



Land 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

45 Acres +/- Timber Richardson County, NE

Upland timber & Missouri River frontage combined! No government easement restrictions here! Own an affordable size parcel with a ridge that accesses a beautiful site overlooking the Missouri River bottom with lots of mature shade trees. This would make a great place to put your camper or build your dream home!

LOCATION:

Property is just approx. 0.9 mile North of of Rulo, NE on 661 Ave. and on the East side of the Road.

PRICE:

\$3,450.00/taxable acre or \$155,250.00 total.

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2019 taxes are to be determined.

MINERAL RIGHTS:

The mineral rights go with the land.

RENTAL STATUS:

Available for possession at the time of closing.

DISCLOSURE:

There is a 0.5 acre tillable tract on the ridge offering a view of the Missouri River bottom.

The total property offers approx. 0.5 tillable acres. There is an easement road for access to this tillable portion of the property.



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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 The listing may be withdrawn with or without approval.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.

45 Acres +/- Timber Richardson County, NE
Aerial Photos



45 Acres +/- Timber Richardson County, NE

BOUNDARIES ARE APPROXIMATE



45 Acres +/- Timber Richardson County, NE



45 Acres +/- Timber Richardson County, NE



45 Acres +/- Timber Richardson County, NE



45 Acres +/- Timber Richardson County, NE



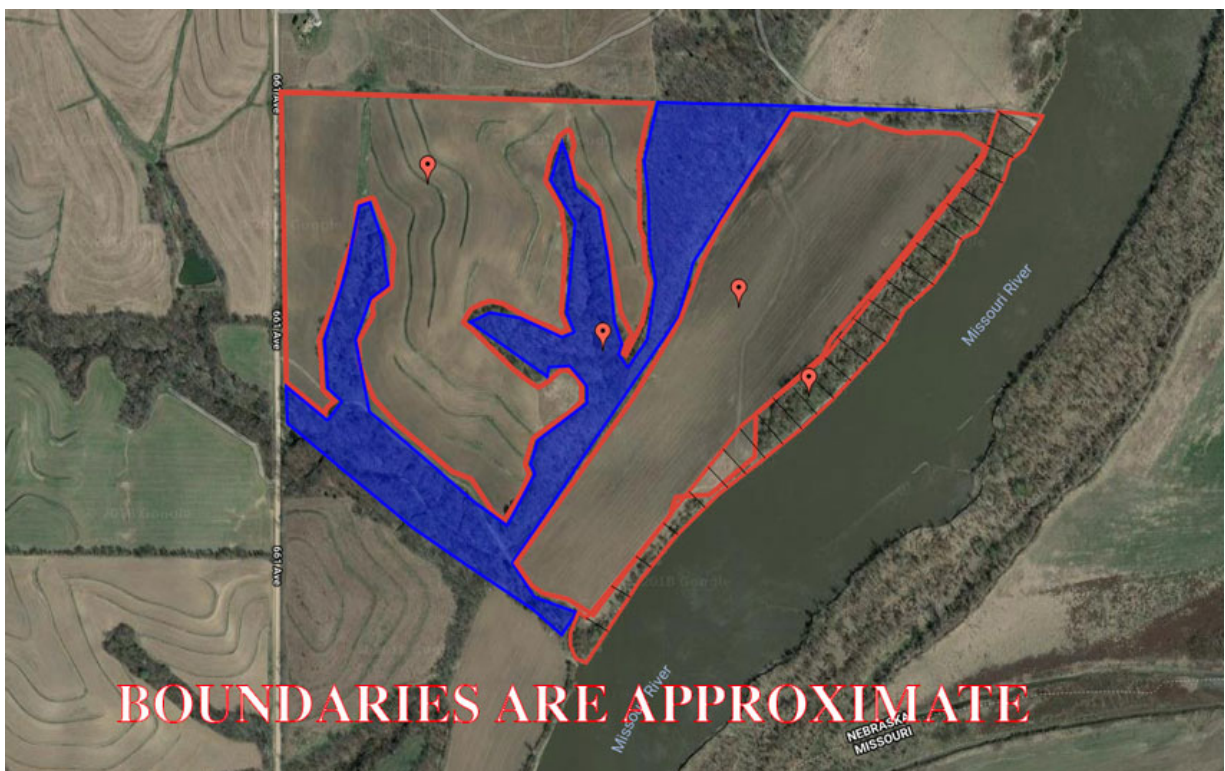
45 Acres +/- Timber Richardson County, NE



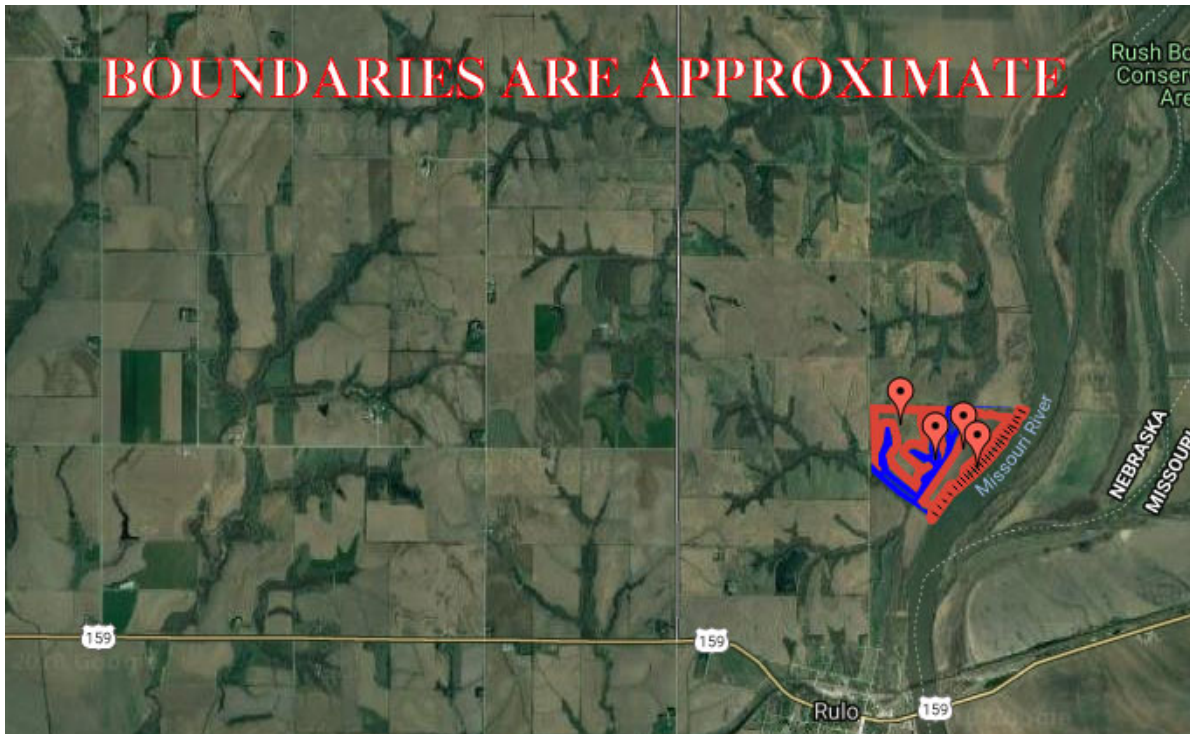
45 Acres +/- Timber Richardson County, NE



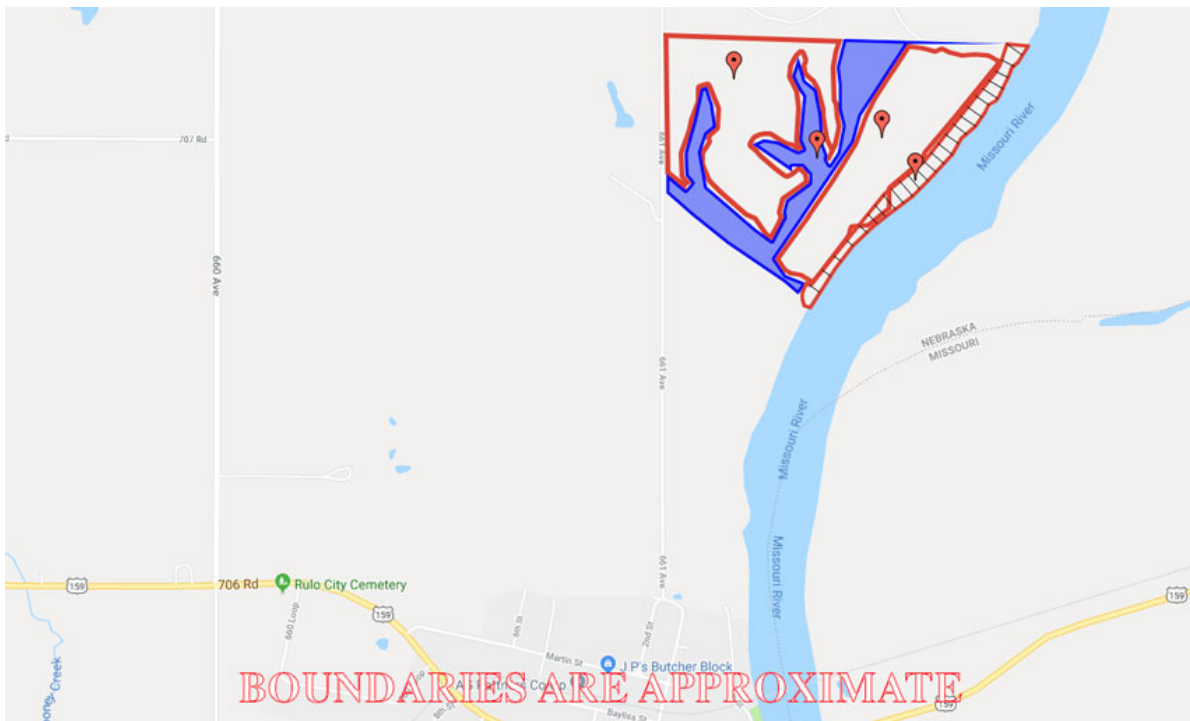
*Google Aerial
(Timber in blue)*



45 Acres +/- Timber Richardson County, NE
General Location Map
(Timber in blue)

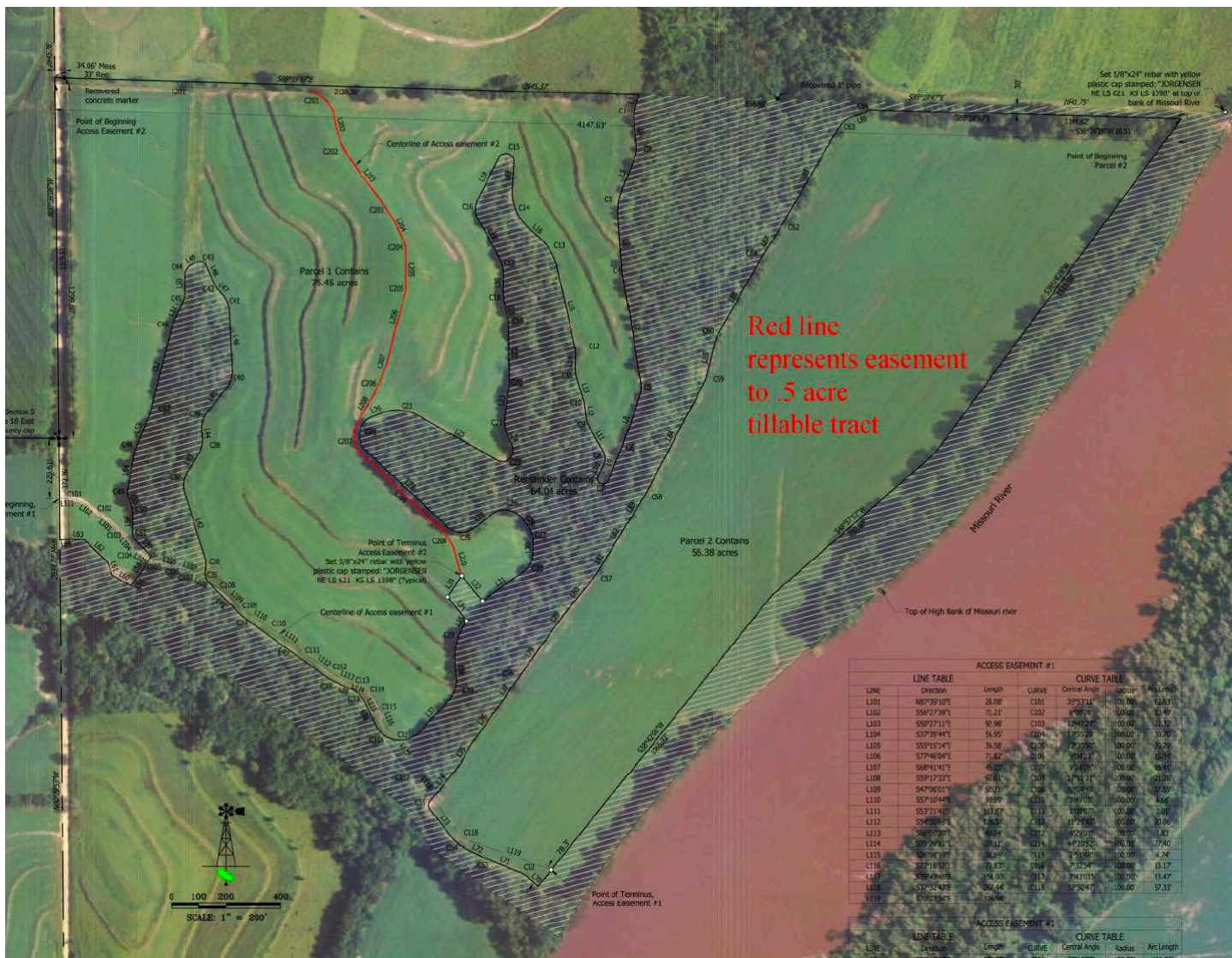


Driving Map
(Timber in blue)



PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

45 Acres +/- Timber Richardson County, NE Survey



LINE TABLE			CURVE TABLE			
LINE	Direction	Length	CURVE	Central Angle	Radius	Arc Length
L101	N87°39'10"E	28.08	C101	35°53'11"	100.00	16.63
L102	S56°27'39"E	71.21	C102	8°08'29"	500.00	10.40
L103	S89°27'11"E	81.98	C103	1°49'27"	1000.00	23.32
L104	S33°39'44"E	56.95	C104	1°25'29"	1000.00	30.30
L105	S59°15'14"E	36.58	C105	2°23'50"	1000.00	36.29
L106	S77°48'04"E	71.82	C106	3°04'23"	1000.00	18.59
L107	S68°41'41"E	45.03	C107	3°54'57"	1000.00	16.41
L108	S89°17'33"E	52.85	C108	3°11'11"	1000.00	11.25
L109	S47°06'01"E	90.21	C109	1°05'08"	1000.00	17.59
L110	S57°10'44"E	99.99	C110	3°49'03"	1000.00	4.66
L111	S57°21'41"E	163.87	C111	1°09'07"	1000.00	3.01
L112	S54°38'49"E	138.50	C112	1°17'56"	1000.00	30.00
L113	S48°57'37"E	68.24	C113	4°23'01"	1000.00	1.80
L114	S72°29'41"E	174.17	C114	4°23'52"	1000.00	17.40
L115	S68°03'22"E	30.69	C115	3°51'58"	1000.00	6.74
L116	S72°18'53"E	79.83	C116	3°22'24"	1000.00	13.17
L117	S59°49'59"E	154.03	C117	7°43'01"	1000.00	13.47
L118	S57°55'49"E	38.44	C118	5°58'47"	1000.00	57.33
L119	S70°21'34"E	316.66				

LINE TABLE			CURVE TABLE			
LINE	Direction	Length	CURVE	Central Angle	Radius	Arc Length
L120	S61°13'47"E	285.88	C120	79°14'55"	1000.00	111.19