



# 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

## 44 Acres +/- Riverfront, Nodaway County, MO

*Ok, so the Nodaway River is cutting on the North side, and ok, the Nodaway River has deposited a lot of sand and trash on the cropland, but that doesn't mean it's not a great recreational tract! It's got about 15 +/- open acres and most of the balance is timber and approximately a half mile of the neatest Nodaway Riverfront sand bar you'll ever see! It's perfect for camping, fishing, swimming, and hunting and it's "way back in the woods" off the road so, you should have plenty of peace and quiet!*

### LOCATION:

This riverfront property is smack in the middle of Elmo, MO and Clearmont, MO just North of Hwy C.

### PRICE:

\$5,250.00/acre or \$231,000.00 total

### TAXES/TAXABLE ACRES:

2019 taxes were \$28.11

### RENTAL STATUS:

Property is available at the time of closing.

### ACCESS FROM ROAD:

There is a 20 ft deeded shared access from Dragonfly Road

### LISTING AGENT:

Garrett Barnes  
(660) 851-1495 or [Garrett@barnesrealty.com](mailto:Garrett@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 The listing may be withdrawn with or without approval.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.

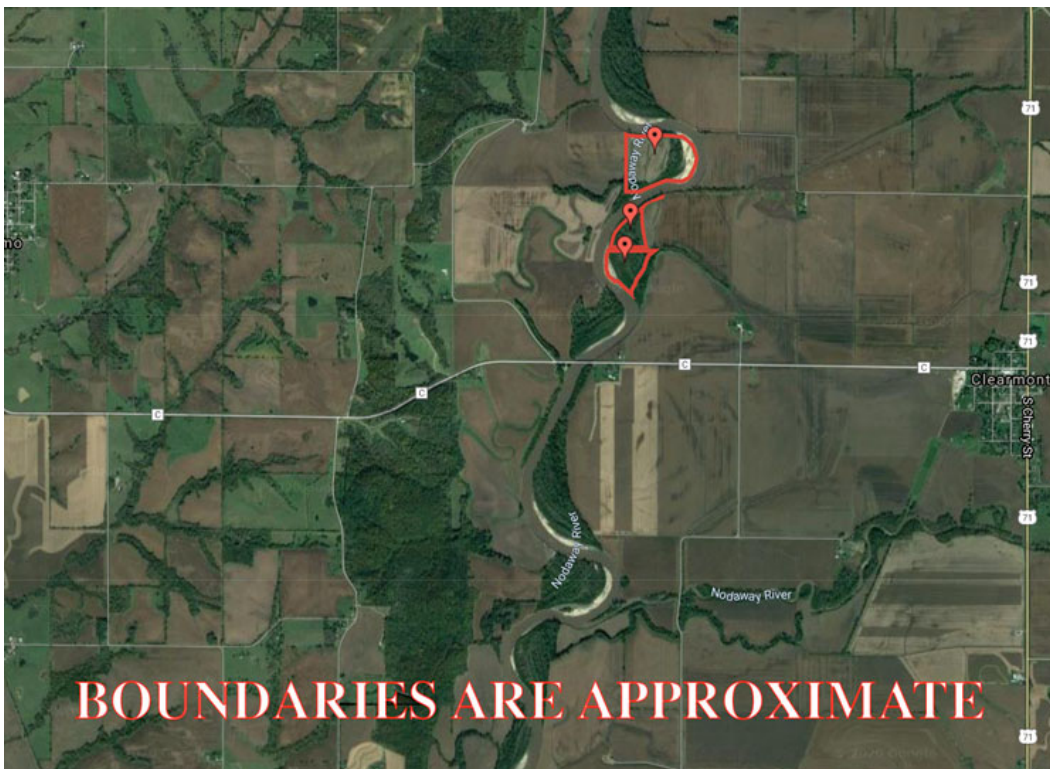
All inquiries, inspections, appointments, and offers must be sent through:

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

***44 Acres +/- Riverfront, Nodaway County, MO***  
***Google Aerial Map***



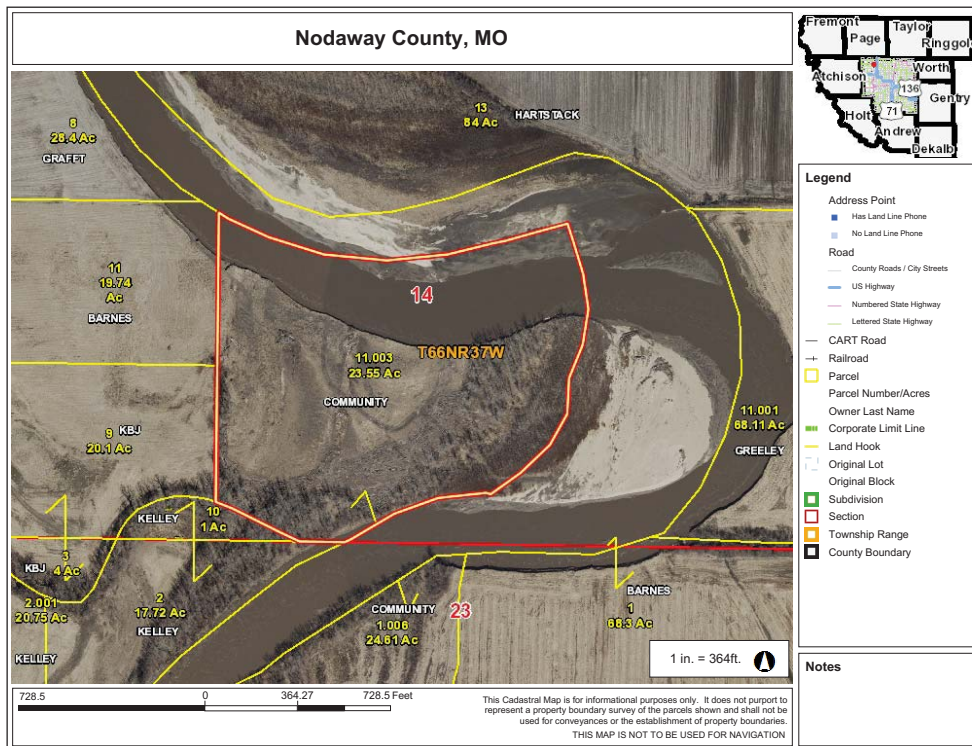
***General Location Map***



# 44 Acres +/- Riverfront, Nodaway County, MO Driving Map



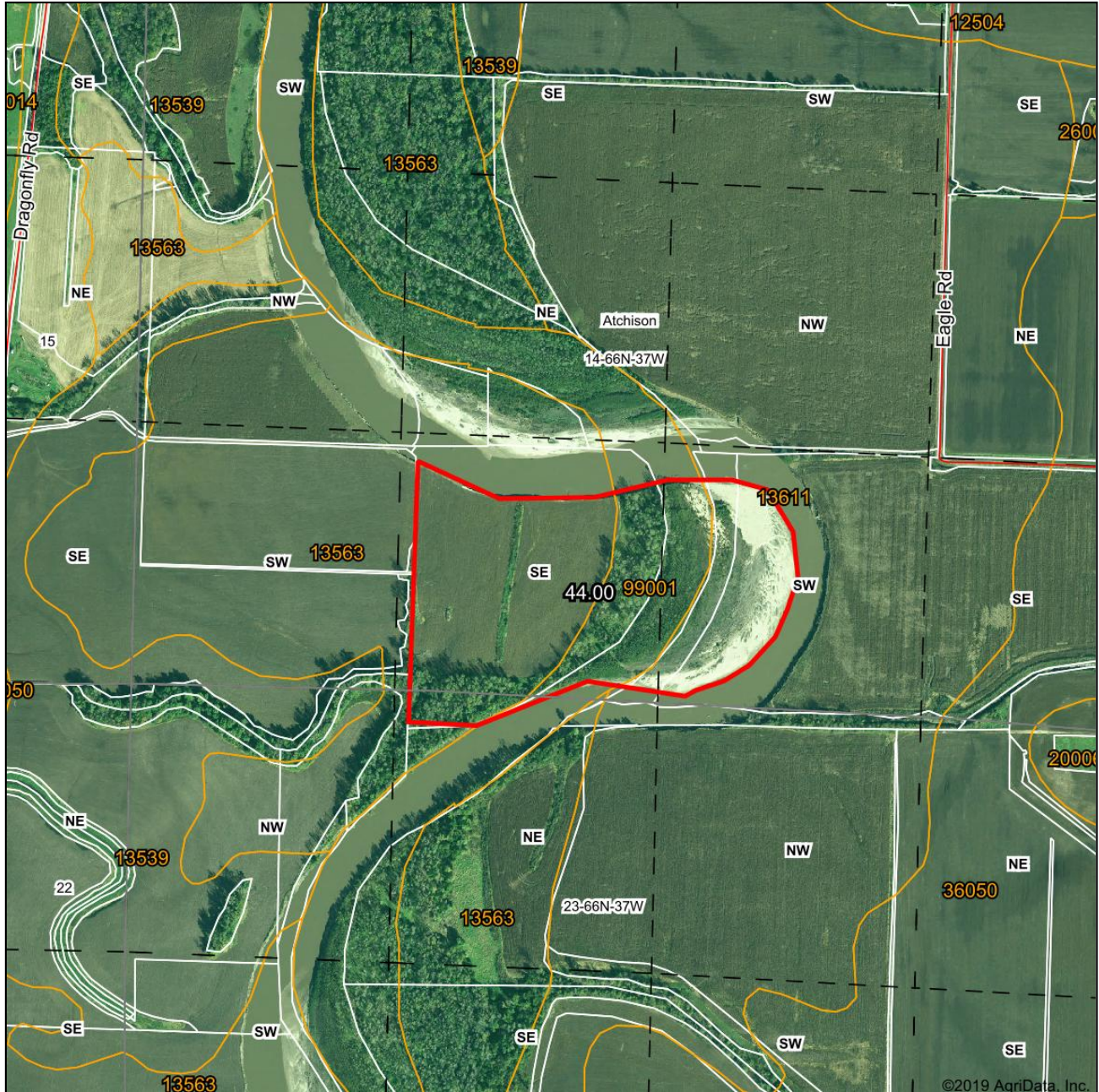
## Tax Map



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

# 44 Acres +/- Riverfront, Nodaway County, MO Surety Map

## Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



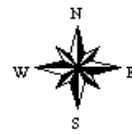
© AgriData, Inc. 2019 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 31' 25.97, -95° 3' 41.65

0ft 776ft 1551ft

14-66N-37W  
Nodaway County  
Missouri

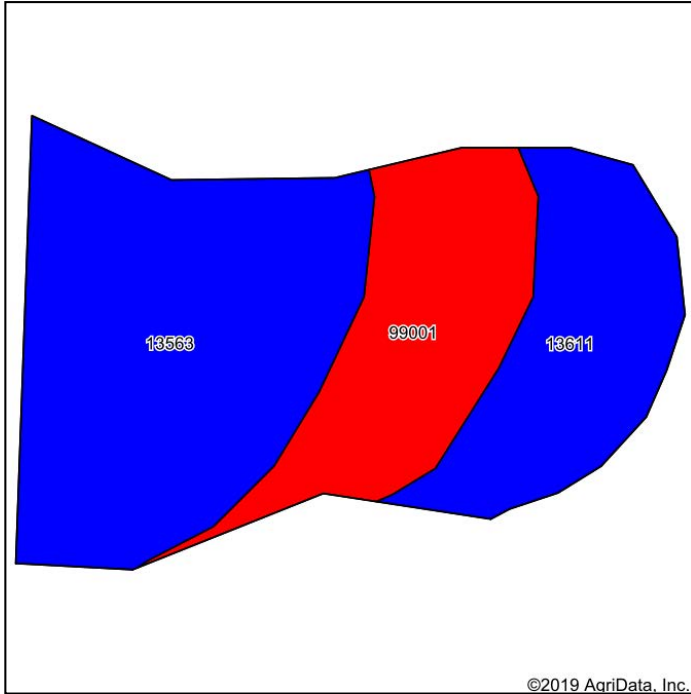


6/3/2020

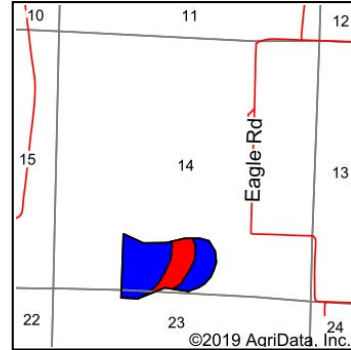
# 44 Acres +/- Riverfront, Nodaway County, MO

## Soil Map

**Soils Map**



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **14-66N-37W**  
 Township: **Atchison**  
 Acres: **44**  
 Date: **6/3/2020**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	22.28	50.6%		IIw	96	96	59	92
99001	Water	11.27	25.6%		VIII		0	0	0
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.45	23.8%		IIw	94	94	12	77
<b>Weighted Average</b>						<b>*n 70.9</b>	<b>*n 70.9</b>	<b>*n 32.7</b>	<b>*n 64.9</b>

\*n: The aggregation method is "Weighted Average using major components"

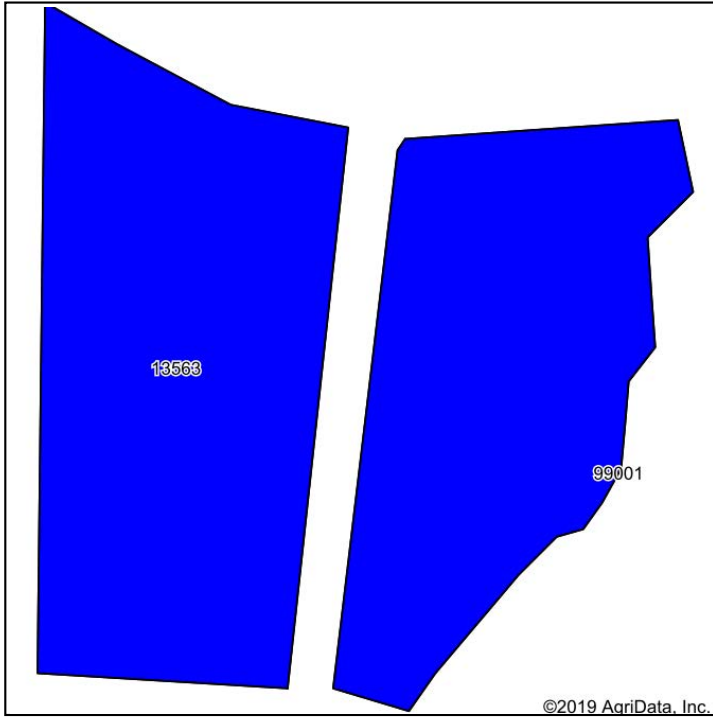
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

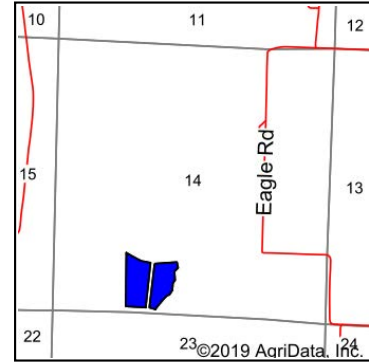
# 44 Acres +/- Riverfront, Nodaway County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **14-66N-37W**  
 Township: **Atchison**  
 Acres: **16.27**  
 Date: **6/3/2020**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	16.27	100.0%		llw	96	96	59	92
<b>Weighted Average</b>						<b>*n 96</b>	<b>*n 96</b>	<b>*n 59</b>	<b>*n 92</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**44 Acres +/- Riverfront, Nodaway County, MO**  
**Aerial Photos**



**44 Acres +/- Riverfront, Nodaway County, MO**

