



BOUNDARIES APPROXIMATE

3.58 ACRES, HOLT COUNTY, MO

For Sale

Here is an Affordable Timber site with all the amenities and yet they are close to St Joseph! Electricity on site, rural water available (buyer expense), high speed internet, and seller can complete Septic for additional cost



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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

\$69,500.00 total

Real Estate Taxes:

2025 taxes were \$18.08 on 3.58 acres

Rental Status:

Property is available for possession at the time of closing.

Listing Agent:

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

Location:

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

Improvements:

This land has had some dirt work done.



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 The listing may be withdrawn with or without approval.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.

PHOTOS



PHOTOS



DIRT WORK PHOTOS



DIRT WORK PHOTOS



DIRT WORK PHOTOS



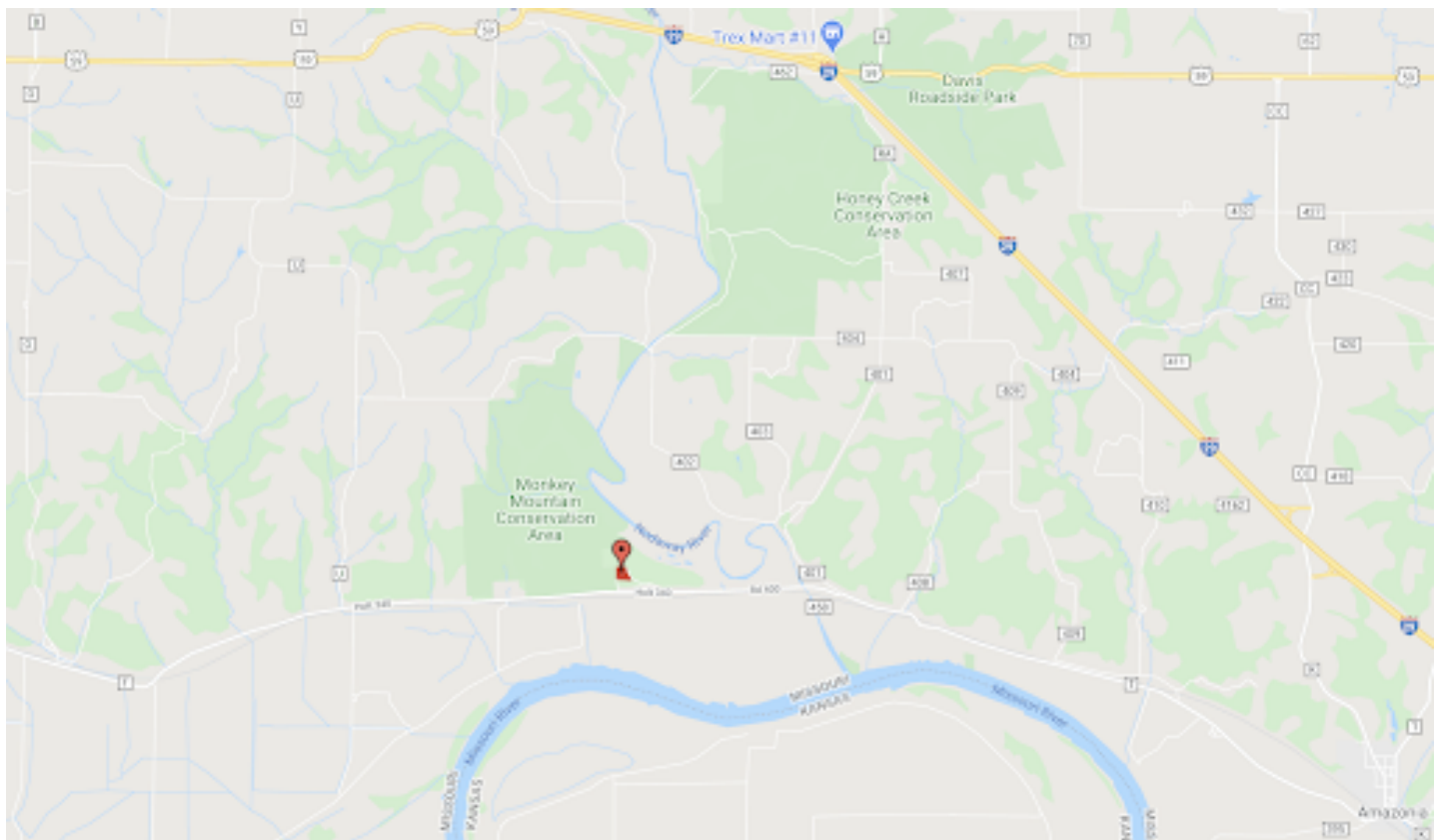
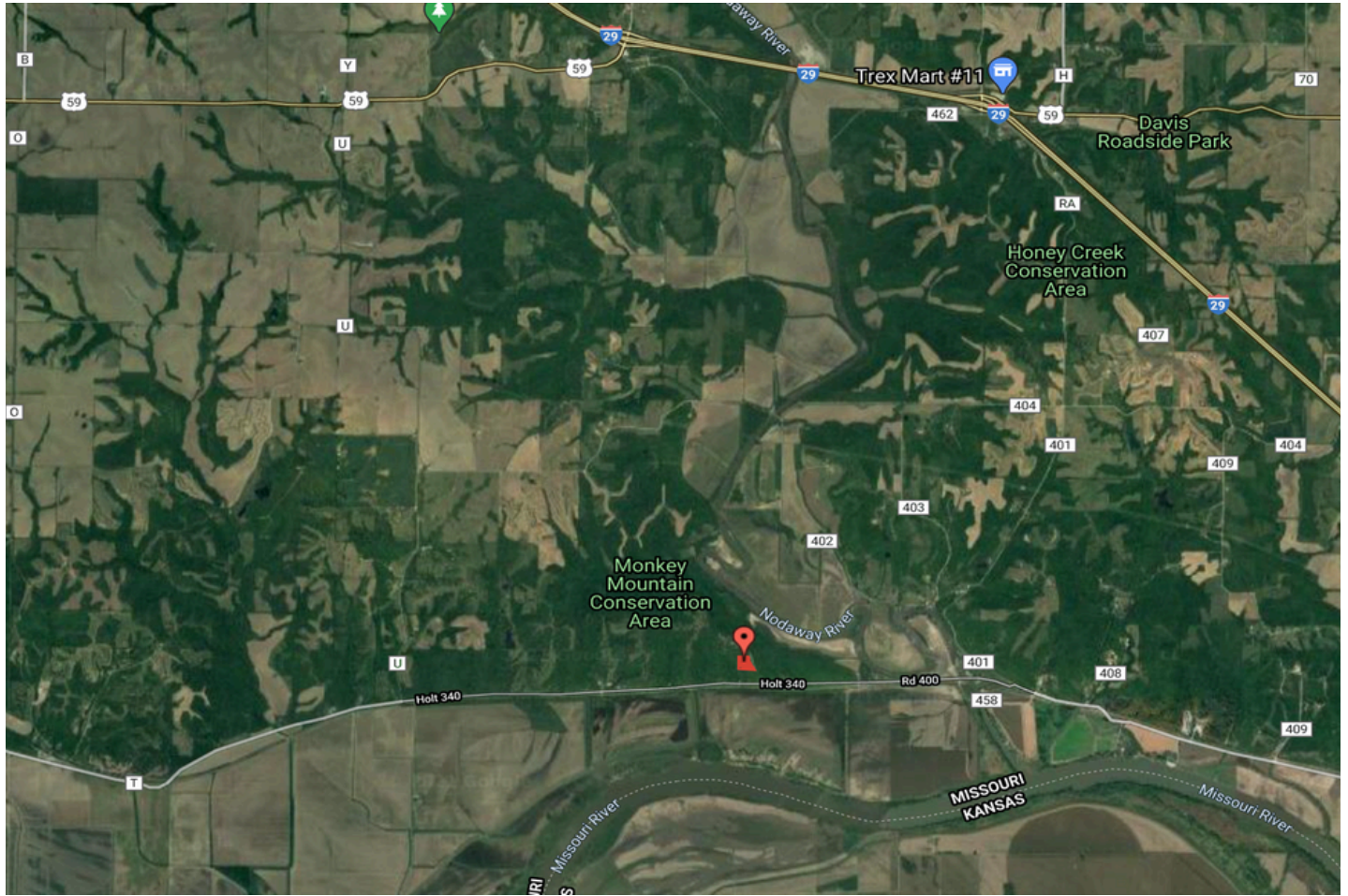
DIRT WORK PHOTOS



DIRT WORK PHOTOS



DRIVING MAPS



AERIAL MAPS

Holt County, MO



Legend

- Road
 - <all other values>
 - 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

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

0 240.79 481.6 Feet

1 in. = 241ft.