



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

22.5 Acre Riverfront, Holt County, MO

This property is available for the first time in memory!

If you're looking for a private getaway or some place to develop into a church camp or who knows what, take a look at this once in a lifetime opportunity! 22 acres of native timberland located along the Missouri River at the mouth of the Little Tarkio river. Lots of timber of all kinds, the fishing is great on the river or in the little Tark. It probably won't sell again in another 100 years!

LOCATION:

Tract is located South of Highway 159 off Ember Road.

PRICE:

~~\$20,000.00/Taxable Acre or \$450,000.00~~

~~Total~~

**PRICE REDUCED! \$14,666.67/Taxable
Acre or \$330,000.00 Total**

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2021 taxes were \$11.73 on 22.50 taxable acres.

OTHER FEATURES:

There is a private, approx. 15-foot-wide, easement in place since 1941 that begins at Ember Road and running parallel with the Missouri River to the property boundary.

LISTING AGENT:

Rick Barnes
(660) 851-1152 or rickey@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.

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

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 The listing may be withdrawn with or without approval.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:

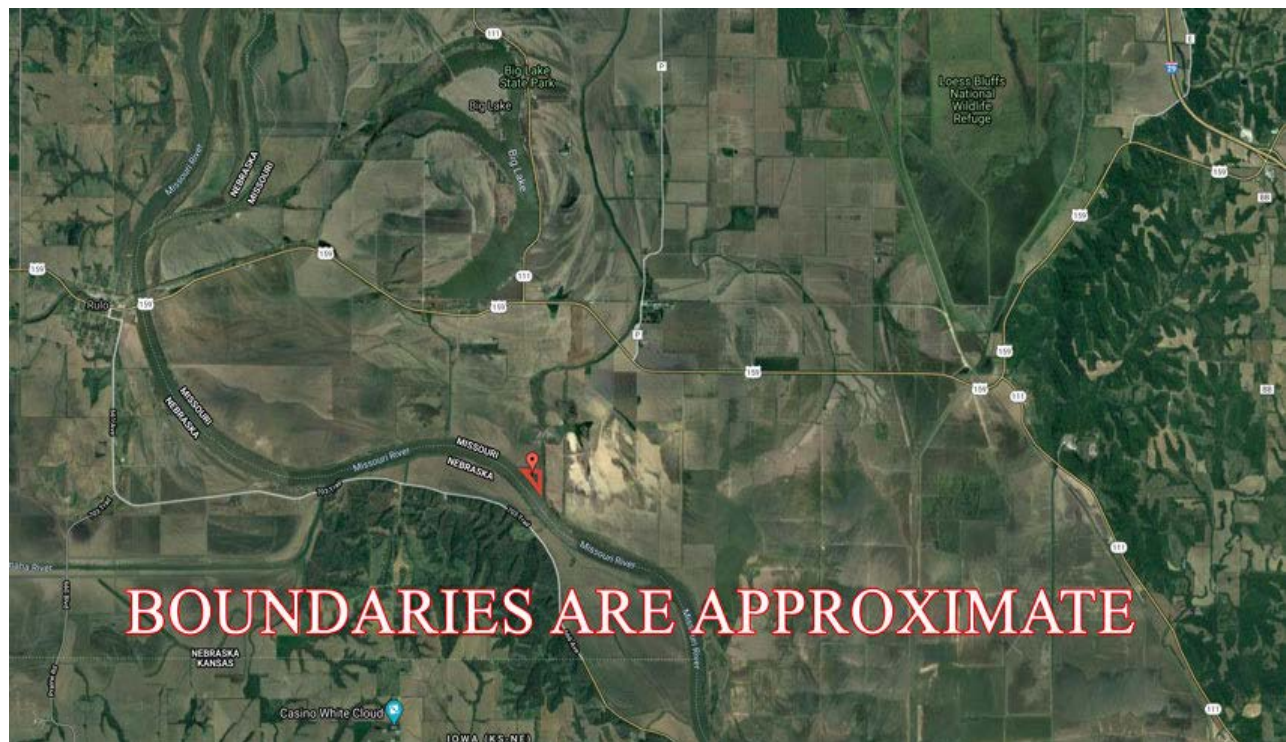
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



22.5 Acre Riverfront, Holt County, MO
Google Aerial Map

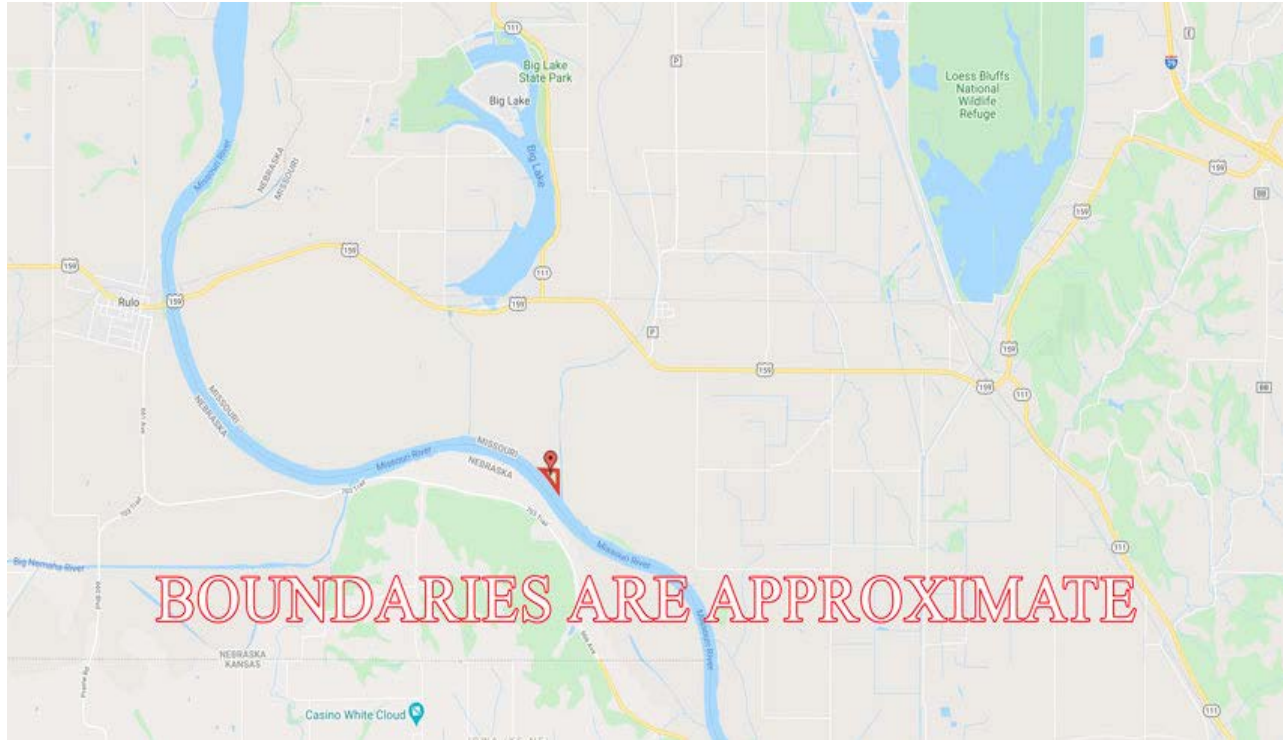


General Location Map

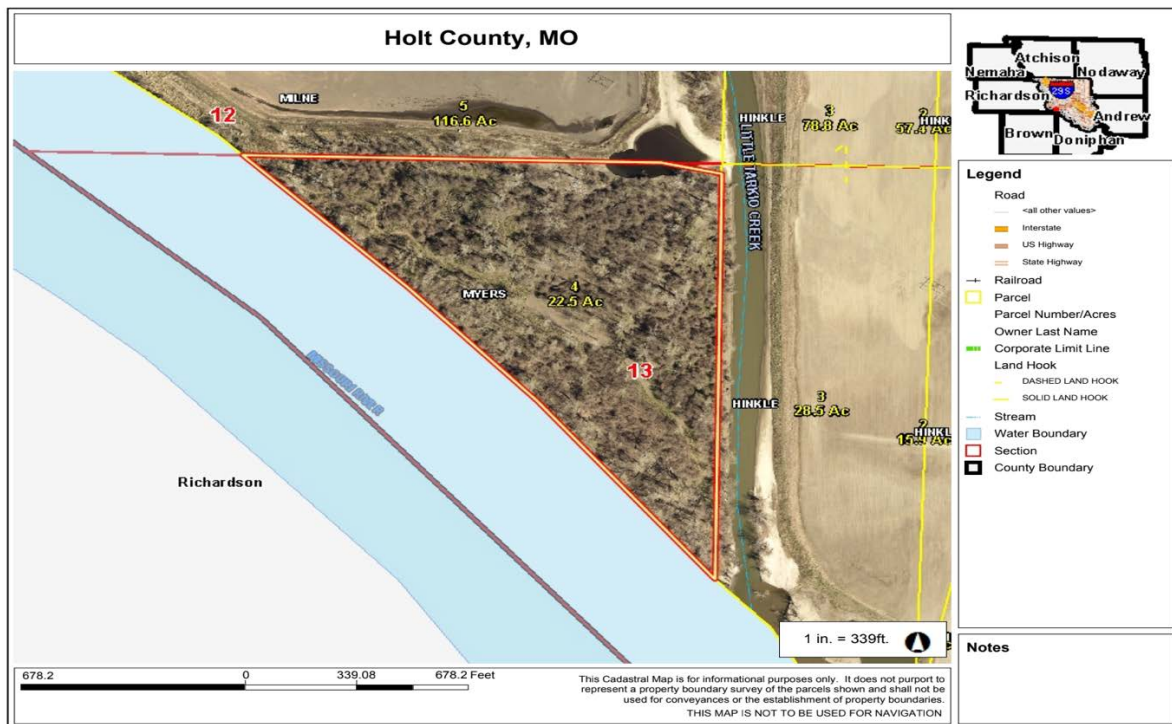


22.5 Acre Riverfront, Holt County, MO

Driving Map



Tax Map



© Farm & Home Publishers, Ltd.



An aerial photograph showing a wide, calm river with a muddy, brownish-green hue. The river curves from the bottom left towards the top right. On the left bank, there is a dense line of green trees and shrubs, with a rocky, light-colored shoreline in the foreground. The water reflects the sky and the surrounding greenery. In the distance, the river continues to curve, and more trees are visible on the opposite bank under a clear blue sky.

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

22.5 Acre Riverfront, Holt County, MO

