



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

4.09 Acres +/- Platte County, MO

This riverfront property is perfect for a retreat from the city located just 30 minutes from Kansas City, MO and St. Joseph, MO. There is room for a couple of camping sights on 4.09 taxable acres +/- where the trees have been cleared. The current Owner used the property for a canoe trip business and with the popularity of kayaking this year there might be a great small business opportunity for an entrepreneur with a sense of adventure! The old Union Electric generation station building on site is from the 1920's! The river is wide with good depth along with the property. It borders the Kendzora Conservation Area and so many types of wildlife abundant in the area! Call Jared today for a showing!

LOCATION:

Property is located approx. 1 mile north west of Edgerton, MO

PRICE:

\$28,900.00

TAXES/TAXABLE ACRES:

2019 taxes were \$18.91 on 4.09 taxable acres

IMPROVEMENTS:

Building on site was built in 1920s

LISTING AGENT:

Jared Innis
(816) 985-1349 or jared@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 The listing may be withdrawn with or without approval.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.

4.09 Acres +/- Platte County, MO
Photos



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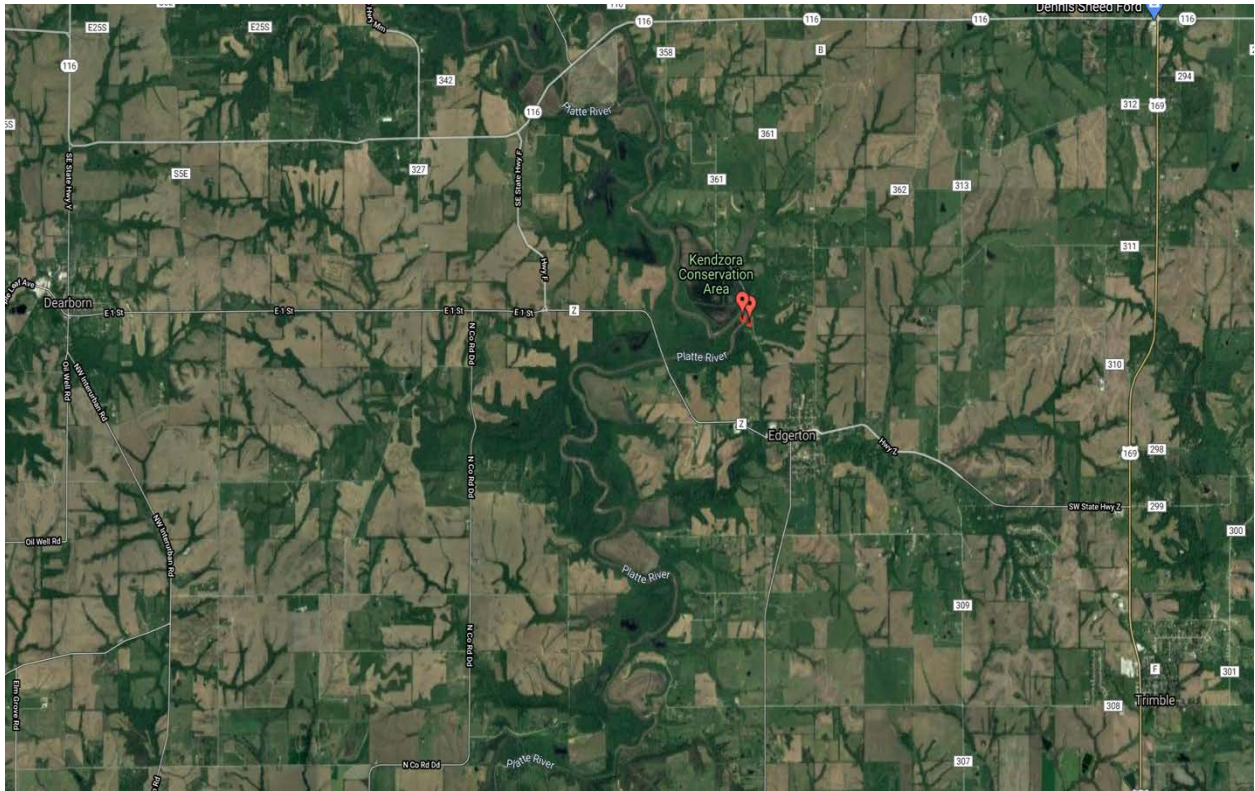
Google Aerial Map



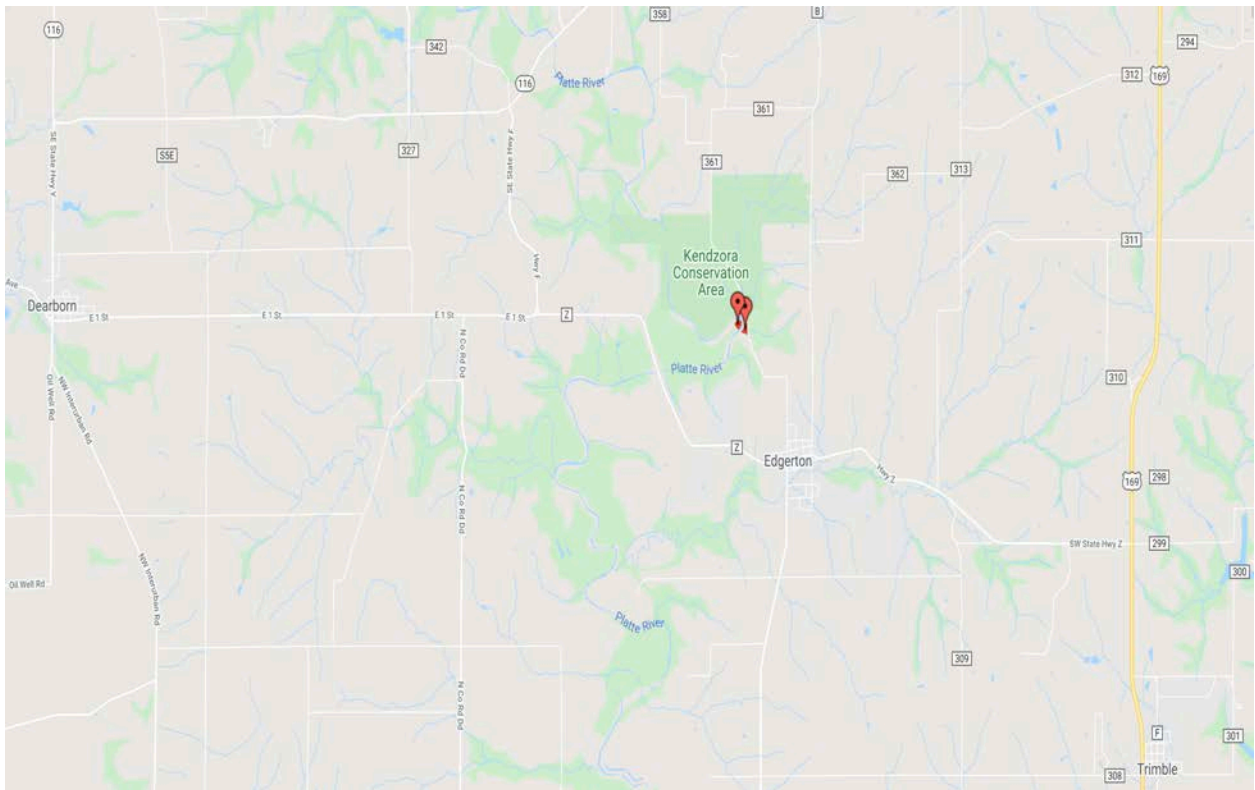
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General Location Map



Driving Map



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Tax Map

