



Real Estate Sales Specialists

*1711 Oregon St
Hiawatha Kansas 66434
785-742-4580*

*Missouri River
Frontage For Sale
www.barnesrealty.com*

*18156 Hwy 59
Mound City Missouri 64470
800-648-3177*

Five 5 Acre Plots of Missouri River Frontage, Atchison County Missouri

COMMENTS:

Get your piece of Timbered Riverfrontage while it's still affordable!! To build, hunt, or camp, these are just the right size for your get away! Each lot faces the Missouri river in a southward direction, with easy access, and plenty of trees for shade and windbreak.

LOCATION:

Located just 60 miles South of Omaha, on a good gravel road.

PRICE AND TERMS:

Waterfront property is of limited supply. Reasonably accessible Waterfront is in great demand, and always will be. For the 08 season, the first two lots to sell are offered at \$48,000.00 each, for a savings of \$18,000/lot! (Previously offered at \$66,000.) First come first serve.

BUILDING INFORMATION:

These are in the floodplain, and are subject to certain FEMA building requirements. Check with Atchison County Courthouse for details.

IMPROVEMENTS:

Two roads have been cleared into the property, see the road survey for location.

NUMBER OF ACRES:

The total area of this riverfront area is approximately 25 acres. Each of the 5 lots will be as similar in size as possible. No pricing adjustments will be made due to boundary placement.

MINERAL RIGHTS:

The mineral estate goes with the land.

POSSESSION AND CLOSING STATUS:

Immediate possession is available with a 10% earnest money deposit. Closing costs, Title insurance, and Survey costs (per lot) will be split equally.

[Driving Map](#)

[Google Aerial](#)

[USGS Aerial](#)

[Real Aerial](#)

[Road Survey](#)

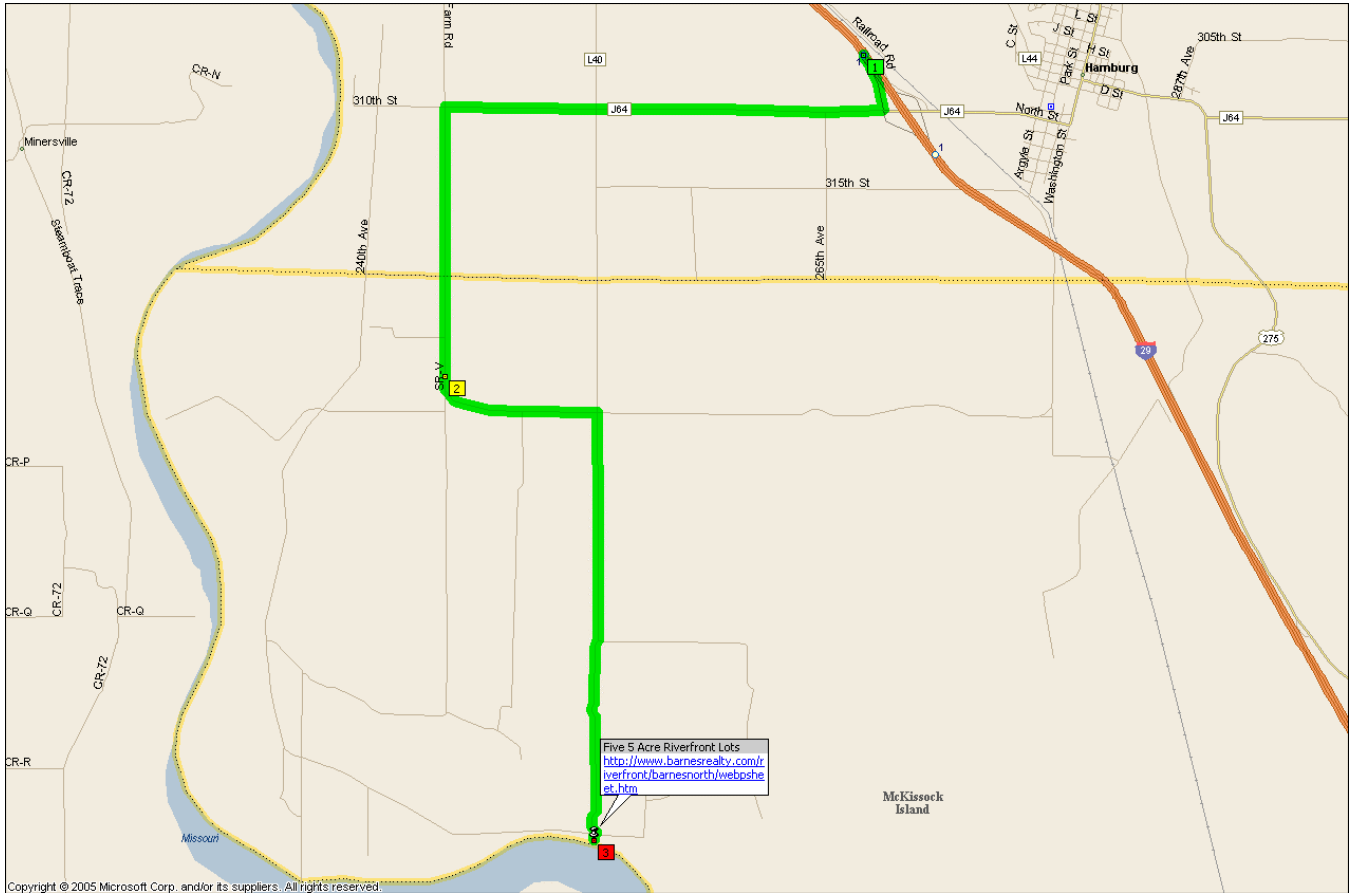
Good things happen to people who own Real Estate.

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 The listing may be withdrawn with or without approval.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 1-800-648-3177
www.barnesrealty.com**

BROKER PARTICIPATION:

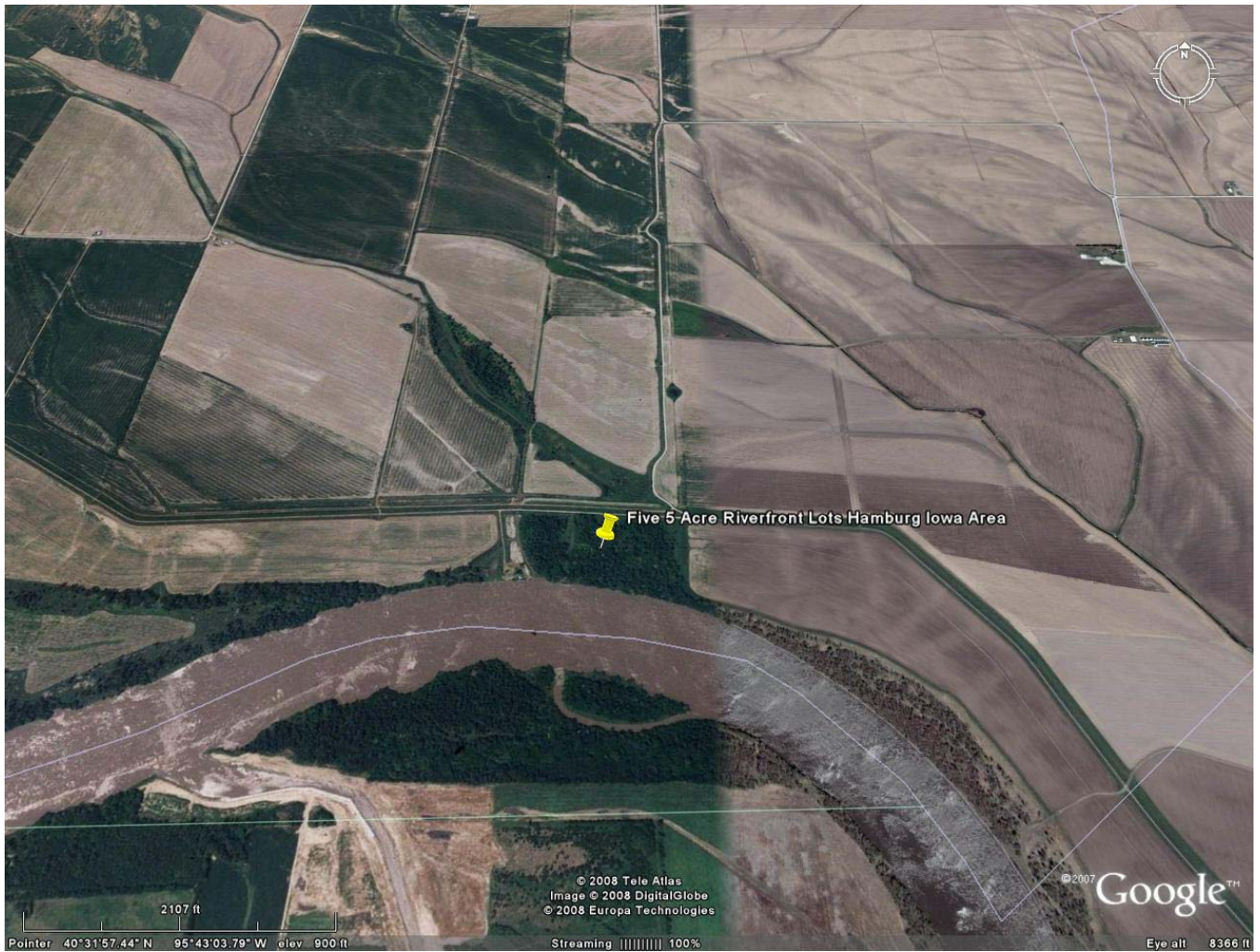
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners. All boundary information is derived from FSA Aerial Photographs, and seller. [Email us](#) for a printable brochure, or questions.



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