



Real Estate 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

29 Acres, Platte County, MO

LOCATION! LOCATION! LOCATION! This tract has it. It's the first parcel of land adjacent to the public property surrounding Kansas City International airport and it has no height restrictions. Utilities are available and its located in a PI Planned Industrial District so the commercial development opportunities are almost limitless. The east part of this property is in the city limits of Kansas City and the balance is in Platte County.

LOCATION:

It lies north of Northwest 136th Street and its right at the intersection of Interstate Highways 29 and 435. Access is excellent either from Running Horse Road on the west or from the Mexico City Avenue exit on Interstate 29.

PRICE AND TERMS:

\$750,000.00

Price Reduced! Now \$536,500.00

IMPROVEMENTS:

The tract is unimproved at this time.

REAL ESTATE TAXES &

TAXABLE ACRES:

2014 taxes were \$232.88 on 25.29 taxable acres.

MINERAL RIGHTS:

The current owner is not retaining any interest in the mineral estate beneath the surface.

LISTING AGENT:

Rick Barnes:

660-851-1152

rickey@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.

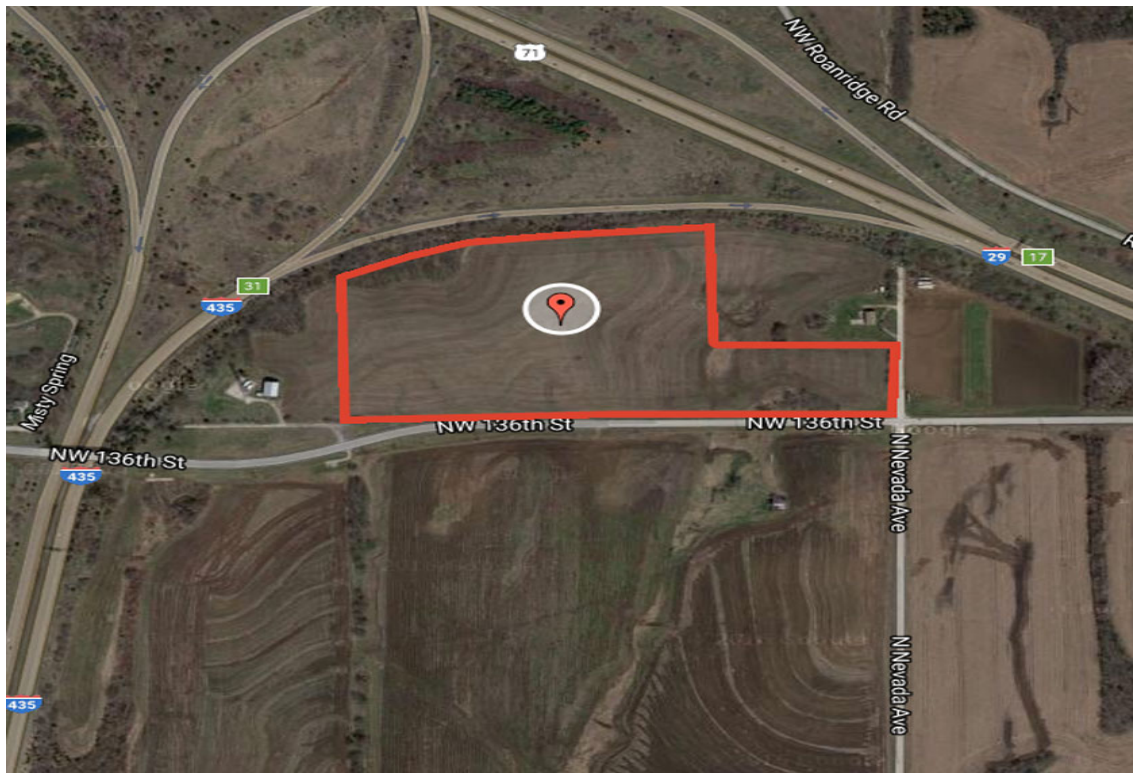


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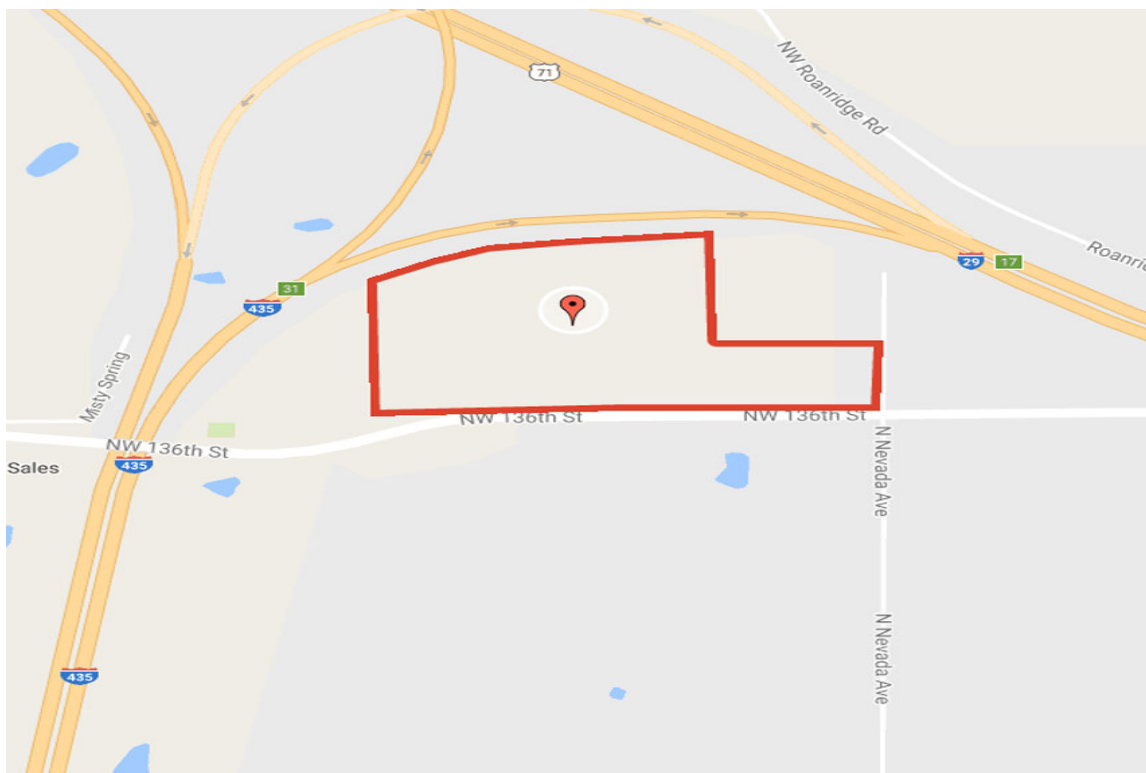
This information is thought to be accurate, however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections appointments and offers must be sent through: Rick Barnes,

BARNES REALTY COMPANY 18156 HIGHWAY 59, MOUND ITY, MO. 64470 PHONE NUMBER: 660-442-3177

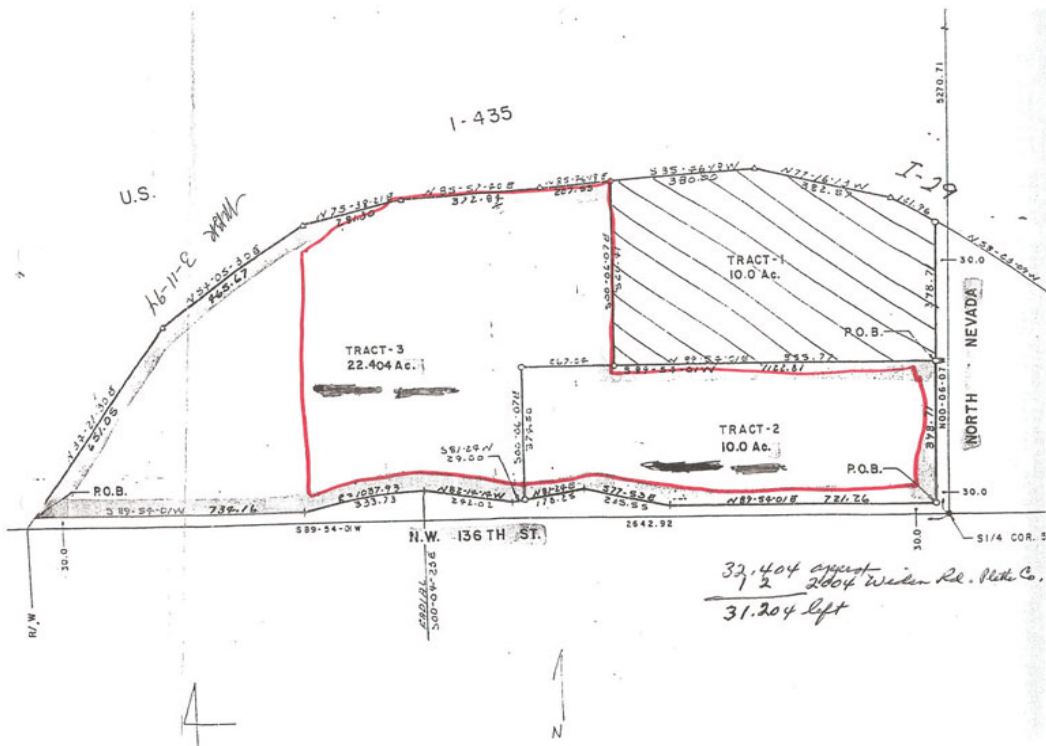
29 Acres, Platte County, MO
Google Map



Driving Map



29 Acres, Platte County, MO **Survey Map**



FSA Map



***29 Acres, Platte County, MO
Soil Map and Key***

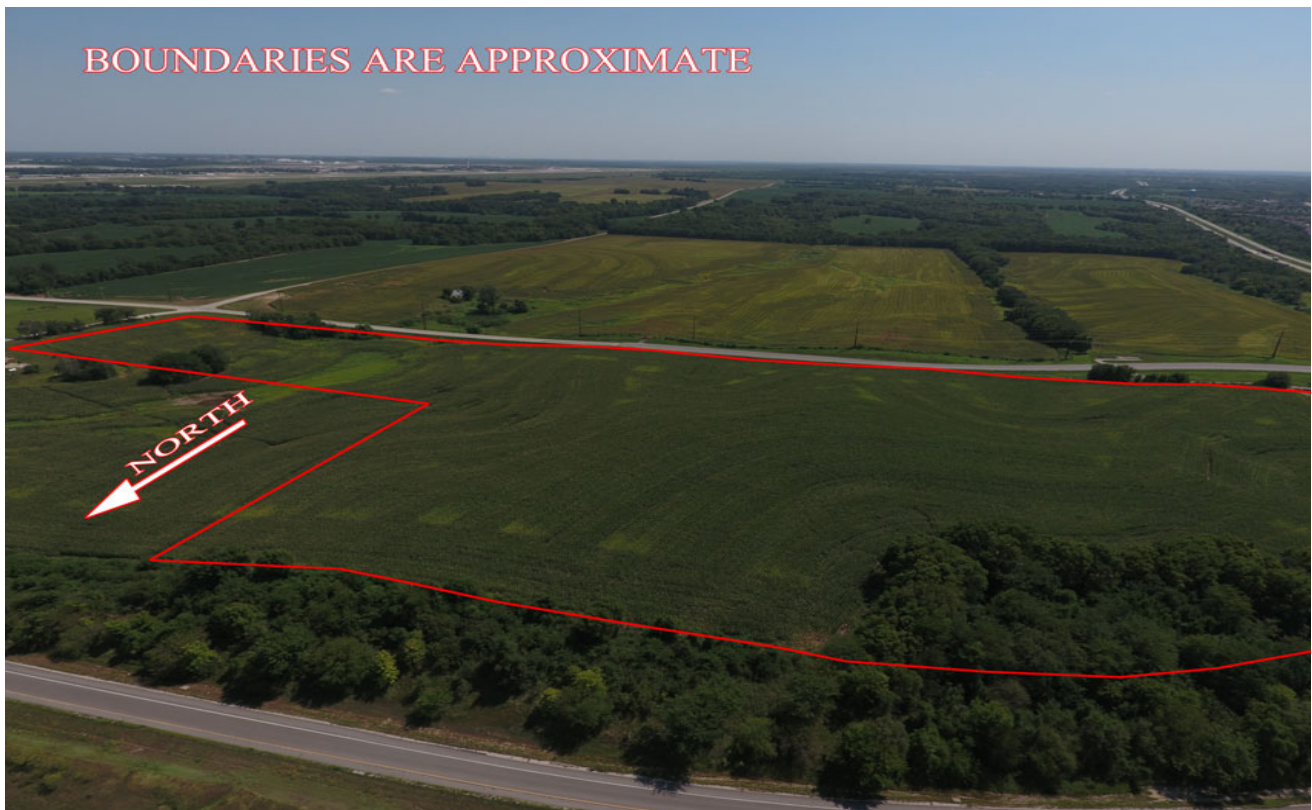


Platte County, Missouri (MO165)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	20.8	80.7%
10132	Sibley silt loam, 2 to 5 percent slopes	4.9	19.1%
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	0.1	0.2%
Totals for Area of Interest (AOI)		25.8	100.0%

29 Acres, Platte County, MO
Aerial Pics



29 Acres, Platte County, MO



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