



# 5 ACRE +/- RIVERFRONT, ATCHISON COUNTY, MO

*For Sale*

These tracts are located right on the Missouri River and are in prime hunting location!



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](http://www.BarnesRealty.com)



# PROPERTY FEATURES

## Price:

\$97,500.00

*Lease option to buy Available! \$15,000 down gets possession of this last lot  
Payments based on a 3-5 yr payoff. When the last lease payment is made, you get fee simple title. 2 % above current interest rate at the local bank. Monthly, Quarterly, or Bi Annual Payments with approved credit.  
Email us to request a sample amortization schedule*

## Real Estate Taxes:

TBD

## Listing Agent:

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

## Location:

These lots are located Southwest of Hamburg, IA. Head west out of Hamburg on Highway 333/310th St/J64 for approx. 3.75 miles and curve south onto V Road. In about 2 miles the road will curve to the east, once you get to 250<sup>th</sup> Ave, head south and you run right into the lots.

## Improvements:

No improvements

## FSA Info:

Shown Below



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 The listing may be withdrawn with or without approval.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



# SURVEY

## BOUNDARY SURVEY

[illegible]

TABLE 1. Location of the Southeast corner of the Southeast corner of section 13, Township 66 North, Range 63 West, Madison County, Missouri, described as follows: Commencing at the Northwest corner of said section 13; thence S 05°05'10" E, a distance of 4111.99 feet to the northwest of said section 13; thence S 81°06'55" W, a distance of 243.42 feet; thence S 81°06'55" W, a distance of 1253.51 feet; thence S 81°06'55" W, a distance of 117.95 feet; thence S 81°06'55" W, a distance of 507.96 feet; thence S 81°06'55" W, a distance of 141.54 feet; thence N 00°36'10" W, a distance of 241.25 feet; thence S 81°06'55" W, a distance of 215.85 feet; thence S 81°06'55" W, a distance of 705.99 feet; thence S 81°06'55" W, a distance of 215.85 feet; the POINT OF BEGINNING; said described tract containing 0.00 Acres, more or less; And being adjacent to any, its, assessment or statistics of record.

being part of the Southeast quarter of the Southwest quarter of section 13, Township 6 North, Range 4 West, Madison County, Missouri described as follows:

Commenced at its Northeast corner of said section 13, a distance of 01°27'49" E., a distance of 111.145 to the centerline of the road; thence N 87°05'10" W., a distance of 243.42; thence S 07°56'11" E., a distance of 255.51 to the POINT OF BEGINNING;

thence S 07°56'11" E., a distance of 850.12; thence N 78°30'32" W., a distance of 20.87; thence N 78°30'32" W., a distance of 264.83; thence N 01°56'51" W., a distance of 8.11; thence S 87°05'10" W., a distance of 260.27 to the POINT OF BEGINNING; was described first containing 5.00 Acres, more or less, also being subject to any loans, encumbrances or liabilities of record.

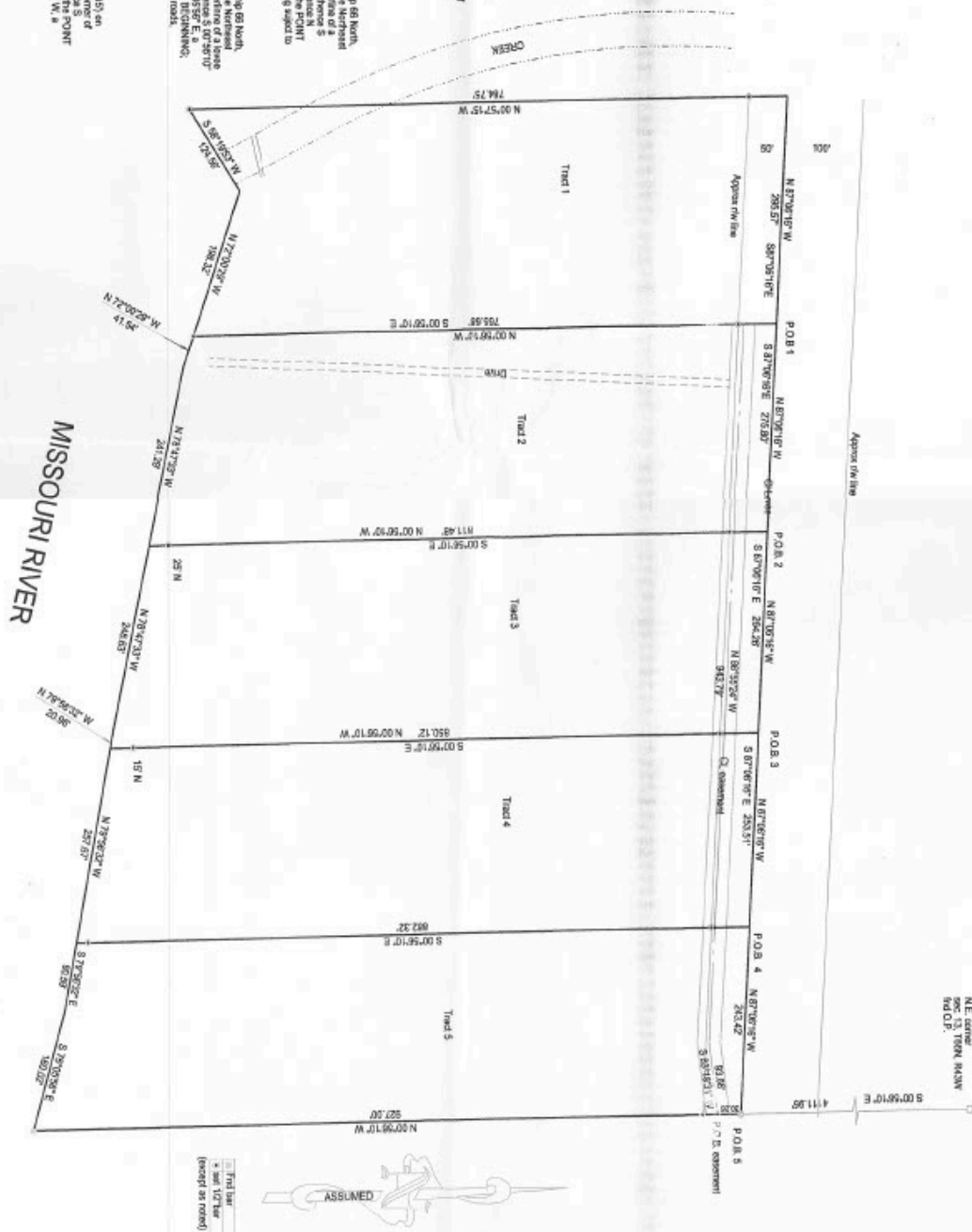
[illegible]

Being part of the southern quarter of the bedrock quarter of section 13, Township 69 North, Range 43 West, Assiniboia County, Manitoba described as follows: Commencing at the West corner of said section 13, thence S. 60° 05' 45" E., a distance of 411.1520 to the centering of a bore well and the POINT OF BEGINNING, thence N. 51° 06' 10" W., a distance of 243.42, to a bore well E., a distance of 160.02, thence S. 79° 58' 21" E., a distance of 60.95, thence S. 75° 05' 58" E., a distance of 160.02, thence N. 50° 26' 55" W., a distance of 327.30 to the POINT OF BEGINNING; said described tract containing 3.143 acres, more or less. And being subject to any road, easements or restrictions of record.

**LANDSCAPE**  
An easement for highways and bridges, being 700' wide (25') wide and follows the 155' on either side of the following described center line. Commencing at the Northwest corner of section 13, Township 55 North, Range 43 West, Meridian 64 West, Missouri (hereinafter "TWP 55 N, R 43 W, M 64 W"), a distance of 310.20' to the **POINT OF BEGINNING**; thence S 41° 18' 11" W, a distance of 51.00'; thence N 60° 55' 24" W, a distance of 144.17' to the **POINT OF BEGINNING**.

This is to certify that this survey was performed in accordance with the requirements of the Standards for Property Boundary Surveys as adopted by the Missouri Board of Agriculture, Professional Engineers and Land Surveyors.

*John W. Brown* 12/27/15  
 (P.S. # 22261)



BARNES & MIDDLEBURY  
2016 St. Joseph Ave., Suite B  
St. Joseph, Mo. 64506  
(816) 252-9000

Drawn by: G.L.B.  
For: Jerrisa Barnes  
Date: 11/24/15 Filed 15-10-18130-5



# AERIAL PHOTOS

