



# Land Sales 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

## ***27.56 Acres +/- Buchanan County, MO***

*This property is approx. 27.56 Acres +/- zoned C-3 in an excellent location! It's a great opportunity for a new business location and is only approx. 0.6 miles from I-29 and approx. 0.7 miles from the Shoppes at North Village! This is a rapidly expanding area that is highly diverse with so many possibilities!*

### **LOCATION:**

This commercial build-site is located just East approx. 0.1 miles of the North Belt, HWY at the intersection of 169 HWY and Cook Rd. St Joseph, MO.

### **PRICE:**

\$750,000.00 Total

### **IMPROVEMENTS:**

This land is unimproved.

### **TAXES:**

2020 taxes were \$239.96 on 27.56 taxable acres.

### **RENTAL STATUS:**

Property is available for possession at the time of closing.

### **LISTING AGENT:**

Nathan Kneib  
(816) 271-3246 or [nathan@barnesrealty.com](mailto:nathan@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 The listing may be withdrawn with or without approval.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.**



**27.56 Acres +/- Buchanan County, MO**  
**Aerial Photos**





***27.56 Acres +/- Buchanan County, MO***





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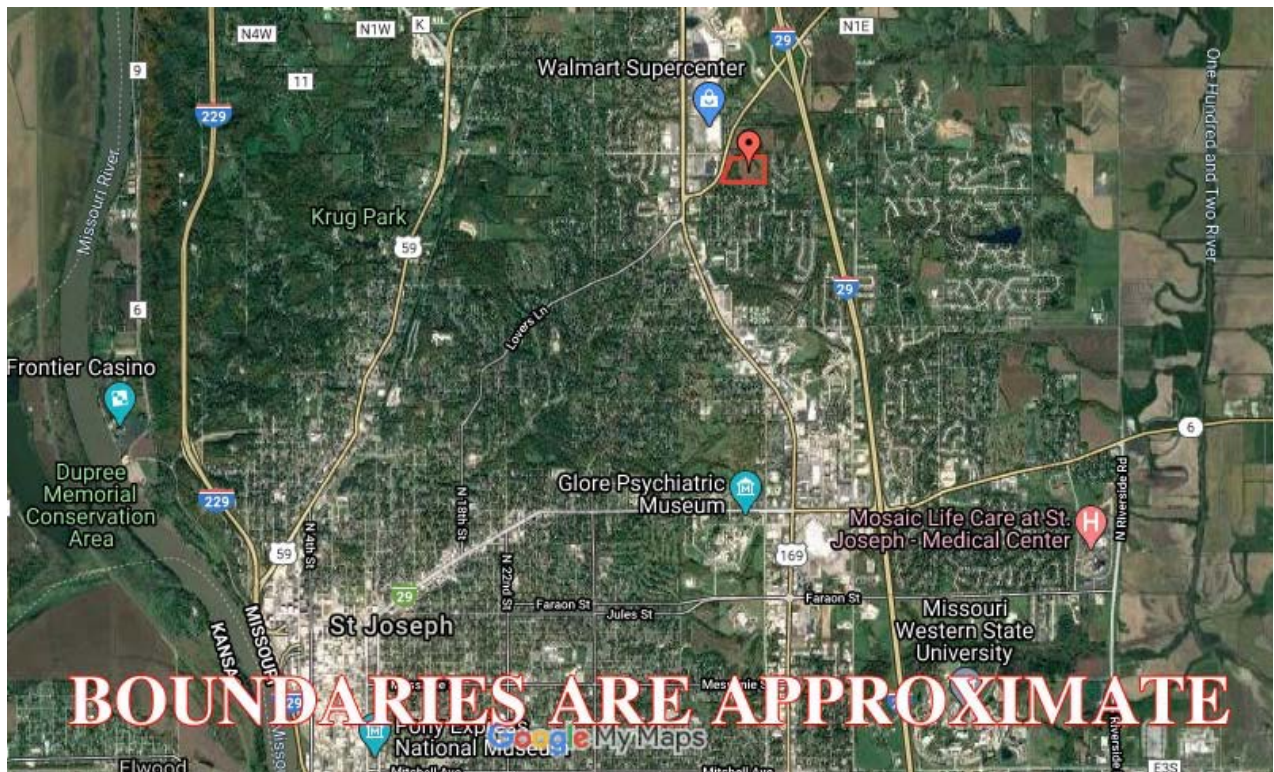




*27.56 Acres +/- Buchanan County, MO*  
*Google Aerial*

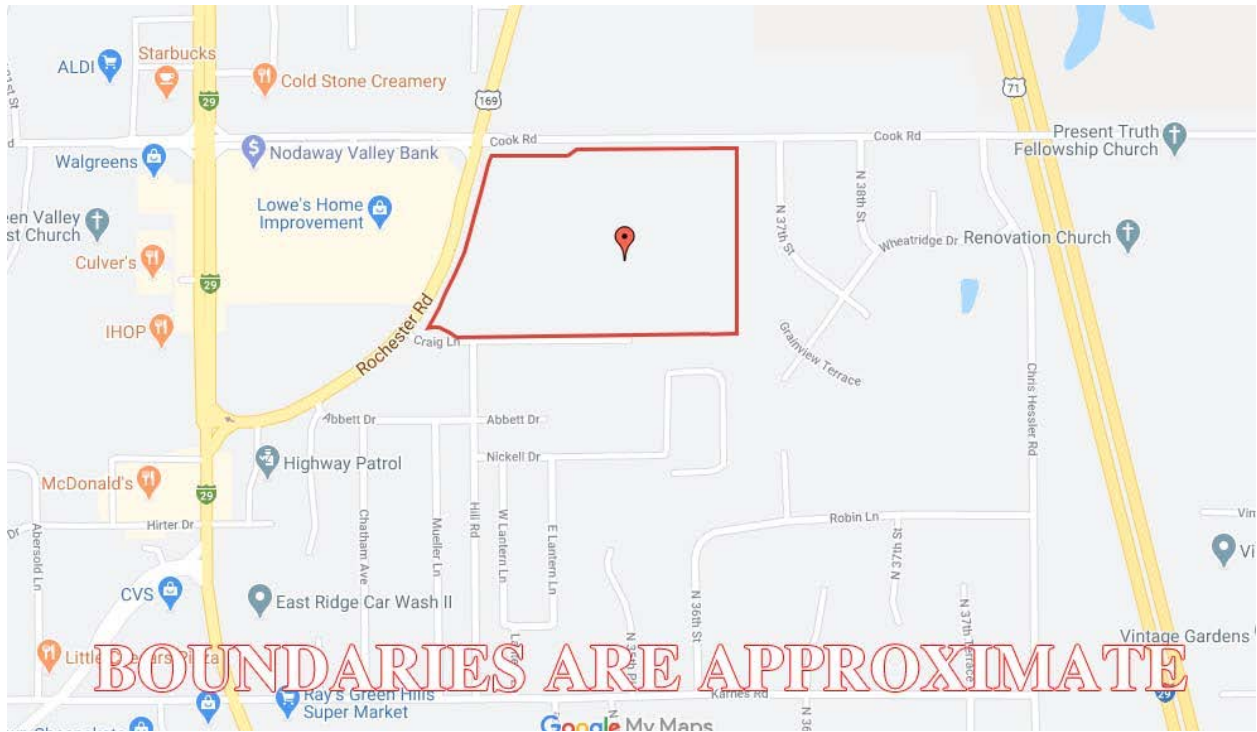


*General Location*

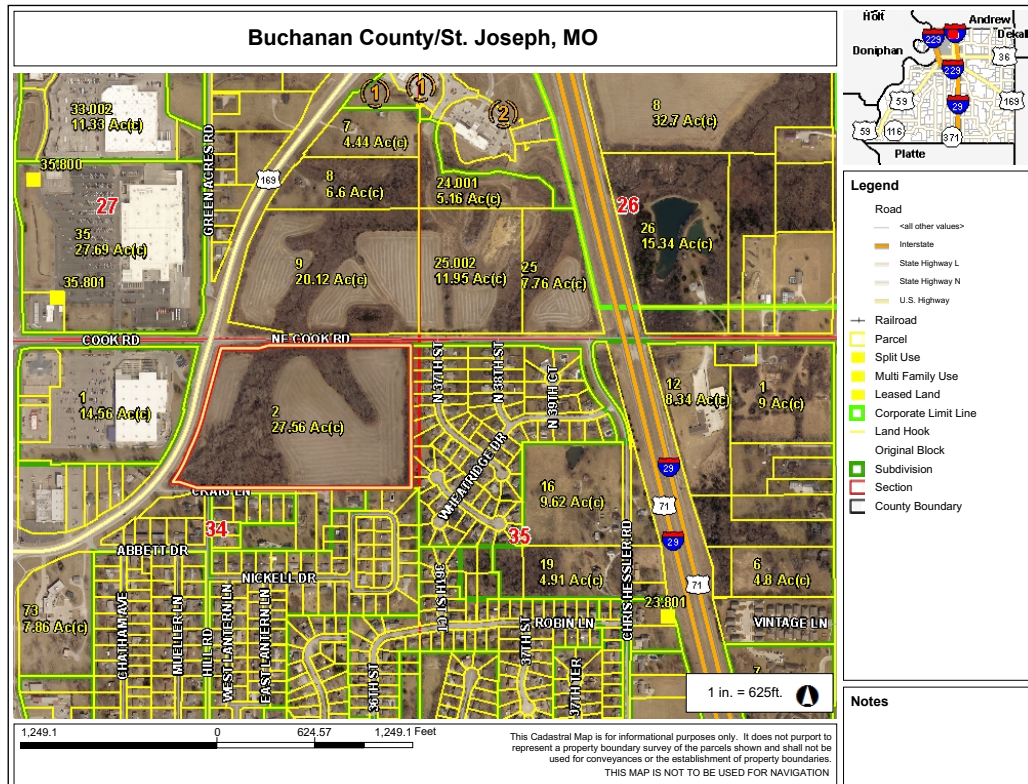




# 27.56 Acres +/- Buchanan County, MO Driving Map



## Tax Map



# 27.56 Acres +/- Buchanan County, MO Zoning Map

