



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
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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

## 37.98 Acres, Atchison County, MO

*Premium building site! Whether you're looking to build someday, or just need a place to get away with the kids and play on the UTV's, you owe it to your family to INVEST IN LAND. This has an outstanding view of the Missouri River Valley and is easily accessible via exit 99 of I-29 Don't wait, get your piece of what makes this country so great!*

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 The listing may be withdrawn with or without approval.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

***37.98 Acres, Atchison County, MO  
Google Aerial***



***Driving Map***



*37.98 Acres, Atchison County, MO*  
*Aerial Photos*

