



Farmland Sales Specialists

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

85 Acre +/- Holt County, MO

Here's some Holt County upland that's well located, and highly productive. Hunting rights are shared with the owner of the farm and the neighbors who have the hunting lodge in the middle of the property. Lodge owners have the non-exclusive right to hunt the premises provided they pay the Total Real Estate Taxes on the property for each year, stay current and hold the owner of the farm harmless in the event there would be any accident. Email us for a copy of the hunting easement if you'd like to see the exact wording and recorded document. This hunting easement runs with the land but disappears in the event the neighbors fail to continue to pay the taxes in a timely fashion. Benefit from another Home site if you don't mind the neighbors.

LOCATION:

2 miles North of Oregon, MO on Hwy 59 to CR 260 then West 2 ¾ miles. Tract is on the North side of the road. The SW corner of the farm is at the Junction of Hwy BB & CR 260.

PRICE:

~~\$8,243.05/taxable acre or \$700,000.00 total~~

Price Reduced: Offered at \$630,000.00 and now available with a reduction amount of \$50,000.00 due to the hunting easement agreement for a total of **\$580,000.00**

IMPROVEMENTS:

See attached for rural water access options. There are no improvements on the tract.

REAL ESTATE TAXES:

2022 taxes were \$204.16 on 84.92 Taxable Acres.

MINERAL & HUNTING RIGHTS:

Owner is not retaining any interest in the mineral rights beneath the surface. Hunting rights are not included as they have been retained by a previous owner.

RENTAL STATUS:

A 3 year lease has been agreed to at a rate of \$315/acre on 70 tillable acres

LISTING AGENT/OWNER:

Jamie Barnes
(660) 851-1125 or 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.

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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



85 Acres +/- Holt County, MO
Aerial Photos



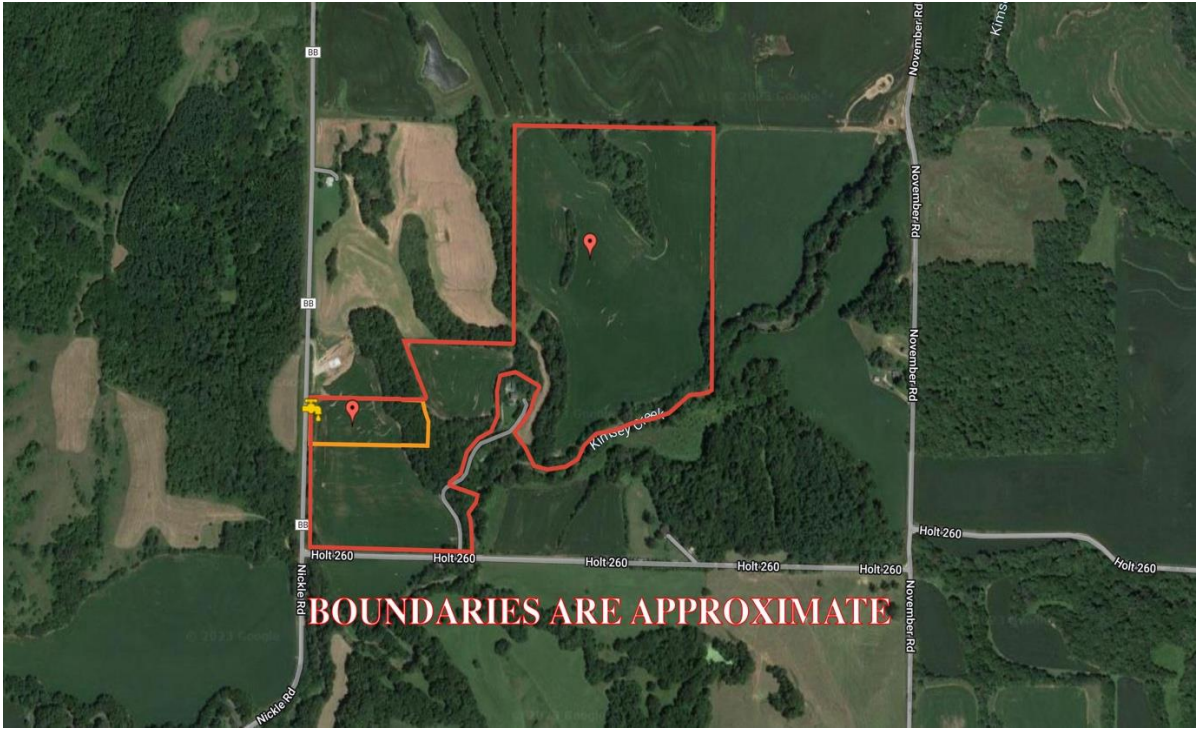
85 Acres +/- Holt County, MO
Aerial Photos



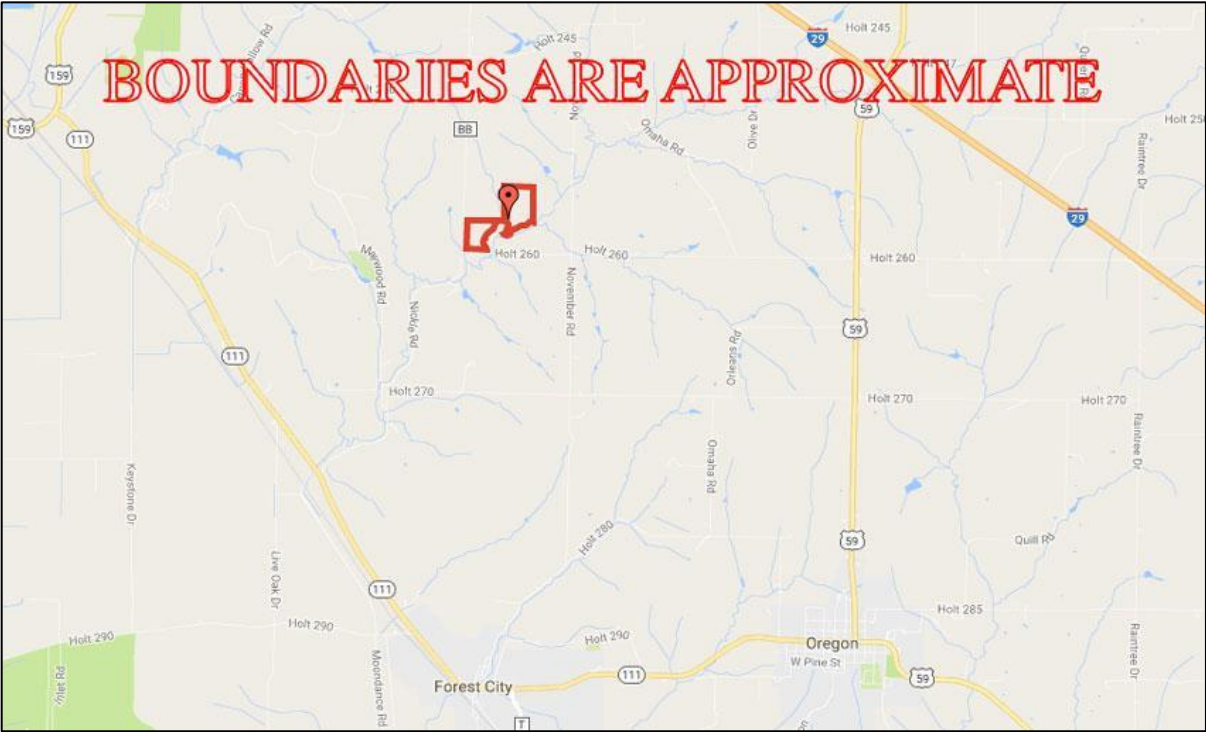
85 Acres +/- Holt County, MO
Aerial Photos



85 Acres +/- Holt County, MO
Google Aerial

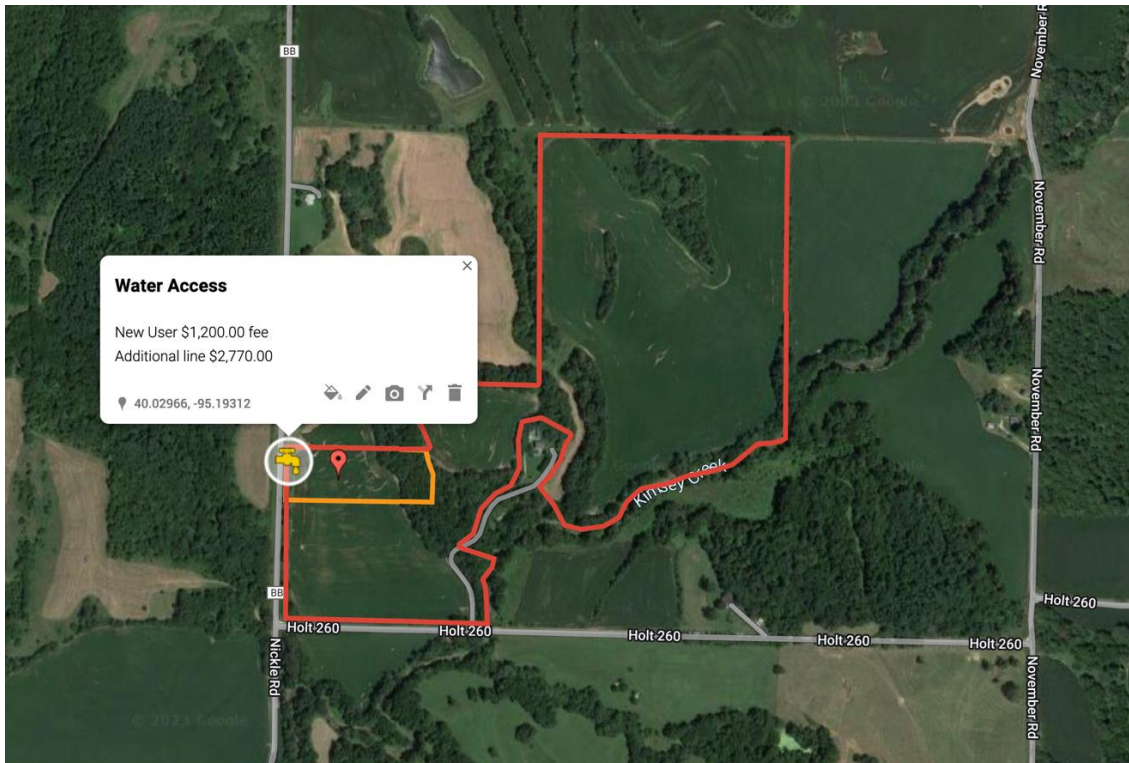


Driving Map

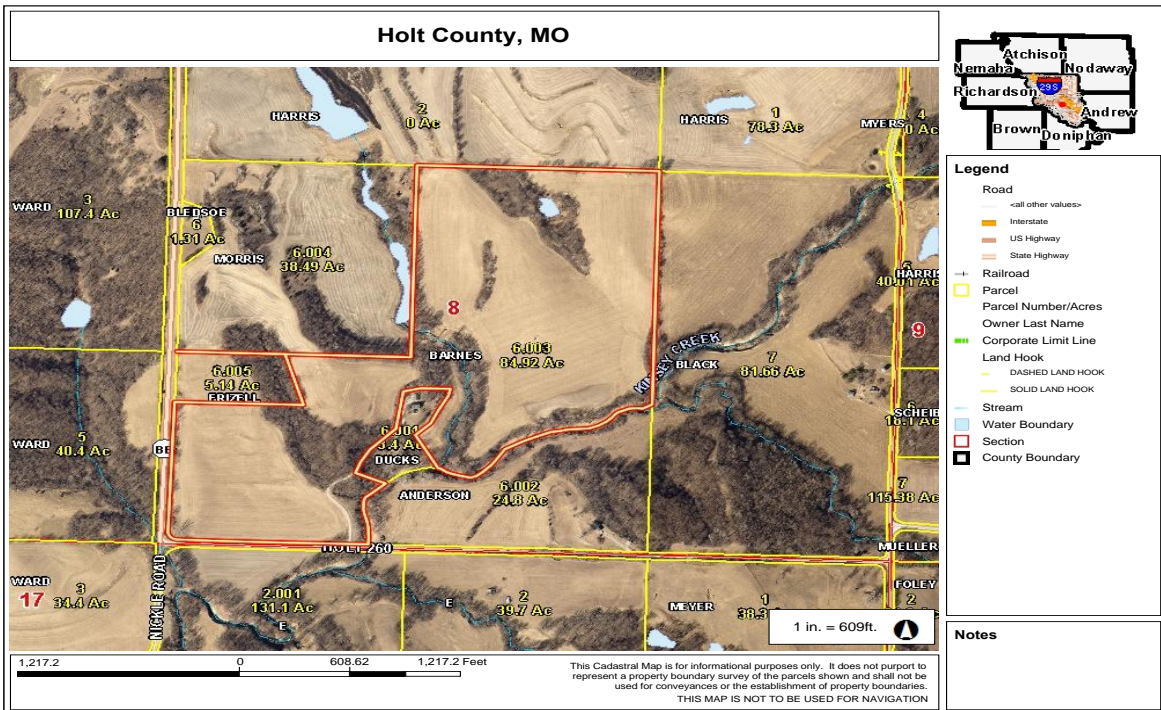


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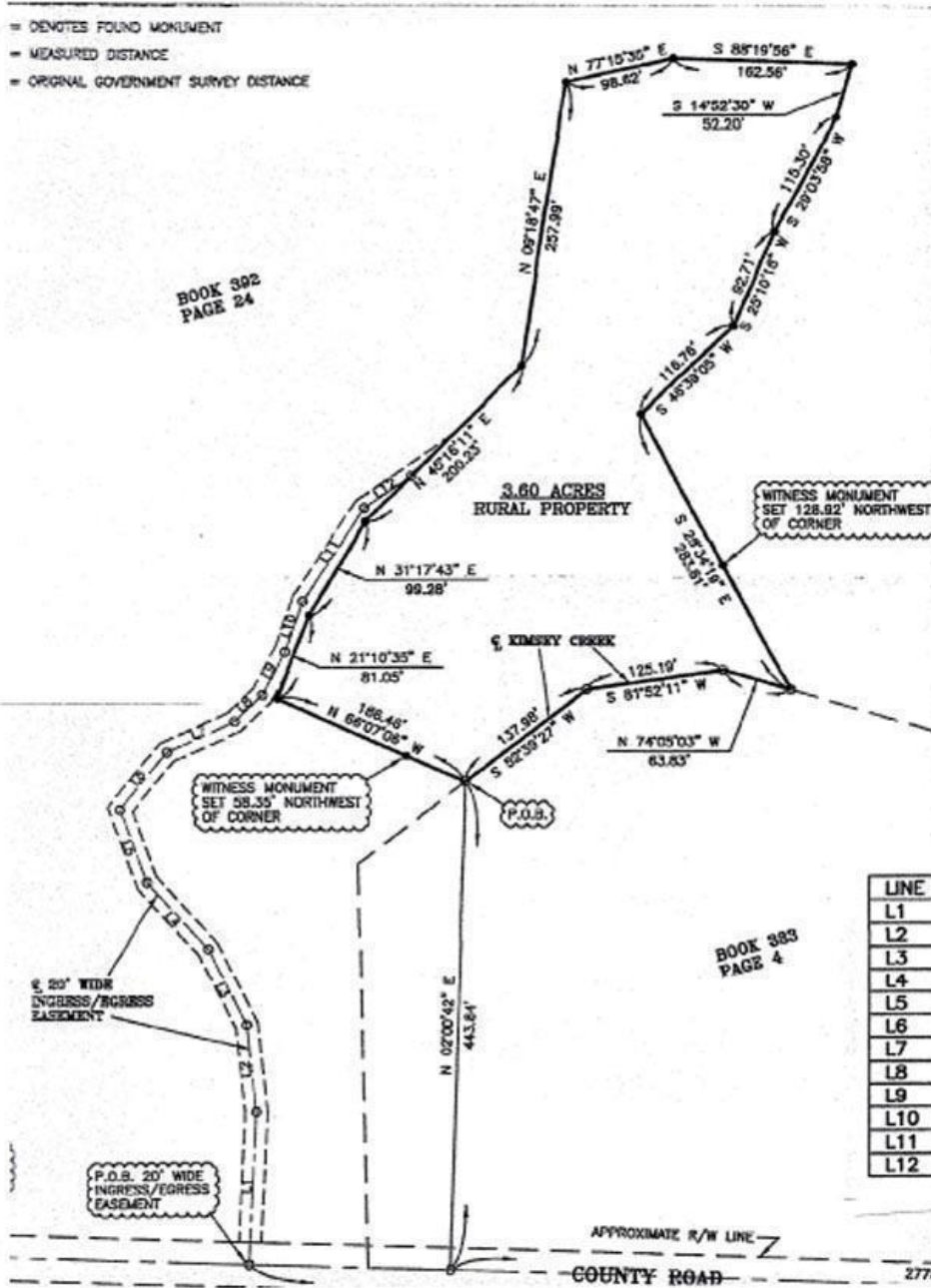
Rural Water Access Option



Tax Map



85 Acres +/- Holt County, MO Survey (excluded Home Site)



EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	N 02°49'43" E	138.62'
L2	N 06°05'57" W	78.85'
L3	N 26°31'44" W	78.71'
L4	N 42°27'48" W	80.59'
L5	N 20°45'29" W	89.95'
L6	N 39°27'48" E	67.86'
L7	N 65°36'06" E	67.23'
L8	N 46°38'16" E	34.57'
L9	N 28°53'52" E	43.71'
L10	N 18°40'34" E	49.37'
L11	N 33°51'20" E	101.34'
L12	N 55°43'25" E	51.15'