



## 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

### ***2.35 Acres +/- Holt County, MO***

*This is a small acreage close to town that is suitable for building on or to bring in a trailer for country living!  
There is a two-car garage and an older barn for storage. This would be a really nice area for a garden or truck patch!*

#### **LOCATION:**

Property is located just ½ mile West of Craig, MO. on Hwy 111 follow the For-Sale signs!

#### **PRICE:**

\$25,000.00

#### **IMPROVEMENTS:**

2-car garage (approx. 676 sq. ft.)

Barn (approx. 1,280 sq. ft.)

Dug well

#### **TAXES/TAXABLE ACRES:**

2019 taxes were \$196.09 on 2.35 taxable acres.

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Billie Paul Sharp

660) 572-0029 or [bpsharp@barnesrealty.com](mailto:bpsharp@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 The listing may be withdrawn with or without approval.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:

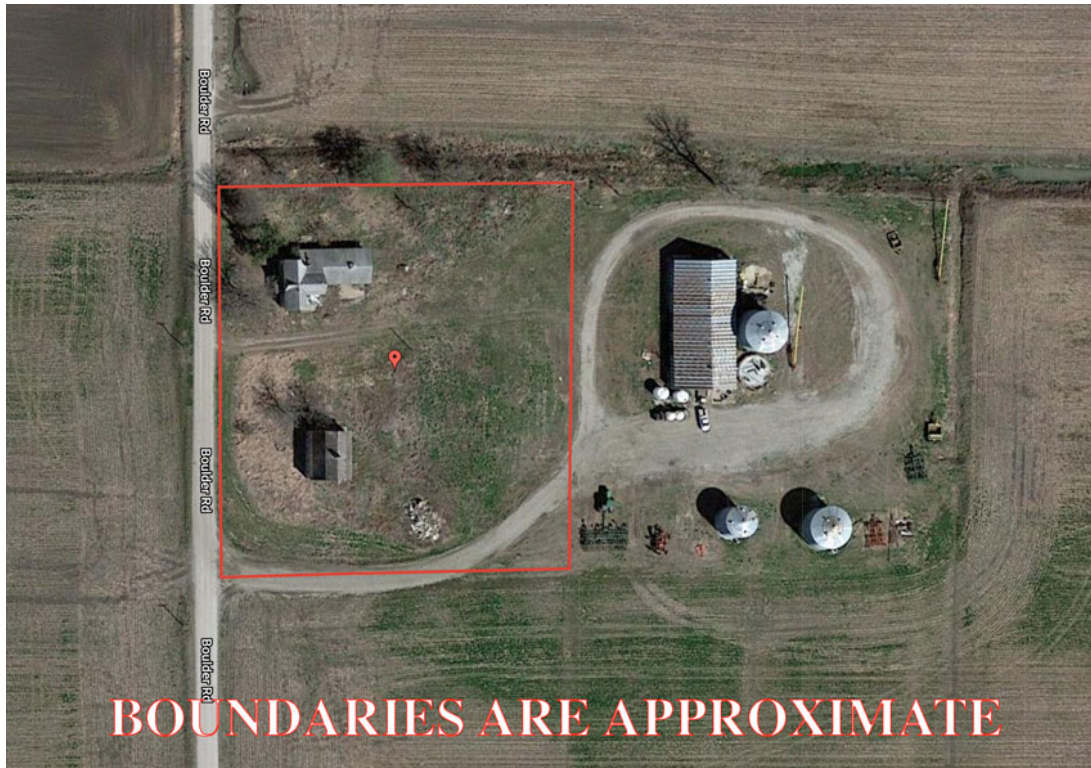
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

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***Photos***

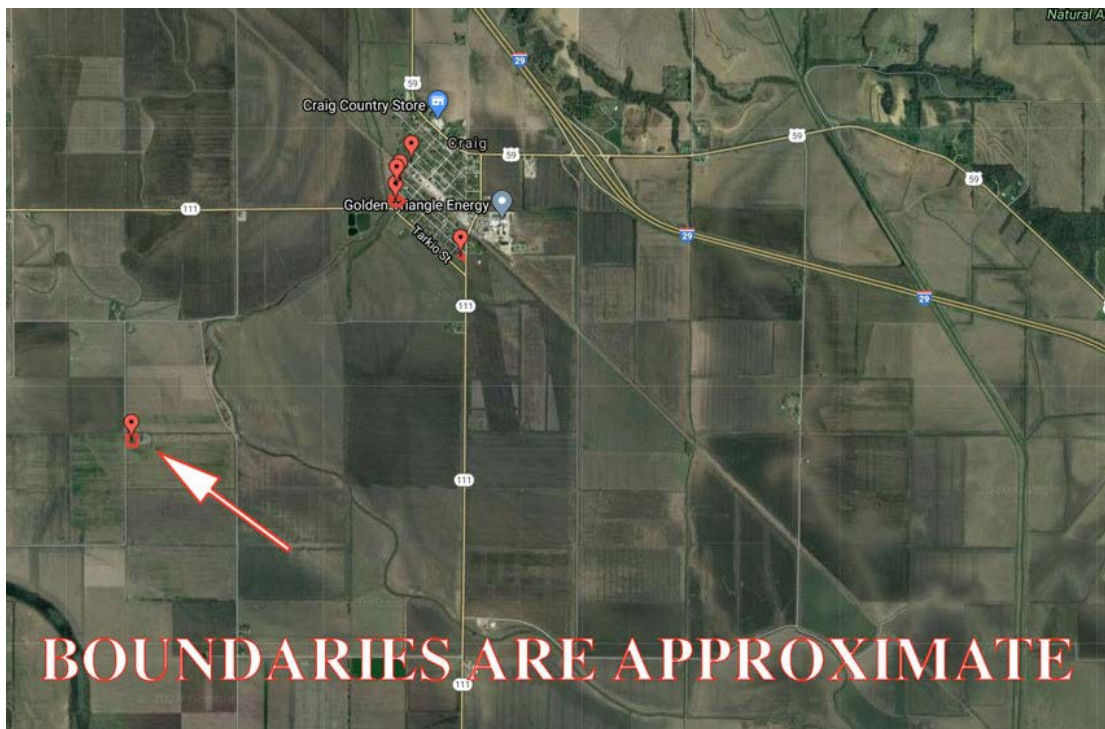




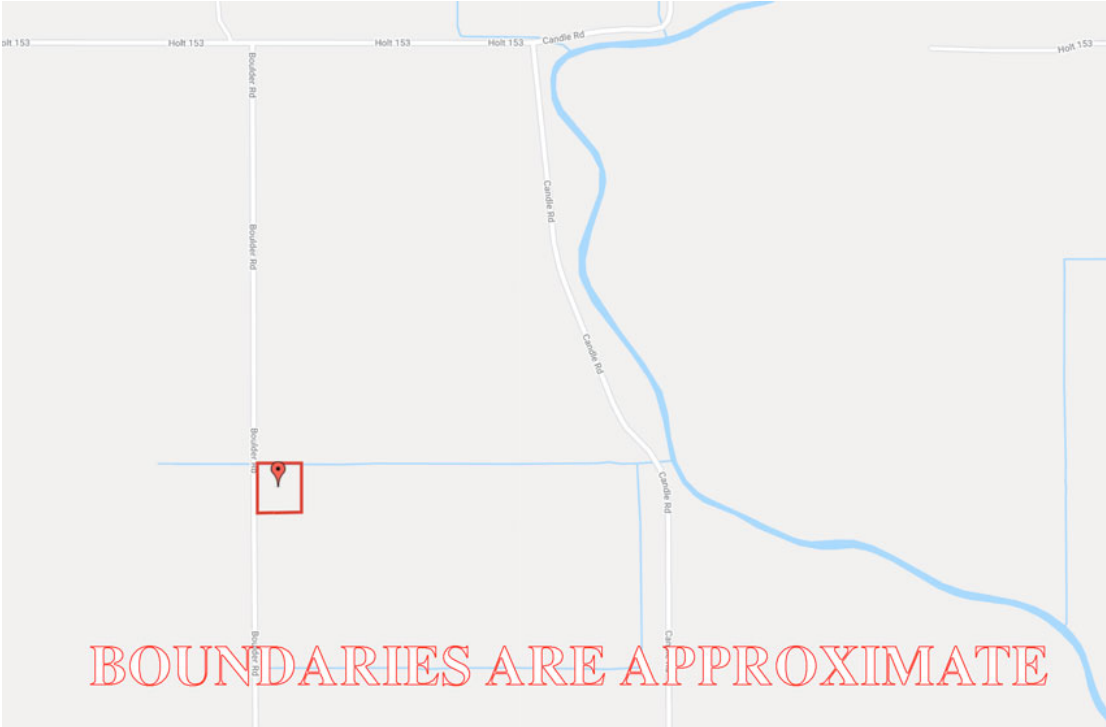
***2.35 Acres +/- Holt County, MO***  
***Google Aerial Map***



***General Location Map***



2.35 Acres +/- Holt County, MO  
Driving Map



Tax Map

