



# Area Homes Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
[www.BarnesRealty.com](http://www.BarnesRealty.com)

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Mound City, MO 64470  
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(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

***Home on 96.01 Acres, Platte County, MO  
22375 Cogan Road, Rushville, MO. 64484***



***Visualize owning a nice piece of timbered acres, only about 3 miles from Snow Creek. It sounds great doesn't it!! It is located in NW Platte County on Hwy 45/273 North of Weston, East on Eastside Drive, South on Cogan Road. The owners have limited the access to people hunting on this property so it should be an opportune location for hunting deer and other wild game. Two high knolls on property would make great future build sites with fantastic view of bottoms!***

**Price: \$320,000.00**

**Year Built:** 1967

**Estimated Sq. Footage:** 1350 sq. ft.

**Bathrooms:** 1-full 2-1/2 baths

**2015 Taxes:** \$1,153.63 (96.01 taxable acres)

**Exterior:** Brick

**Garage:** 1 stall

**Cooling:** Central Air

**Heating:** Electric

**# Bedrooms:** 3

**Sewer:** Septic tank

**Gas/Electric:** Electric

**Lot Size:** 96.01

*This would make the perfect opportunity for hunting enthusiasts! Especially if you are looking for a place to hunt & convenience to stay for the weekend. The home may need a little TLC but may be perfect just as it is, depending on your needs!*

**Agent:** Jerry Casey (816) 866-0108 or [jerry@barnesrealty.com](mailto:jerry@barnesrealty.com)

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Mineral right run with the land. This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed.

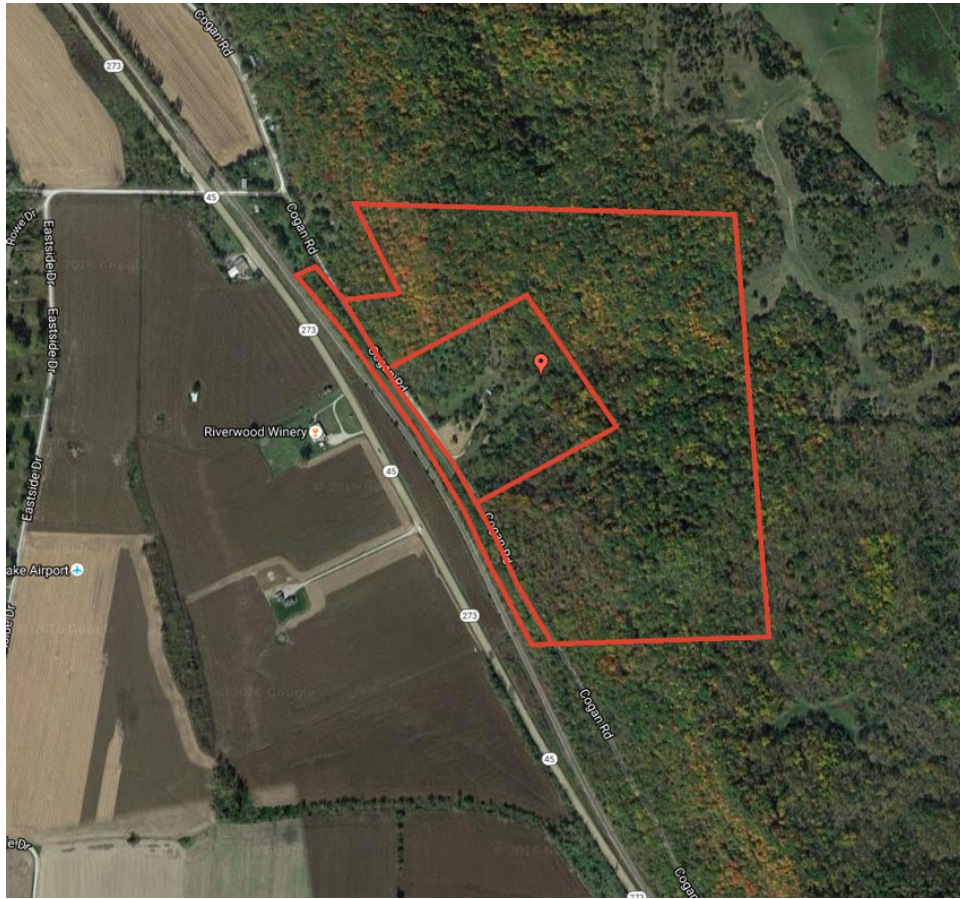
Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy him self 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 The listing may be withdrawn with or without approval.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.

***Home on 96.01 Acres, Platte County, MO. 22375 Cogan Road, Rushville, MO. 64484***

***Google Aerial***



***Driving Map***





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**Tax Map**



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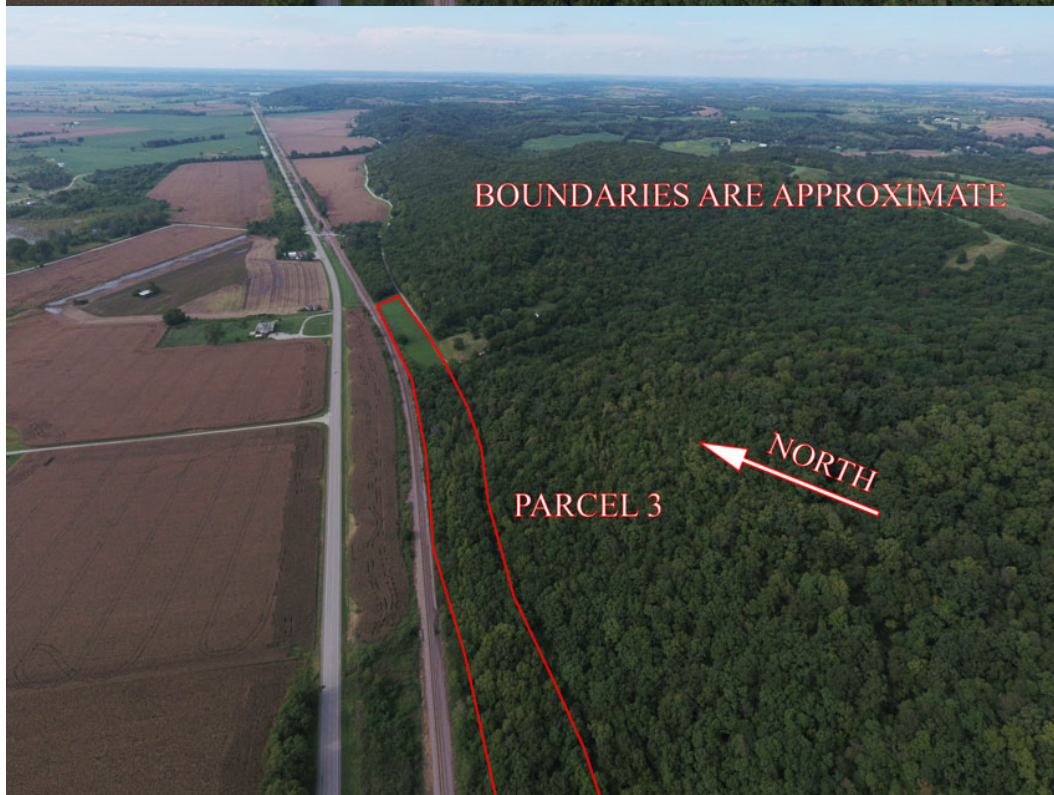
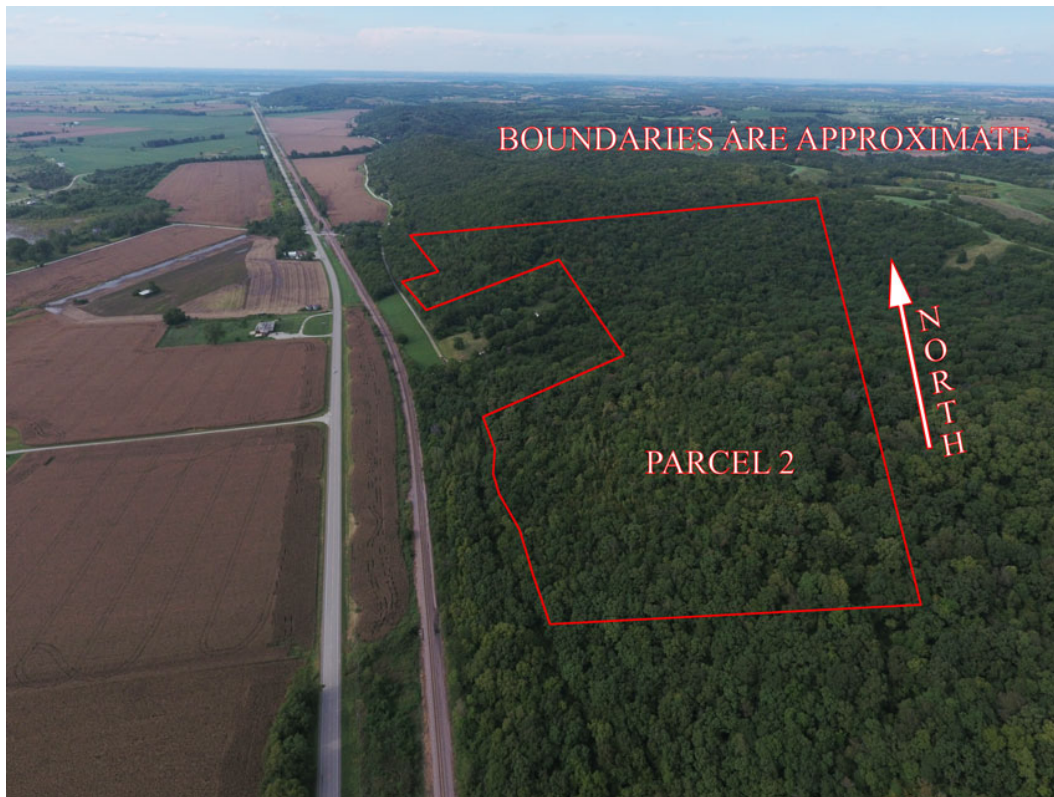
*Aerial Photos*





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