



Farm Land Sales

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

Barnes 67.61 Acres, Richardson County, Ne

For Sale or Lease:

Upland timber & Missouri River frontage combined! When was the last time you saw land offered this reasonably? Especially land in Richardson County Nebraska! Talk to us if you like one or the other, or have ideas of how to divide the property. This would make a great place to put your camper!

LOCATION:

Just a bit less than 1 mile north of the town of Rulo, and on the East side of the Road.

TILLABLE ACRES:

There is a .5 acre tract on the ridge offering a view of the Missouri River Bottom. It is tillable, as well as the portion of riverfront behind the timber. It's our estimate the total property offers about 5 tillable acres

PRICE AND TERMS:

\$2,250/taxable acre for a total of \$152,125.50

REAL ESTATE TAXES:

Annual taxes are approximately \$400.00 on 67.61 taxable acres.

MINERAL RIGHTS:

The mineral rights go with the land.

RENTAL STATUS:

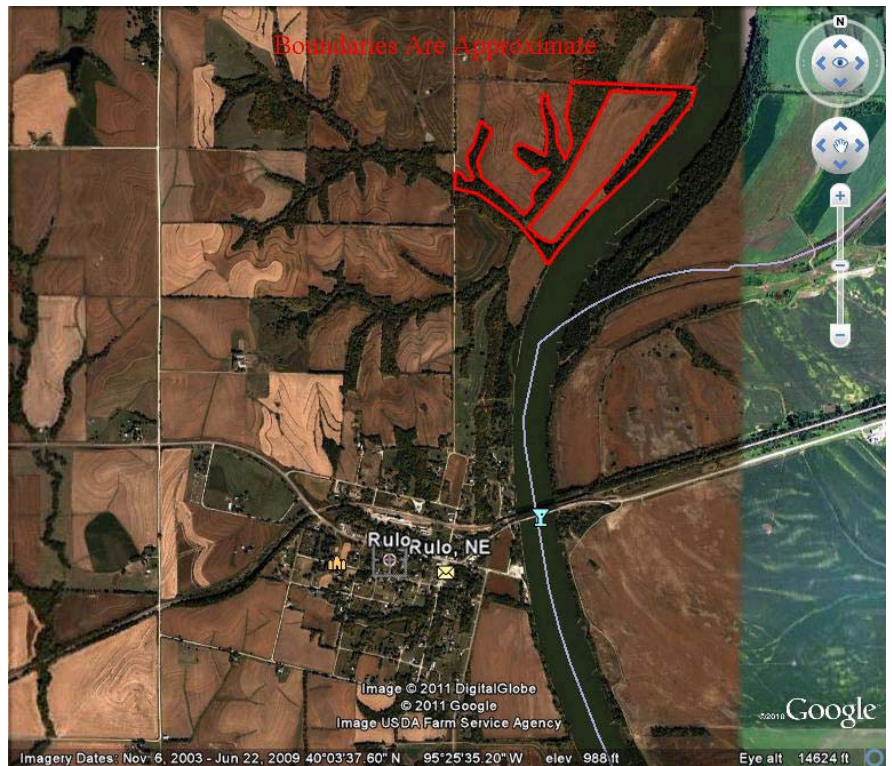
Available for an annual lease of \$5,000.

LISTING AGENT:

Jamie Barnes: 660.572.0019 or
barnes-realty@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.



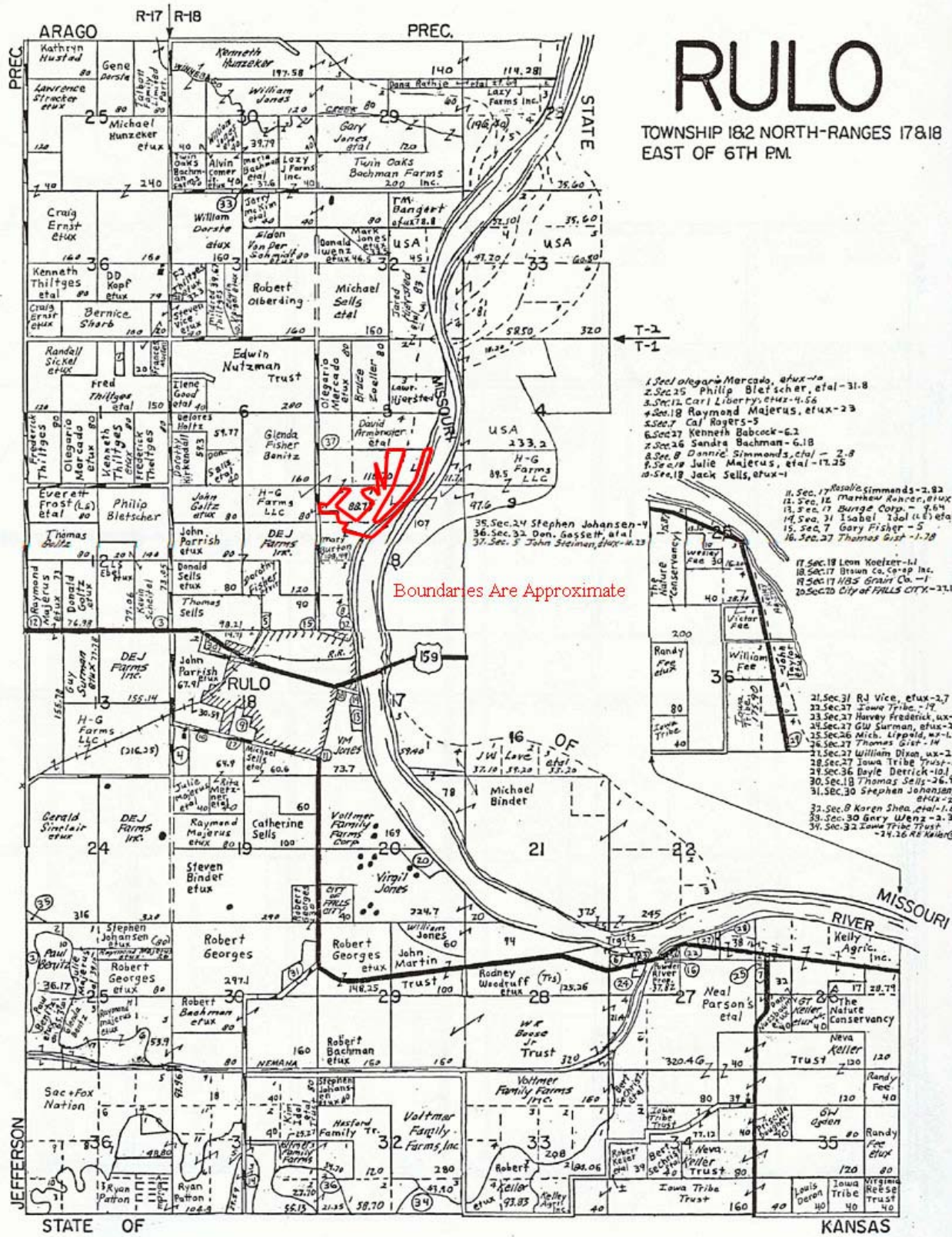
Setting the trend for how Real Estate is Sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for 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 The listing may be withdrawn with or without approval.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, BARNES REALTY COMPANY 18156 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

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Plat Book Page



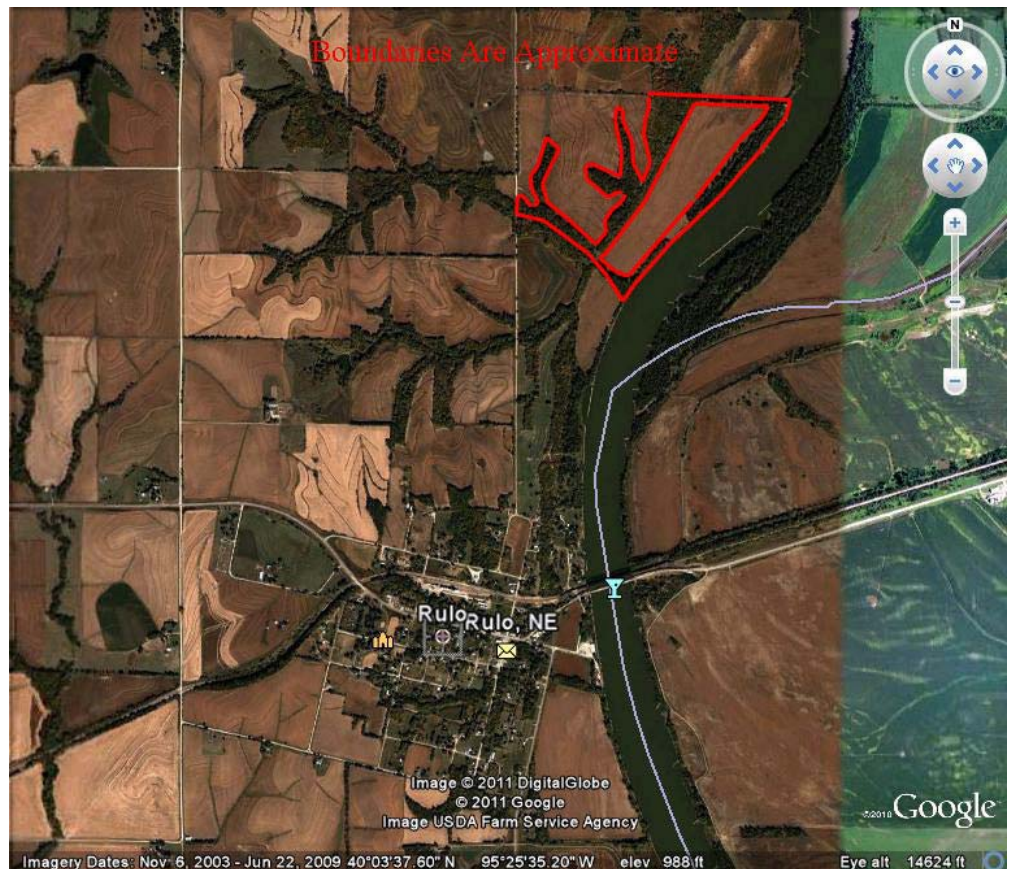
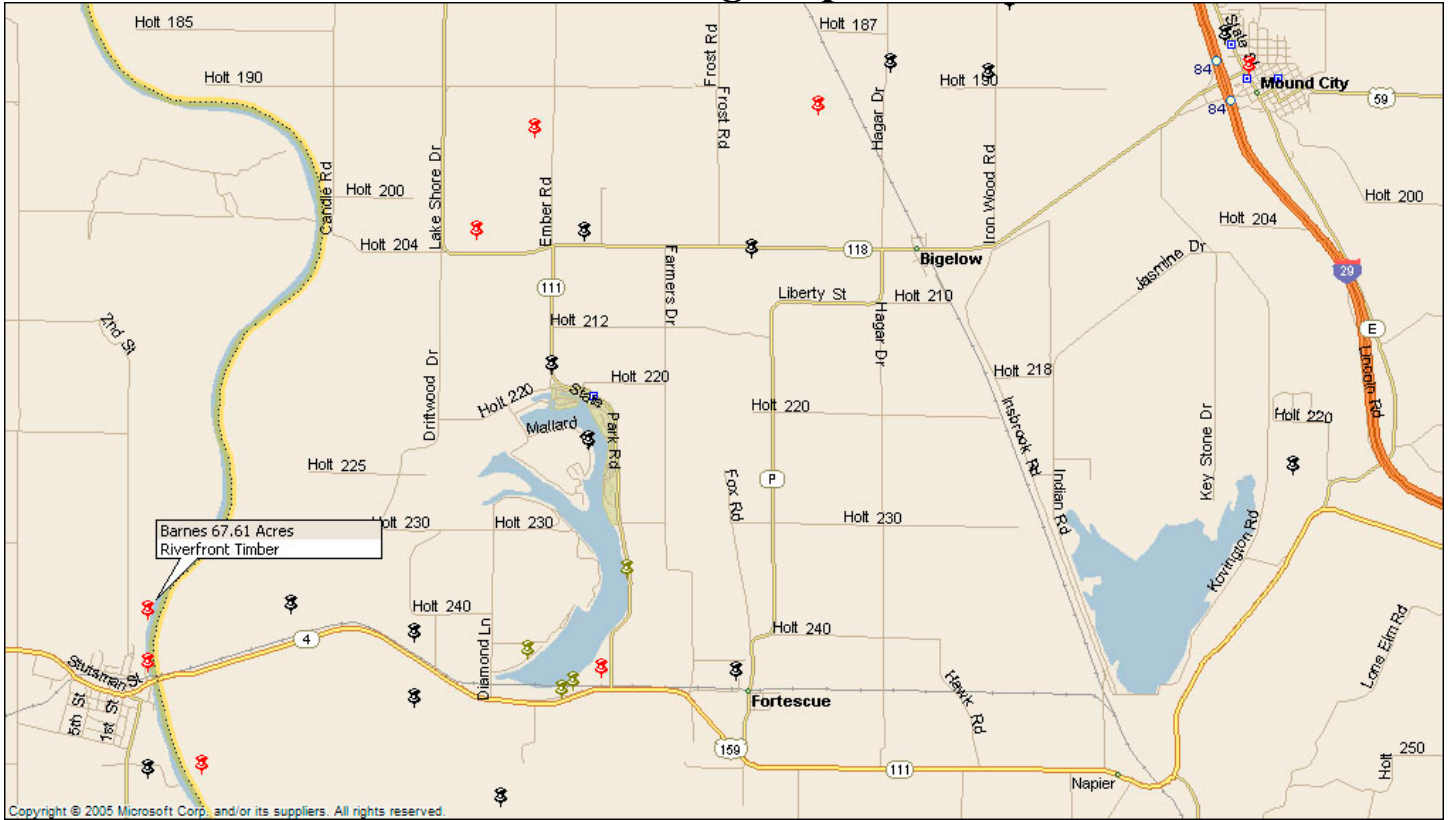
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Driving Map

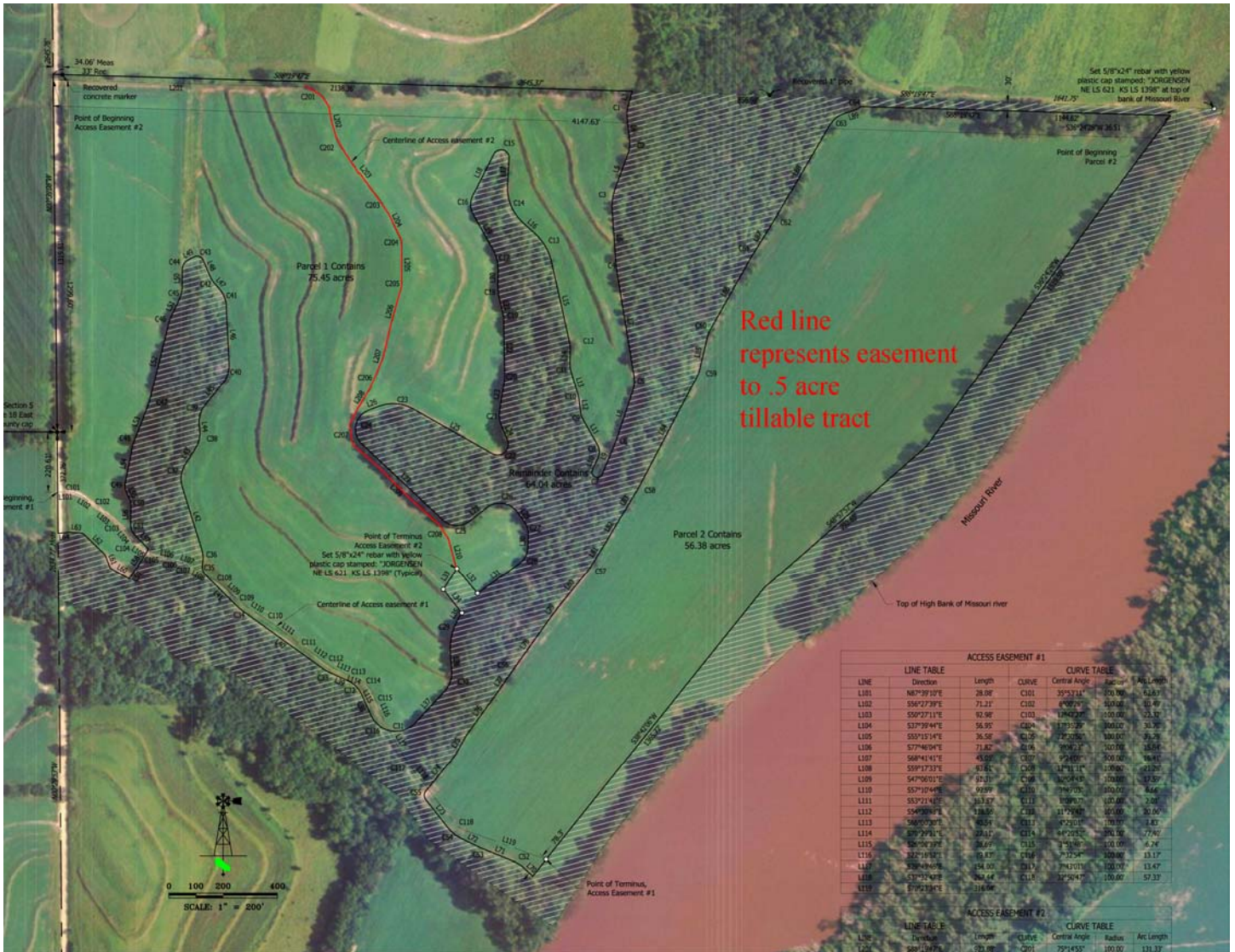


Google Aerial

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Barnes 67.61 Acres, Richardson County, NE Survey



ACCESS EASEMENT #1					
LINE TABLE			CURVE TABLE		
LINE	Direction	Length	CURVE	Central Angle	Radius
L101	N82°39'07"E	28.92	C011	355°37'14"	170.780
L102	S56°27'39"E	71.21	C102	6°00'27"	300.000
L103	S50°37'11"E	62.98	C103	174°02'37"	300.000
L104	S37°39'44"E	56.95	C024	17°35'29"	300.000
L105	S55°19'54"E	36.56	C105	22°25'55"	300.000
L106	S77°48'04"E	71.82	C106	7°00'21"	300.000
L107	S68°41'41"E	45.02	C107	9°24'05"	300.000
L108	S59°17'33"E	67.61	C108	31°11'14"	300.000
L109	S47°30'01"E	69.11	C109	32°28'43"	300.000
L110	S55°19'54"E	99.89	C010	7°00'21"	300.000
L111	S55°21'42"E	63.57	C111	1°39'27"	300.000
L112	S54°00'41"E	118.02	C112	11°29'40"	300.000
L113	S40°00'20"E	60.51	C113	4°53'01"	300.000
L114	S70°39'41"E	124.11	C114	4°22'55"	300.000
L115	S66°06'39"E	56.67	C115	2°58'40"	300.000
L116	S32°18'50"E	50.43	C116	7°25'24"	300.000
L117	S38°49'07"E	154.00	C117	7°43'01"	300.000
L118	S71°32'49"E	264.44	C118	32°30'47"	300.000
L119	S75°23'43"E	116.08			

ACCESS EASEMENT #2					
LINE TABLE			CURVE TABLE		
LINE	Direction	Length	CURVE	Central Angle	Radius
L201	S80°13'47"E	292.08	C201	75°14'53"	100.000
L202					

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