



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

30 Acres +/- Riverfront, Burt County, NE

This site is above base flood elevation! With a manmade canal dug to the back still water area, it could be a Marina, Motel & Waterfront resort. Or Several home sites for a select group of friends/neighbors. Whatever it ends up, you have an opportunity to own high bank riverfront with no flood threat! Seller has flood elevation certificate in hand!

LOCATION

Property is approximately 2 miles East of Arizona, NE just East of County Road 47.

PRICE:

\$695,000.00

IMPROVEMENTS:

There are no improvements on this property.

TAXES/TAXABLE ACRES:

2017 taxes were \$1,829.30 on 30 taxable acres.

RENTAL STATUS:

Property is available for possession at the time of closing.



Aerial Dec 2017



Aerial May 2018



LISTING AGENT:

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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

30 Acres +/- Riverfront, Burt County, NE
Google Aerial Map



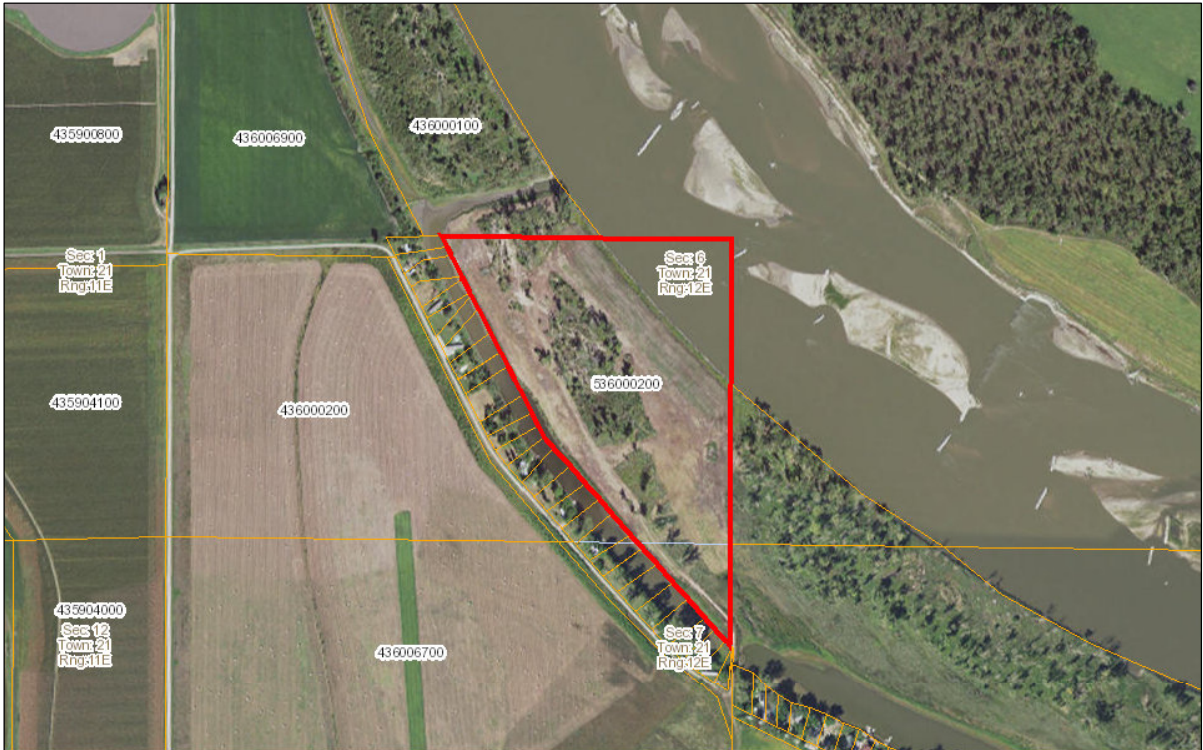
General Location Map



30 Acres +/- Riverfront, Burt County, NE
Driving Map



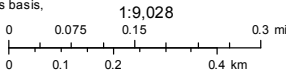
Tax Map



December 15, 2017
15:06 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



30 Acres +/- Riverfront, Burt County, NE
Aerial Photos



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