



## 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

### **3.9 Acres +/- Holt County, MO**

*Commercial property available with outstanding visibility! It is adjacent to I-29.*

*Take the Mound City, MO exit #79 on I-29.*

#### **LOCATION:**

Property is located in Mound City, MO just off of I-29 Exit 84. Go East off ramp on Hwy 59 to the stop sign property is on the left side of Hwy 59 right next Casey's.

#### **PRICE:**

\$120,000.00

#### **IMPROVEMENTS:**

There are no improvements.

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

2022 taxes: \$7.30 on 3.9 taxable acres.

#### **RENTAL STATUS:**

Property is available at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(816) 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 The listing may be withdrawn with or without approval.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.

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.**



**3.9 Acres +/- Holt County, MO**  
**Google Aerial Map**



**General Location Map**

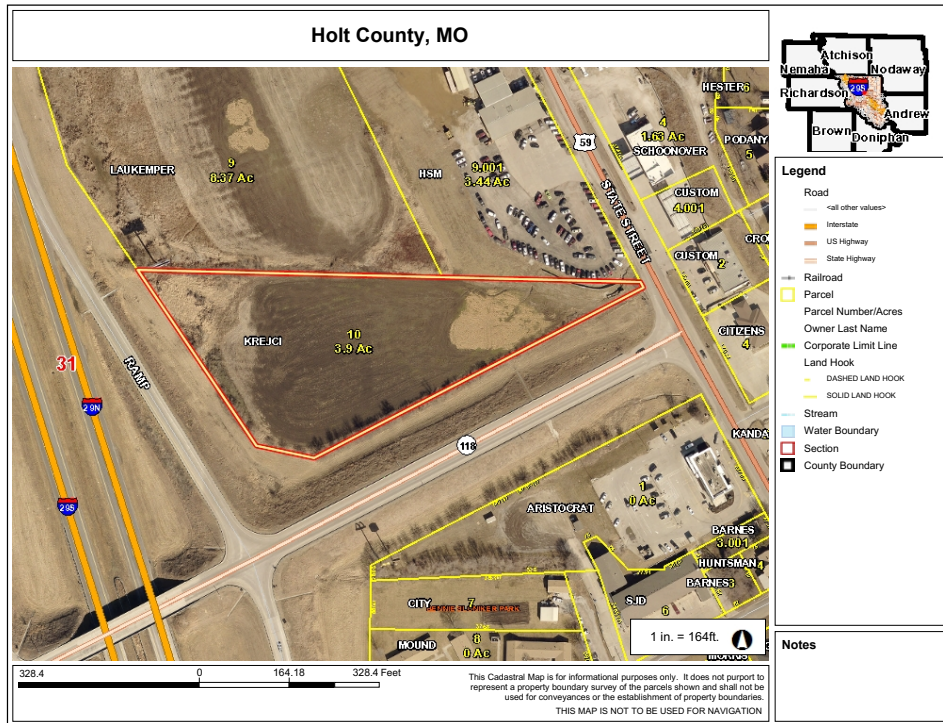




# 3.9 Acres +/- Holt County, MO Driving Map



## Tax Map



**3.9 Acres +/- Holt County, MO**  
**Photos**

