



# Real Estate Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

[www.BarnesRealty.com](http://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

## Heck Implement Building

*1313 State Street, Mound City, MO 64470*

Outfitter superstore, a Car dealership, maybe an Ag related Fertilizer/Chemical business, whatever your vision might be, this location is as good as it gets for Midwestern commercial property. Halfway between two major Metropolitan areas, this offering of approximately 5 acres has visibility second to none, and an adjacent airpark may be just the added bonus the boss needs to fly in every so often to check in on the place! See our website for more details!

### **LOCATION:**

Exit 84 of I-29 Halfway between Omaha, Nebraska & Kansas City, Mo.

### **PRICE AND TERMS:**

\$649,000.00 \*Inquire with Agent for Lease to Purchase option\*

### **DIVIDE OPTION:**

\$395,000.00 (Implement Building only w/shared drive)

### **IMPROVEMENTS:**

Original shop building consists of 7200 Sq ft with 4 maintenance bays. In 1979, a 60'X151' addition was added on the Hwy side which includes a parts inventory complete with a loading dock, and a showroom. Out back on the North is located a 4200 sq ft shop building and a 26'x42' paint shop. Owner hereby discloses that the shop building on the West has asbestos present in the insulation. All has been inspected and state certified See Asbestos Report

### **ZONING:**

The property is zoned C-1 Commercial. The maximum height of structures in this zone is 45 ft. See attached zoning map for more info. Contact agent for more information about regulations.

### **MINERAL RIGHTS:**

The current owner is not retaining any mineral rights.

### **TAXES:**

2019 Taxes were \$ 4,560.16

### **RENTAL STATUS:**

All buildings/parcels are available for immediate possession.

### **LISTING AGENT:**

Jamie Barnes

660-851-1125 or [jamie@barnesrealty.com](mailto: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 the office for details of our co-broker policy. All boundary information is derived from FSA Aerial Photographs, and seller.



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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.**

***Heck Implement Building***  
***Divide Option Google Aerial Map (w/blue area not included)***



***Aerial Photos***





## *Heck Implement Building*



# *Heck Implement Building*

## *Photos*





## *Heck Implement Building*





## *Heck Implement Building*





## *Heck Implement Building*





## *Heck Implement Building*





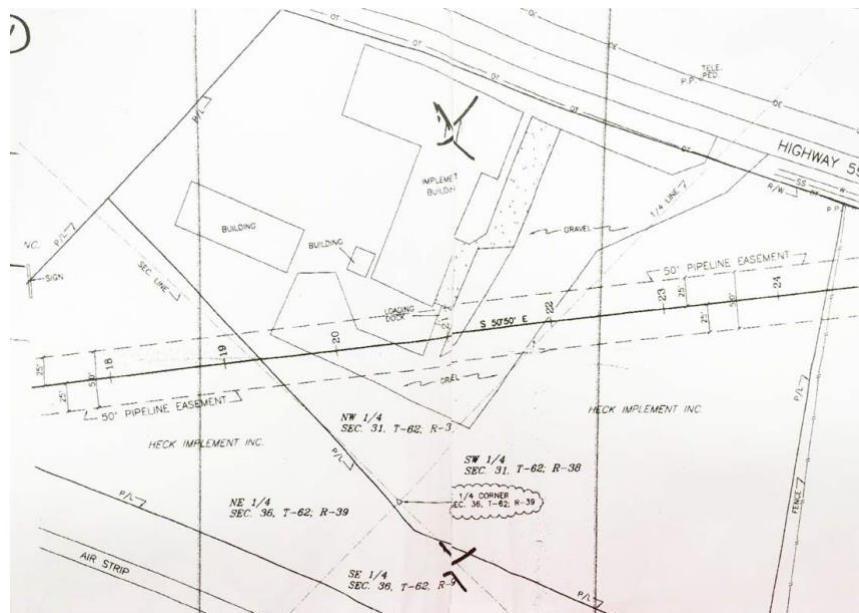
## *Heck Implement Building*



## *Heck Implement Building*



## *Pipeline Info*





# Heck Implement Building Asbestos Report

META, INC.

## ASBESTOS BULK SAMPLE ANALYSIS REPORT FAX COPY

ACCOUNT NUMBER: 1

CLIENT: Midwest Asbestos Control  
P. O. Box 787  
St. Joseph, MO 64502


SAMPLED BY: Client

LAB NUMBER: 2003

PAGE NO: 1

NOTE: This is a preliminary report for fax purposes only. Your final report is being sent by mail.

META ID#	CLIENT SAMP#	SAMPLE DESCRIPTION	POS/ NEG											FIB. MIN.				
				CHRY	AMOS	CROC	ANTH	ACTI	TREM	CELL	GLSS	WOOL	VER.	PER.	SYN.	OTH.		
1	MDC-1	Insulation	POS	5%	15%	0%	0%	0%	0%	0%	0%	50%	0%	0%	0%	30%		
2	MDC-2	Insulation	NEG	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%		

  
Thomas D. White  
Microscopist

9/2/91  
DATE

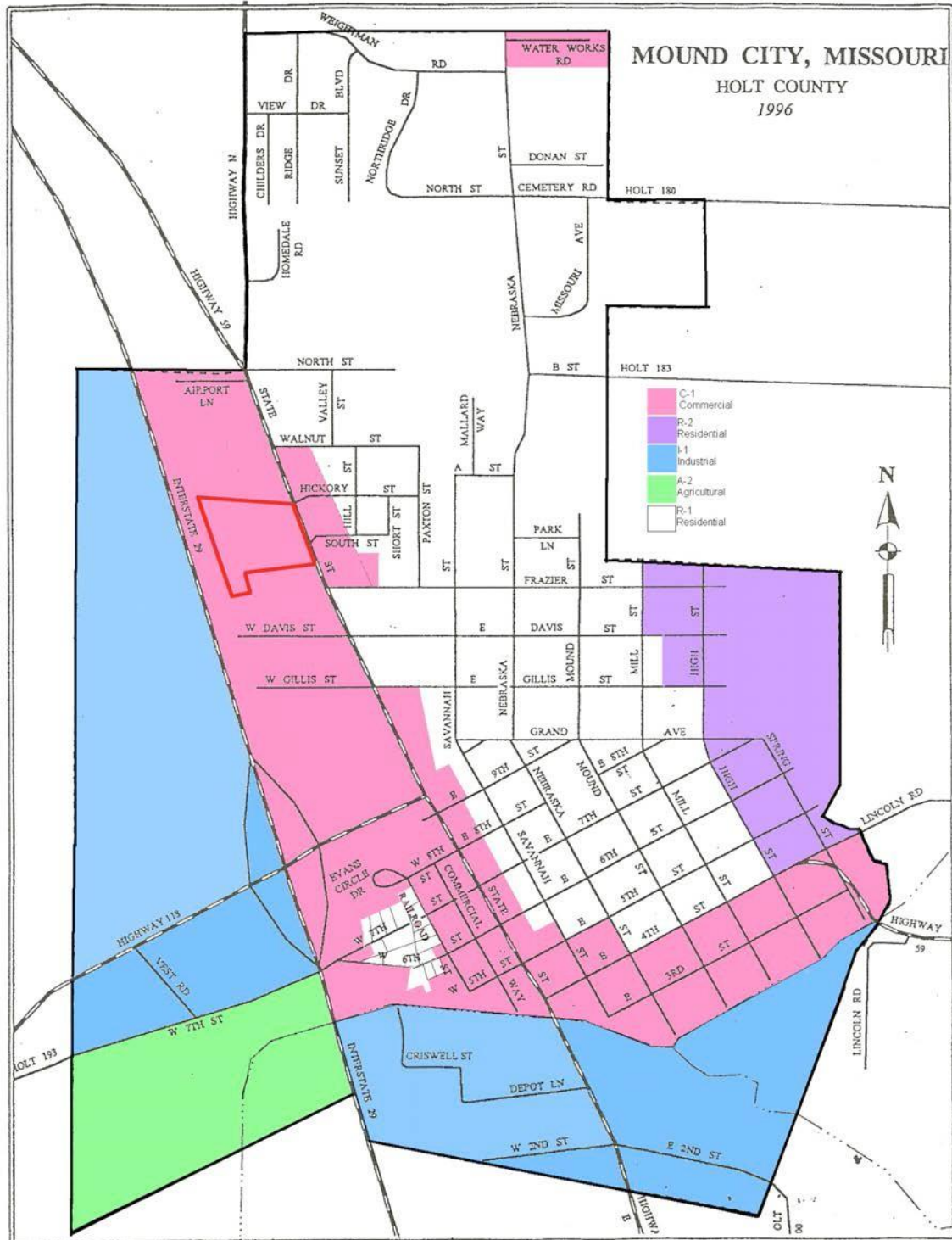
**MOUND CITY, MISSOURI**  
HOLT COUNTY  
1996

**Legend:**

- C-1 Commercial
- R-2 Residential
- I-1 Industrial
- A-2 Agricultural
- R-1 Residential

**Map Labels:**

**Streets:** WEIGERMAN RD, CHILDERS DR, VIEW DR, RIDGE DR, SUNSET DR, HOMEDALE RD, NORTH ST, CEMETERY RD, DONAN ST, WATER WORKS RD, MISSOURI AVE, B ST, HOLT 180, HOLT 183, STATE ST, VALLEY ST, WALNUT ST, HICKORY ST, SOUTH ST, SHORT ST, PAXTON ST, MALLARD WAY, PARK LN, FRAZIER ST, DAVIS ST, GILLIS ST, MILL ST, HIGH ST, GRAND AVE, 9TH ST, 8TH ST, 7TH ST, 6TH ST, 5TH ST, 4TH ST, 3RD ST, 2ND ST, 1ST ST, LINCOLN RD, HIGHWAY 59, INTERSTATE 59, CRISWELL ST, DEPOT LN, W 2ND ST, E 2ND ST, W 7TH ST, W 6TH ST, W 5TH ST, W 4TH ST, W 3RD ST, W 2ND ST, W 1ST ST, E 1ST ST, E 2ND ST, E 3RD ST, E 4TH ST, E 5TH ST, E 6TH ST, E 7TH ST, E 8TH ST, E 9TH ST, E 10TH ST, E 11TH ST, E 12TH ST, E 13TH ST, E 14TH ST, E 15TH ST, E 16TH ST, E 17TH ST, E 18TH ST, E 19TH ST, E 20TH ST, E 21ST, E 22ND, E 23RD, E 24TH, E 25TH, E 26TH, E 27TH, E 28TH, E 29TH, E 30TH, E 31ST, E 32ND, E 33RD, E 34TH, E 35TH, E 36TH, E 37TH, E 38TH, E 39TH, E 40TH, E 41ST, E 42ND, E 43RD, E 44TH, E 45TH, E 46TH, E 47TH, E 48TH, E 49TH, E 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## *Heck Implement Building*

