nodaway River
- **No competing duck lakes within 3.1 miles** — gives you the edge
- Exceptional waterfowl hunting and strong turkey and deer potential

Total Offering:

- Lodge Property Price: $985,000.00
- Andrew County Duck Lake Price: $395,000.00
- Combined Price: $1,380,000.00

*Available individually or as a package

Don't Wait!

This is a rare opportunity to purchase two premium recreational tracts in Northwest Missouri - a fully furnished lodge in Holt County and a duck hunting property in Andrew County!

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PHOTOS





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INTERIOR PHOTOS







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HUNTING PHOTOS





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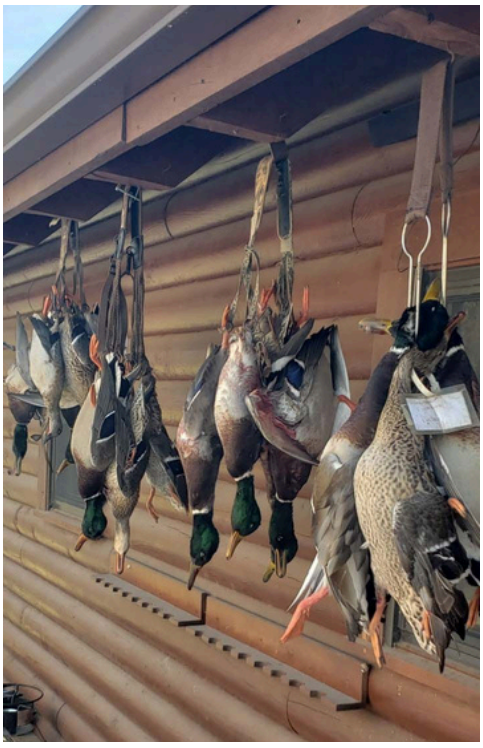
HUNTING & FISHING PHOTOS





***FISHING PHOTOS ARE FROM MOZINGO LAKE**







AERIAL MAPS

Aerial Map



map center: 40° 1' 45.57, 95° 11' 18.59

0ft 157ft 315ft

8-60N-38W
Holt County
Missouri

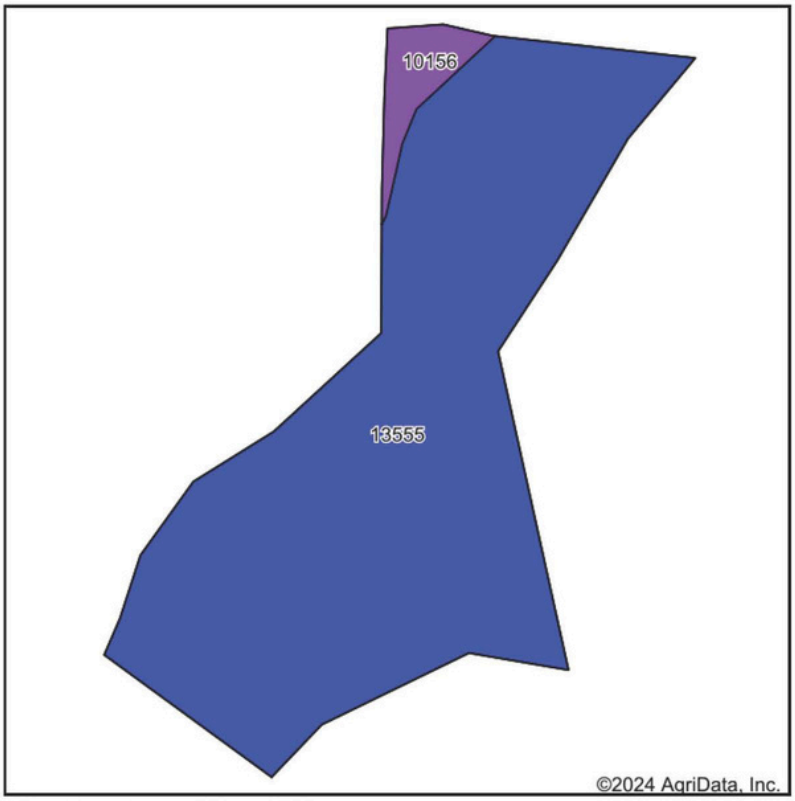
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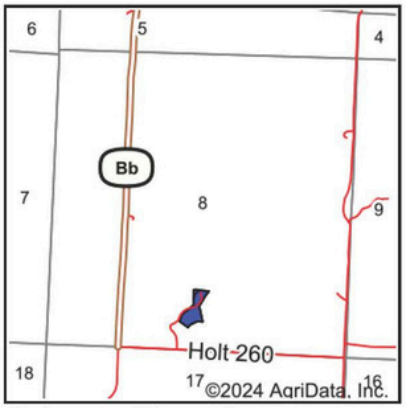
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AERIAL MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Holt**
Location: **8-60N-38W**
Township: **Forest**
Acres: **3.4**
Date: **2/1/2024**

BARNES REALTY
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(800) 648-3177

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N W E S

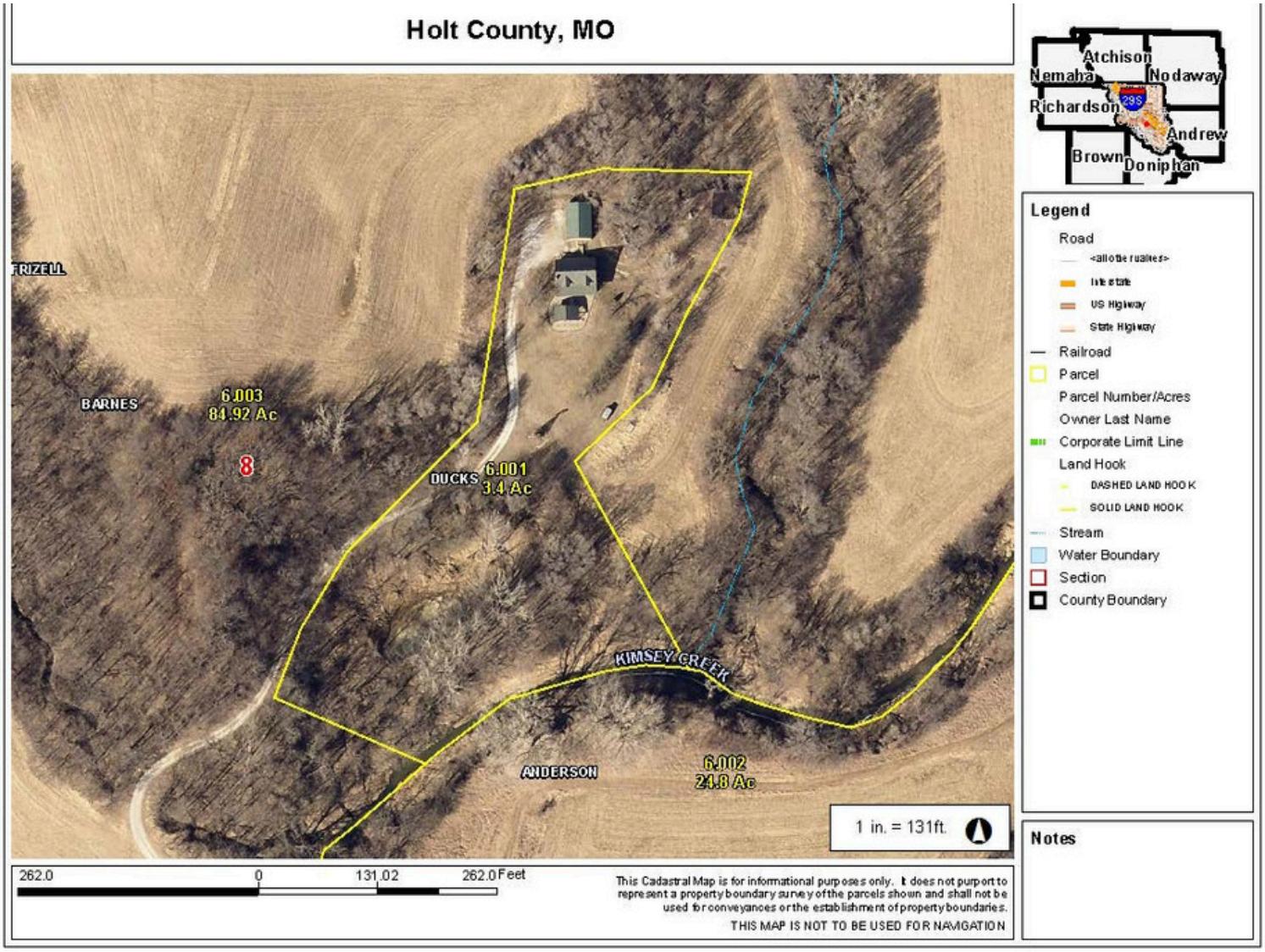
Area Symbol: MO087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13555	Motark-Napier silt loams, 1 to 7 percent slopes	3.26	95.9%		IIw	78	78	72	77
10156	Timula silt loam, 14 to 25 percent slopes, severely eroded	0.14	4.1%		VIe	50	50	42	45
				Weighted Average	**2.16**	***n 76.8**	***n 76.8**	***n 70.8**	***n 75.7**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAPS


Holt County, MO
FRIZELL
BARNES
6.003
84.92 Ac
8
DUCKS
6.001
3.4 Ac
KIMSEY CREEK
ANDERSON
6.002
24.8 Ac
1 in. = 131ft.
262.0
0
131.02
262.0 Feet
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
Atchison
Nemaha
Nodaway
Richardson
29
Andrew
Brown
Doniphan
Legend
Road
<all other roads>
Interstate
US Highway
State Highway
Railroad
Parcel
Parcel Number/Acres
Owner Last Name
Corporate Limit Line
Land Hook
DASHED LAND HOOK
SOLID LAND HOOK
Stream
Water Boundary
Section
County Boundary
Notes