



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

Cedar Hollow Farms, 4.75 Acres +/- Brown County, KS

*We all know the 3 keys to selling Real Estate: **Location, Location, Location.** Here is a property that fits that requirement better than any listing we have ever had. You can build a home on the frontage with mature trees already established and raise your family in the country; or establish a business with great exposure on US 36. This property is beautifully landscaped, and the infrastructure is in place with fencing, utilities, and buildings. It can serve as a hobby farm or horse farm and is presently also a sales outlet for farm utility buildings. You can easily convert it to any number of sales or service business, or to raising other kinds of animals for sale or hobby.*

If you are looking for a life style change, the possibilities are endless!

LOCATION:

Located at 1022 US 36 Hwy, Hiawatha, KS, just 3 miles West of Hiawatha on the North side of the highway.

PRICE:

\$219,000.00

IMPROVEMENTS:

1. White vinyl fencing on Hwy frontage.
2. Office & shop building, 30' X 50' (2 overhead doors, 1 sliding door and beautiful modern office.)
3. Livestock barn, 40' X 40' (complete with pens, storage & office & open lean-to on two sides.)
4. Livestock barn, 30' X 40' (complete with pens, storage & open lean-to on one side.)

TAXES/TAXABLE ACRES:

Real Estate: Taxes are to be determined after split of acreage.

RENTAL STATUS:

Property is available at closing.

LISTING AGENT:

Roger Aberle
(785) 574-6289 or roger@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 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.

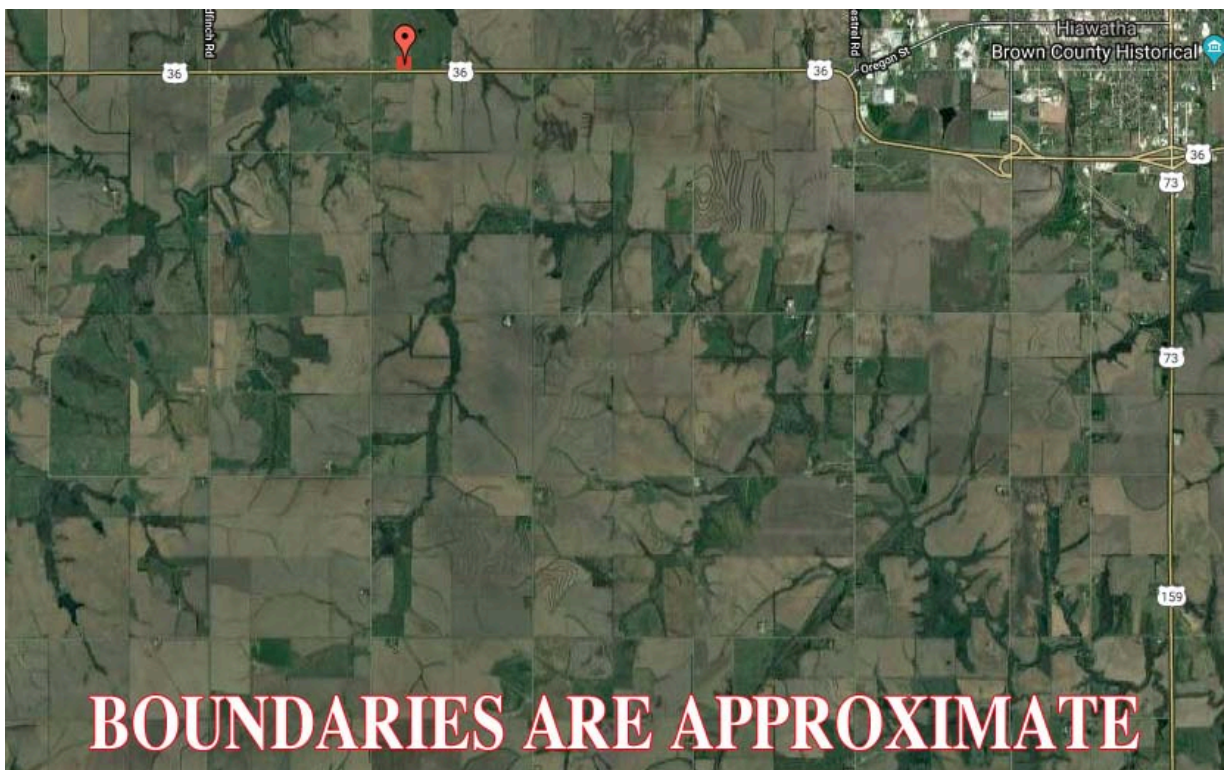
All inquiries, inspections, appointments, and offers must be sent through:

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

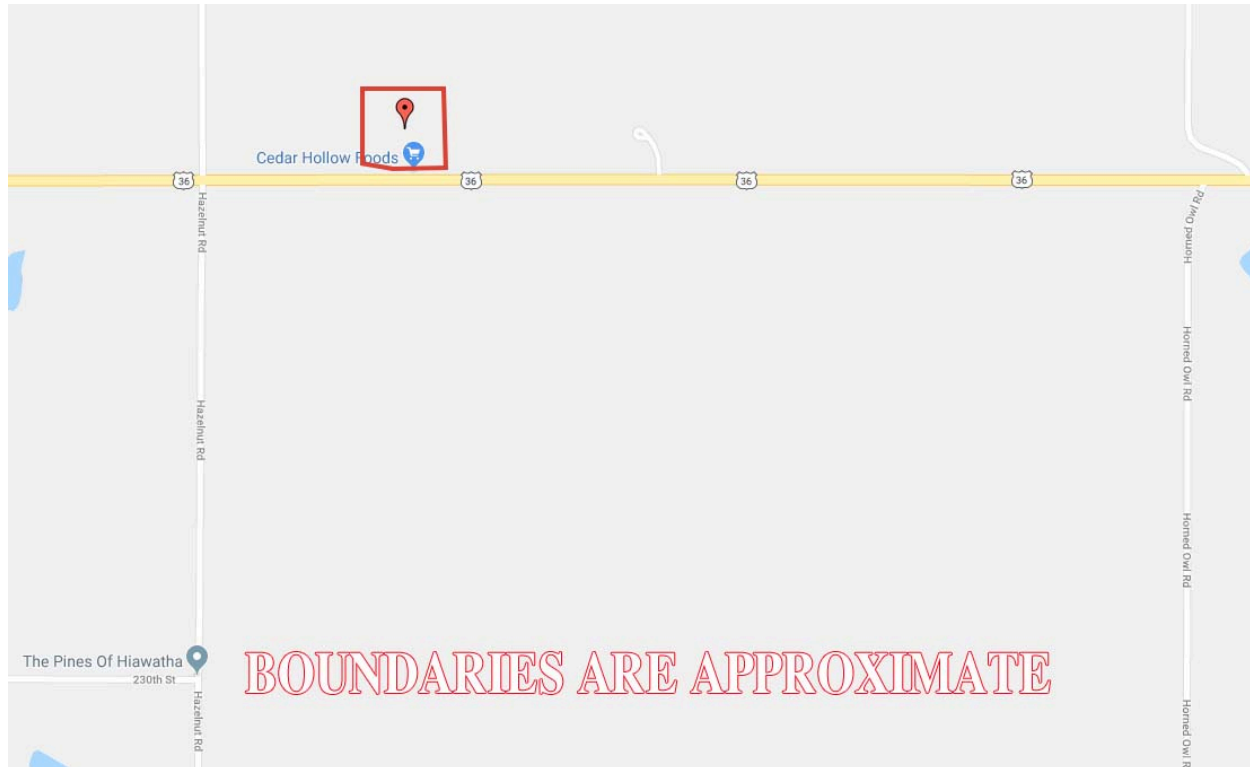
Cedar Hollow Farms, 4.5 Acres +/- Brown County, KS
Google Aerial Map



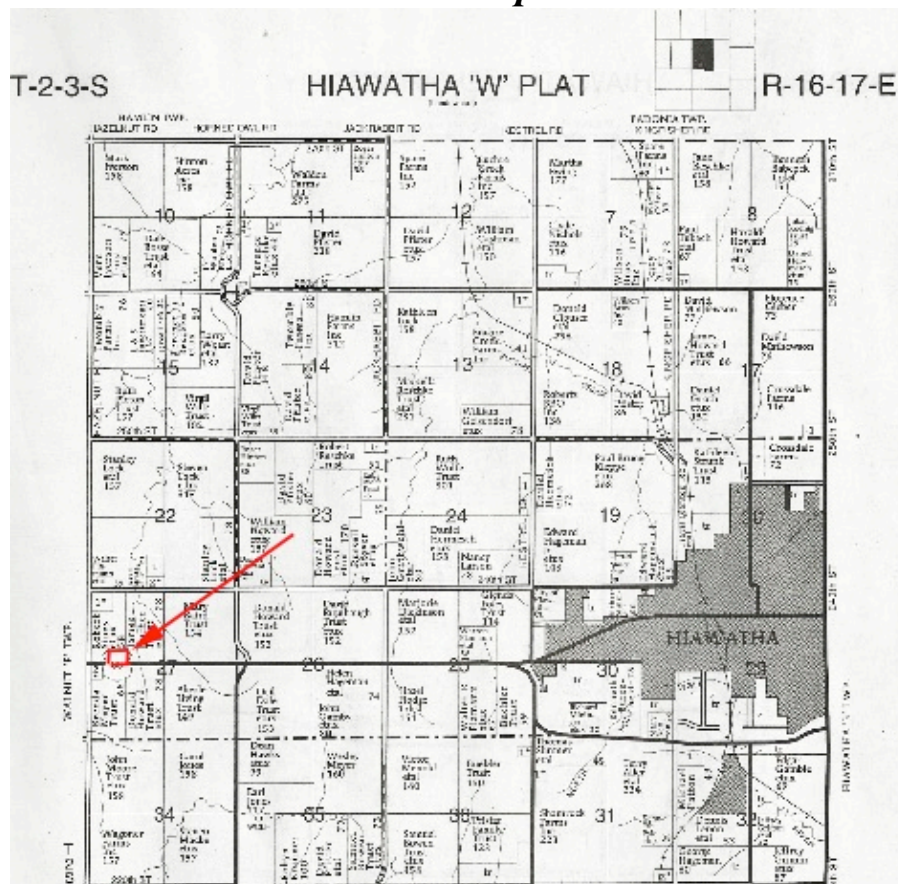
General Location Map



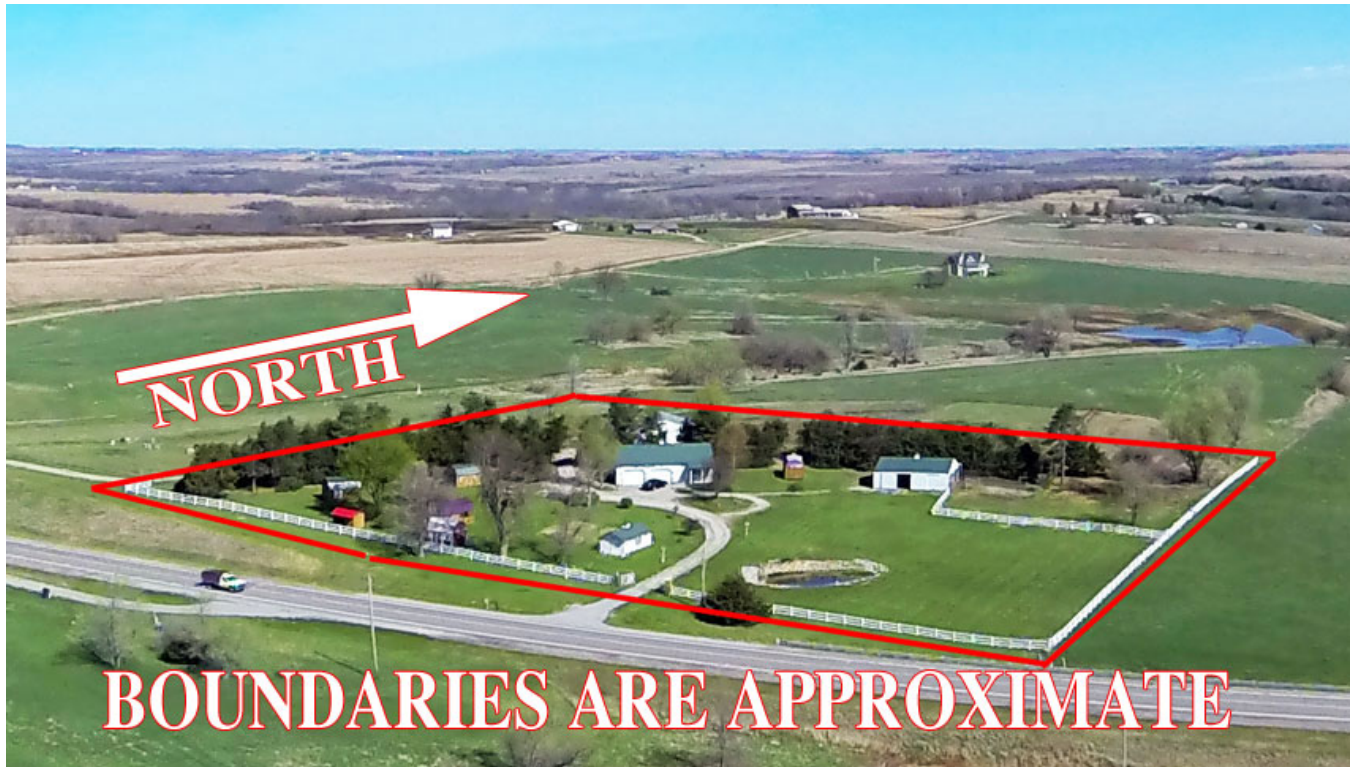
Cedar Hollow Farms, 4.5 Acres +/- Brown County, KS Driving Map



Plat Map



Cedar Hollow Farms, 4.5 Acres +/- Brown County, KS
Aerial Photos



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