

BOUNDARIES ARE APPROXIMATE



44 ACRES +/- RIVERFRONT, NODAWAY COUNTY, MO

For Sale

Ok, so the Nodaway River is cutting on the North side, and ok, the Nodaway River has deposited a lot of sand and trash on the cropland, but that doesn't mean it's not a great recreational tract! It's got about 15 +/- open acres and most of the balance is timber and approximately a half mile of the neatest Nodaway Riverfront sand bar you'll ever see! It's perfect for camping, fishing, swimming, and hunting and it's "way back in the woods" off the road so, you should have plenty of peace and quiet!



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:

\$5,250.00/taxable acre or
\$231,000.00 total

Real Estate Taxes:

2019 Taxes: \$28.11

Rental Status:

Property is available at the time of
closing.

Location:

This riverfront property is smack in the middle
of Elmo, MO and Clearmont, MO just North of
Hwy C.

Access From Road:

There is a 20 ft deeded shared access from
Dragonfly Road

Listing Agent:

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

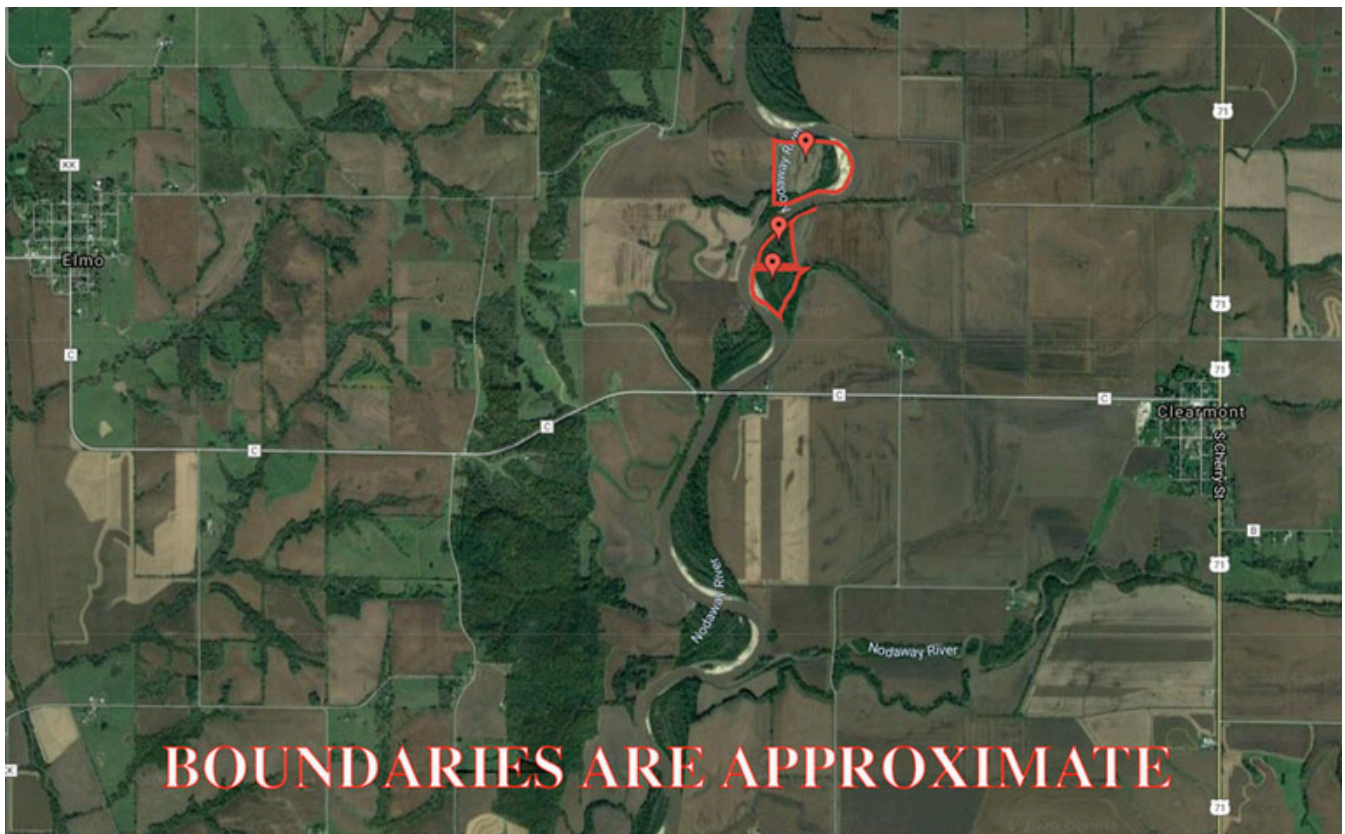


Setting the trend for how Real Estate is sold in the Midwest.

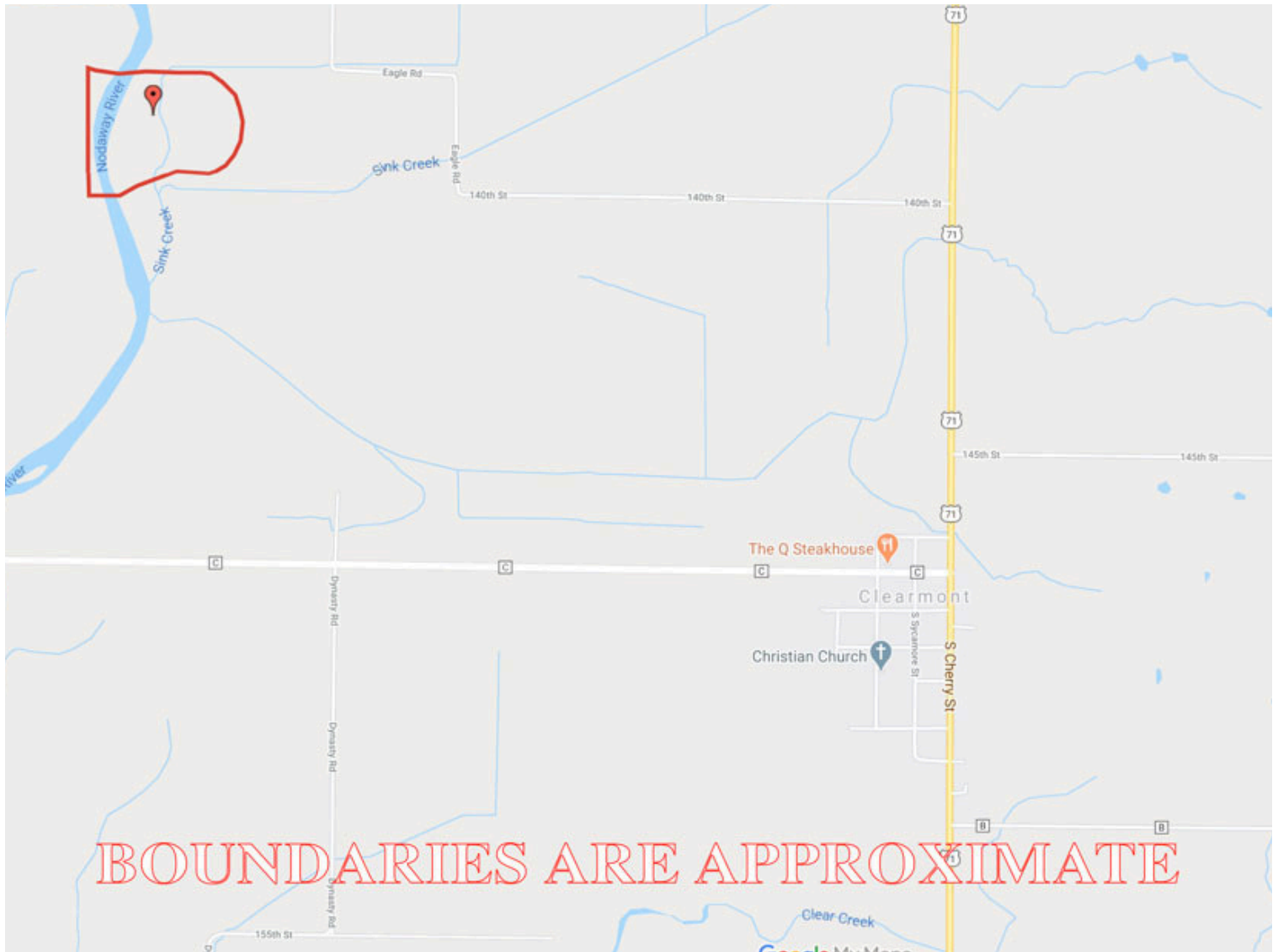
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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.

AERIAL PHOTOS

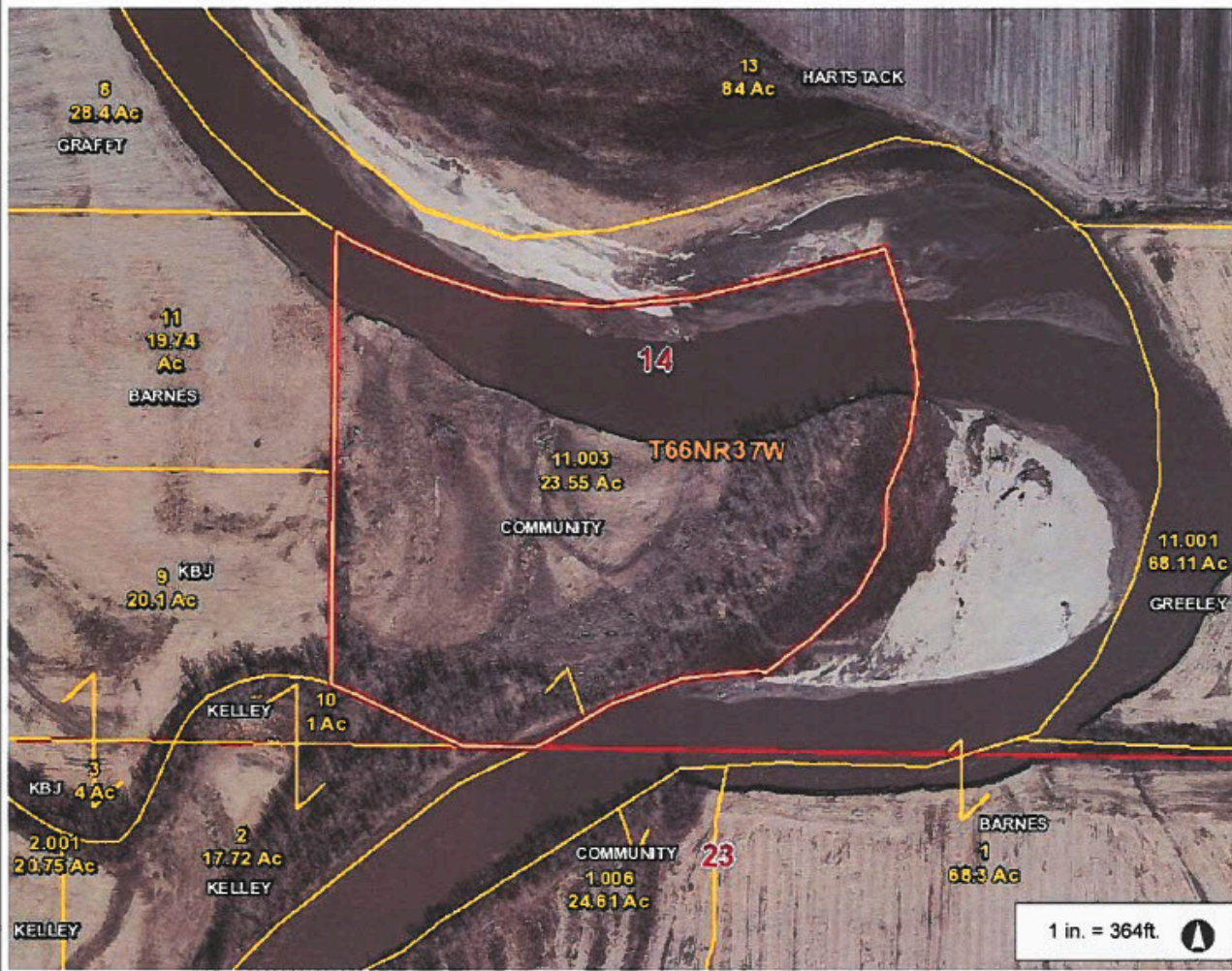


DRIVING MAP



TAX MAP

Nodaway County, MO



Legend

- Address Point**
 - Has Land Line Phone
 - No Land Line Phone
- Road**
 - County Roads / City Streets
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- CART Road
- Railroad
- Parcel
- Parcel Number/Acres
- Owner Last Name
- Corporate Limit Line
- Land Hook
- Original Lot
- Original Block
- Subdivision
- Section
- Township Range
- County Boundary

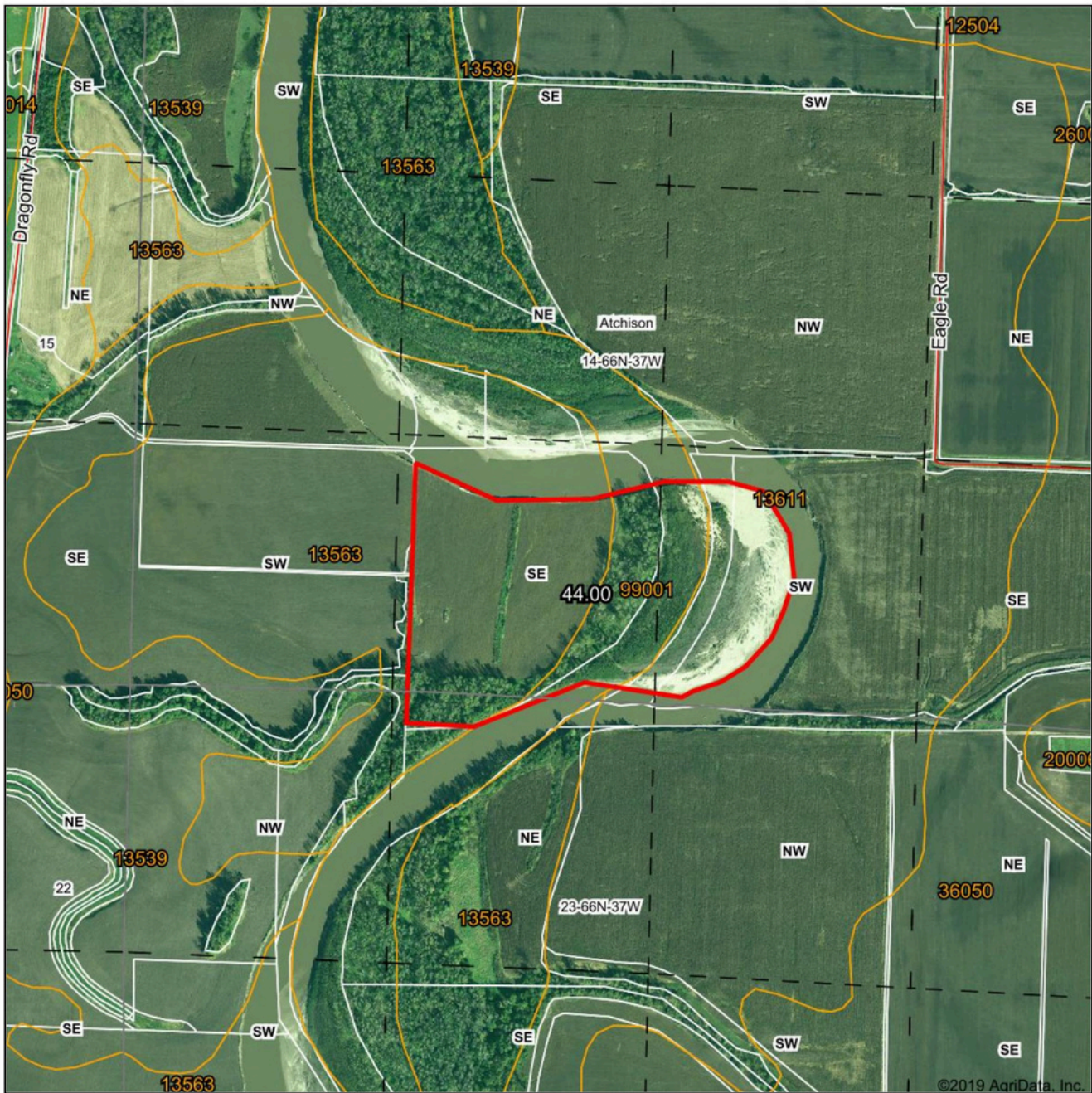
Notes


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

SURETY MAP


Aerial Map





www.BarnesRealty.com
(800) 648-3177

Maps Provided By:




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Map Center: 40° 31' 25.97, -95° 3' 41.65

0ft 776ft 1551ft

14-66N-37W
Nodaway County
Missouri

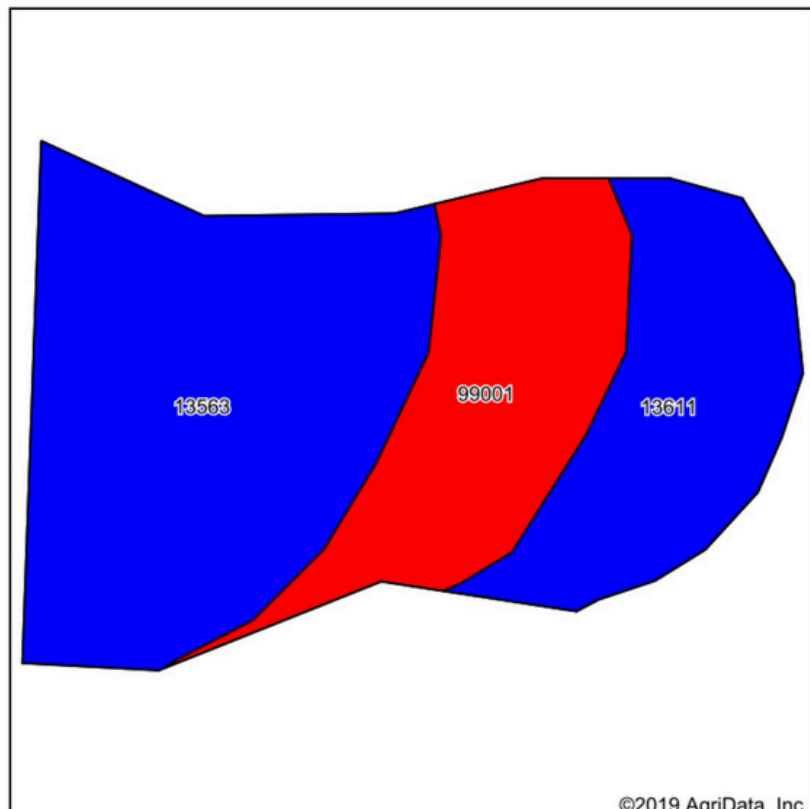


6/3/2020

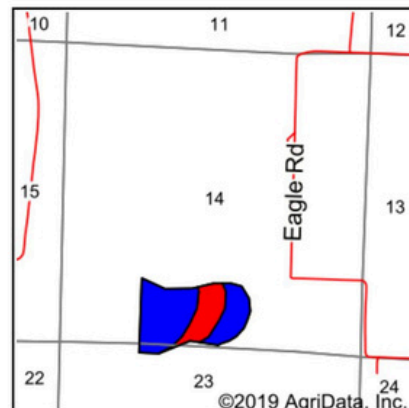
Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **14-66N-37W**
 Township: **Atchison**
 Acres: **44**
 Date: **6/3/2020**



Maps Provided By:



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Area Symbol: MO147, Soil Area Version: 20

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
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	22.28	50.6%		IIw	96	96	59	92
99001	Water	11.27	25.6%		VIII		0	0	0
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.45	23.8%		IIw	94	94	12	77
Weighted Average						*n 70.9	*n 70.9	*n 32.7	*n 64.9

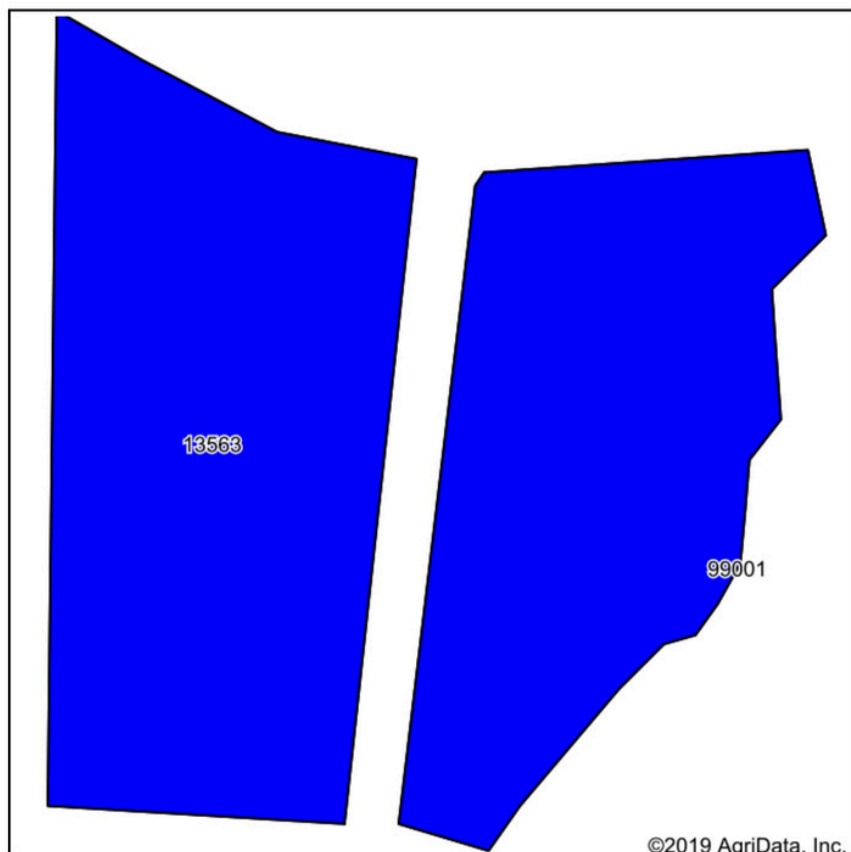
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

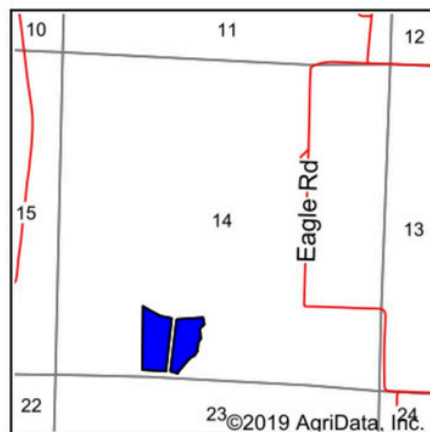
Soils data provided by USDA and NRCS.

SOIL MAP TILLABLE

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **14-66N-37W**
 Township: **Atchison**
 Acres: **16.27**
 Date: **6/3/2020**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 20									
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
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	16.27	100.0%		llw	96	96	59	92
Weighted Average						*n 96	*n 96	*n 59	*n 92

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL PHOTOS



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