

## ***Barnes Realty Company***

[www.barnesrealty.com](http://www.barnesrealty.com)

1711 Oregon, Hiawatha, KS 66434 785-742-4580 FAX 785-742-4538	18156 Hwy. 59, Mound City, MO 64470 660-442-3177 FAX 660-442-3274
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### ***Kansas Hermitage Farms 106 Acre Horse Farm, Jackson County, Kansas Stables; Shop; Home; Ponds; Gardens***



*Never before have we offered a property like this one! Over the last 20 plus years, Mr. Crocker has created a beautifully landscaped farm with fishing ponds, gardens, and orchards. A lovely home as well as caretakers quarters are a part of this complex. A fully equipped shop with all the tools and supplies as well as all the motorized equipment is a part of this offering. There are also 2 new 64'X 80' Morton buildings, each with 7- 12'X 12' horse stalls and a 24'X 80' concrete slab and roll-up as well as huge sliding doors.*

#### **LOCATION:**

Address: 27116 B Rd. which is 3 miles west of Soldier, KS on 270<sup>th</sup> Rd. and 1/4 mile north on B Rd., east side. Legal description: SW1/4 of the NW 1/4 and the W1/2 of the SW 1/4 of Section 7, Township 6 South, Range 13 East, in Jackson Co.

#### **IMPROVEMENTS:**

- 1- 30' X 60' Morton Bldg. Shop with 23' X 30, built-in home. Additions to home include: Stone Entry Way, Sunroom, Hearth Room, and Master Bath.
- 1- 48' X 60' Morton Bldg. with machine storage and partial basement and 4 Horses Stalls / loft storage.
- 1- 16' X 22' Caretakers Dwelling with 2<sup>nd</sup> floor.
- 2- 60' X 84' Morton Bldg. with 7 - 12' X 12' Horse stalls, interior 24'X 84' concrete floor, 1- 8'X 18' garage door, 2 - 14'X 24' sliding doors in each building.
- 3- Ponds stocked with fish.
- Fruit Orchard, Landscaped Gardens, and Rural Water.

#### **LISTING BROKER:**

Roger Aberle: Home: 785-459-2216  
Cell: 785-547-6289 Email: [roger@barnesrealty.com](mailto:roger@barnesrealty.com)

#### **PRICE AND TERMS:**

\$500,000.00: Complete/all Buildings & Eqmt.

Price reduced to: **\$350,000.00**

#### **TAXABLE ACRES:**

103 taxable acres

#### **TILLABLE ACRES:**

27.3 tillable acres in Hay, 76.5 acres in Pasture and waterways.

#### **REAL ESTATE TAXES:**

2008 Taxes \$3,739.94

#### **BROKER PARTICIPATION:**

Barnes Realty Co. will cooperate with other licensed brokers to obtain a sale of the property on terms satisfactory to the current owners.

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 805 STATE STREET, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

## *Kansas Hermitage Farms*



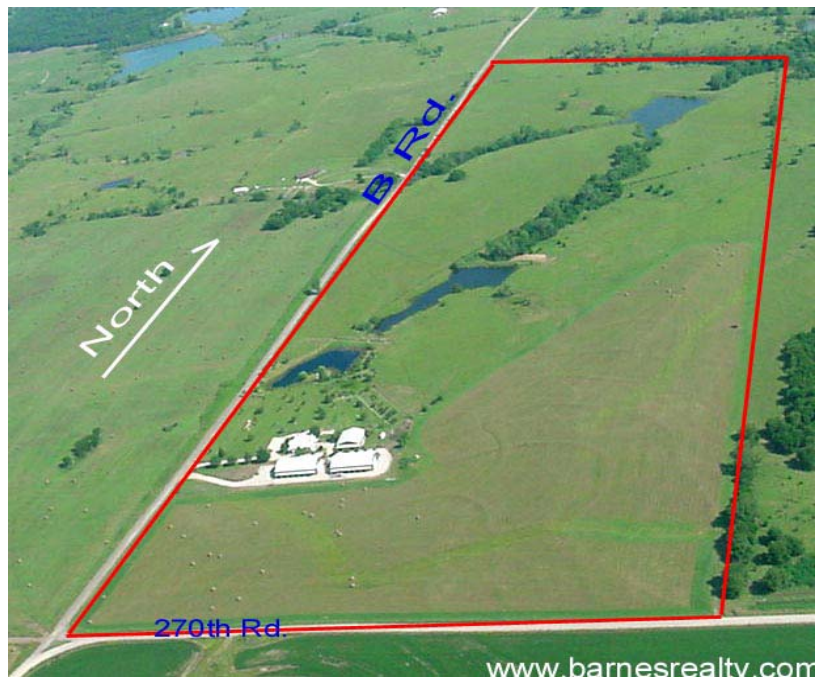
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