



# Farmland 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

## ***60 Acre +/- Wetland, Richardson County, NE***

If you're tired of not having your own place to hunt, and get all the area types of game, this may be just the spot for you and your friends. This tract is enrolled in the WRP program.

### **LOCATION:**

This tract is about 2 miles south of Rulo, NE, and ½ mile east of Prairie Road

### **PRICE:**

\$4,995.00/Taxable Acre or \$299,550.15 Total

### **TAXES/TAXABLE ACRES:**

Approx. \$756.56 on 59.97 Taxable Acres

### **RENTAL STATUS:**

This is available for full possession for the 2020 season.

### **IMPROVEMENTS:**

The tract has two blinds situated on approximately 35 flooded acres in the heart of the Nemaha River bottom. All blinds are 12 x 5 ft low profile concrete pit blinds complete with dry floor, bench, and roof with plenty of room to stretch out. Accommodates 4-5 hunters. These blinds will easily lease for more than \$6,000 per year. Deeded access to Prairie Road is shown as the blue line on the aerial



### **LISTING AGENT:**

Jamie Barnes (660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@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.

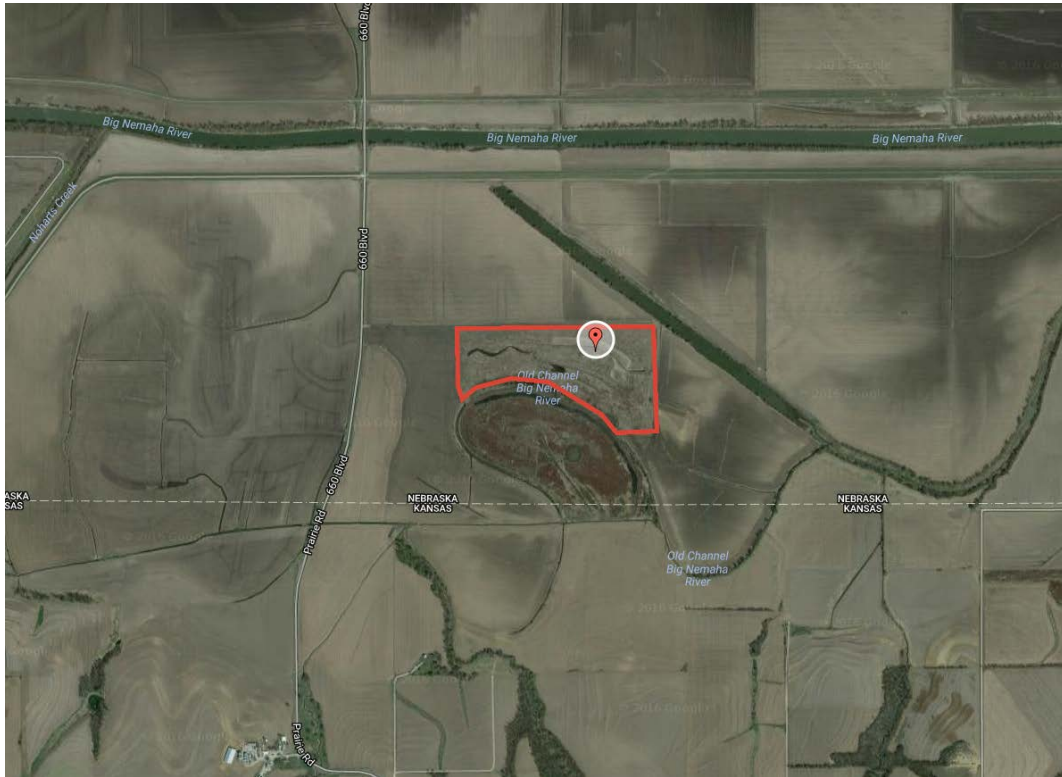
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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 The listing may be withdrawn with or without approval.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.

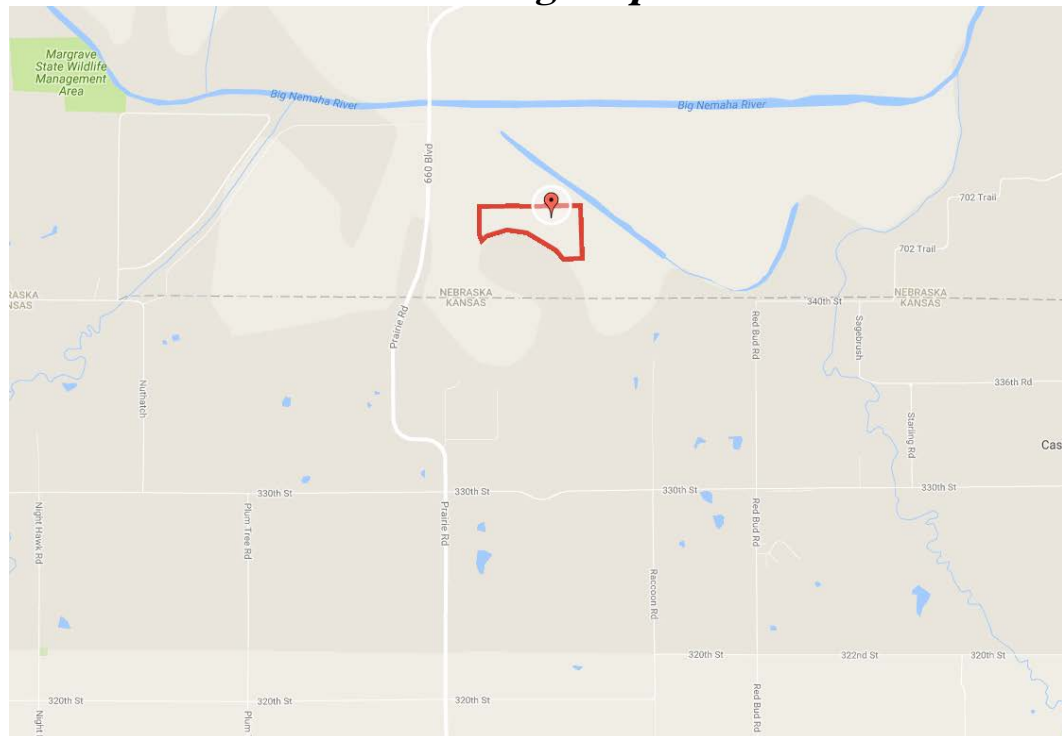
All inquiries, inspections, appointments, and offers must be sent through:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

**60 Acre +/- Wetland, Richardson County, NE  
Google Aerial**



***Driving Map***



*60 Acre +/- Wetland, Richardson County, NE  
Aerial Photos*



*60 Acre +/- Wetland, Richardson County, NE*



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