

**18156 Hwy 59
Mound City Mo
64470
660-442-3177**



**1711 Oregon St
Hiawatha Ks
64434
785-742-4580**

Barnes 3 Home & Storage Sites Mound City MO

Noticing there's not any home or storage sites available for sale on the edge of town-We thought we'd offer some on land we own Southeast of town. They have good gravel access and plenty of trees to break the wind and soak up the noise and provide shade. Utilities are close by, and with several size choices, they should be affordable for nearly any budget.

LOCATION:

East Second Street of Mound City turns into Holt 200 somewhere near the entrance to this area.

PRICE AND TERMS:

Bordering Lagoon on the West is a 2.5 acre plot that'd be great for a storage building. Offered at \$34,500.00

The home sites are offered at \$22,500.00 each cash, or,

Contract for Deed Price of \$25,000 (10k down) with 3 yr payout at 8% interest (monthly payments of \$470.05) with deed restrictions, but no prepayment penalty.

Acreage denominations on attached Aerial are more or less subject to survey. Survey will be derived from boundaries as shown on the labeled Google Aerial. Seller paying all survey costs and will crown & apply first run rock to access drive. Both entrance access drives will be shared with neighbors. No Stakes have been placed on the boundaries of the premises, as it will be farmed for the upcoming farming season, unless purchase arrangements are made.

REAL ESTATE TAXES & TAXABLE ACRES:

To be determined. Current Farmland Real Estate Taxes are less than \$5/acre.

MINERAL RIGHTS:

The current owner is not retaining any mineral rights. General Utility access will be shared for possible additional property owners.

LISTING AGENT:

Jamie Barnes Owner Agent 660-572-0019

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.





Good things happen to people who own Real Estate.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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 of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177**
www.barnesrealty.com