



# 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

## **56.66 Acres, Holt County, MO**

*Here's an all-timber tract with easy access from I-29 and great seclusion.  
It's a deer and turkey hunter's paradise!*

### **LOCATION:**

From Craig, MO, follow Hwy 59 North to Adobe Rd. Turn Northwest on Adobe Rd & follow for about 1.5 miles. The South end of the farm is North of the road.

### **PRICE:**

~~\$3,200.00/acre or \$181,312.00 total~~

### **PRICE REDUCED!**

\$2,900.00/acre or \$164,314.00 total

### **IMPROVEMENTS:**

The tract is unimproved.

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

This is part of a larger tract. Taxes to be determined after survey upon closing.

### **RENTAL STATUS:**

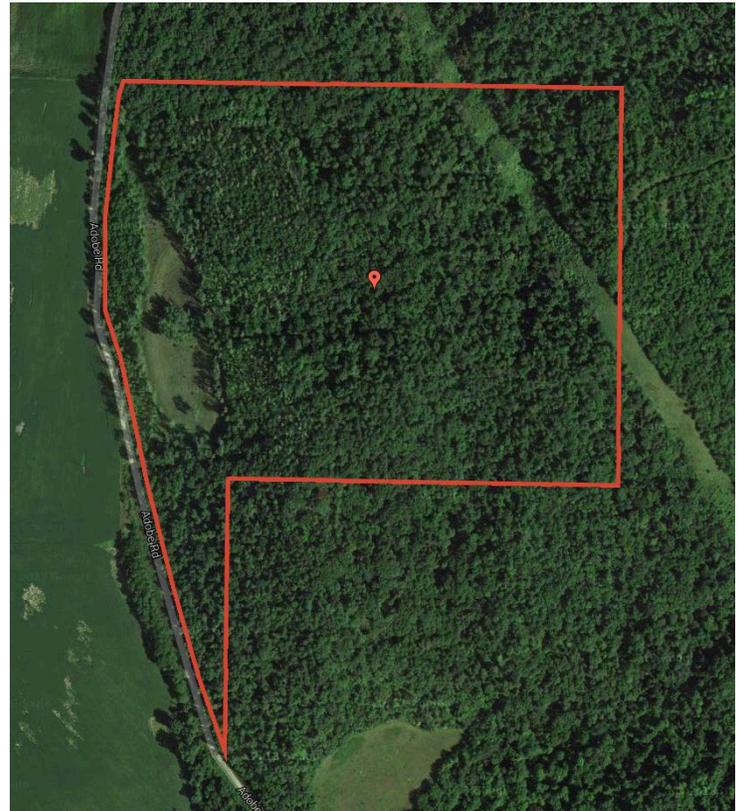
Available for full possession.

### **LISTING AGENT:**

Billie Paul Sharp  
(660) 572-0029 or [bpsharp@barnesrealty.com](mailto:bpsharp@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.

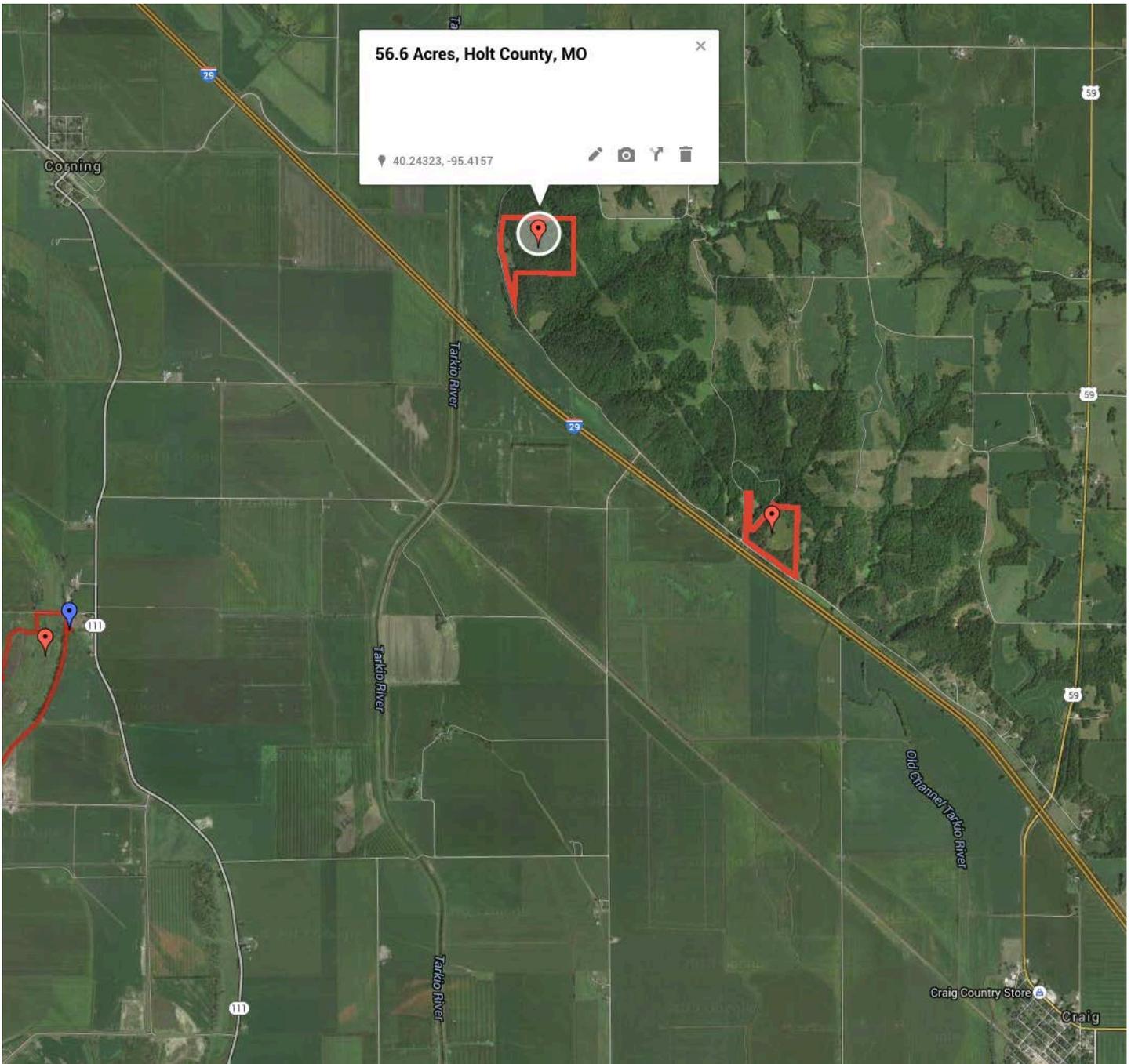


*Setting the trend for how Real Estate is sold in the Midwest.*

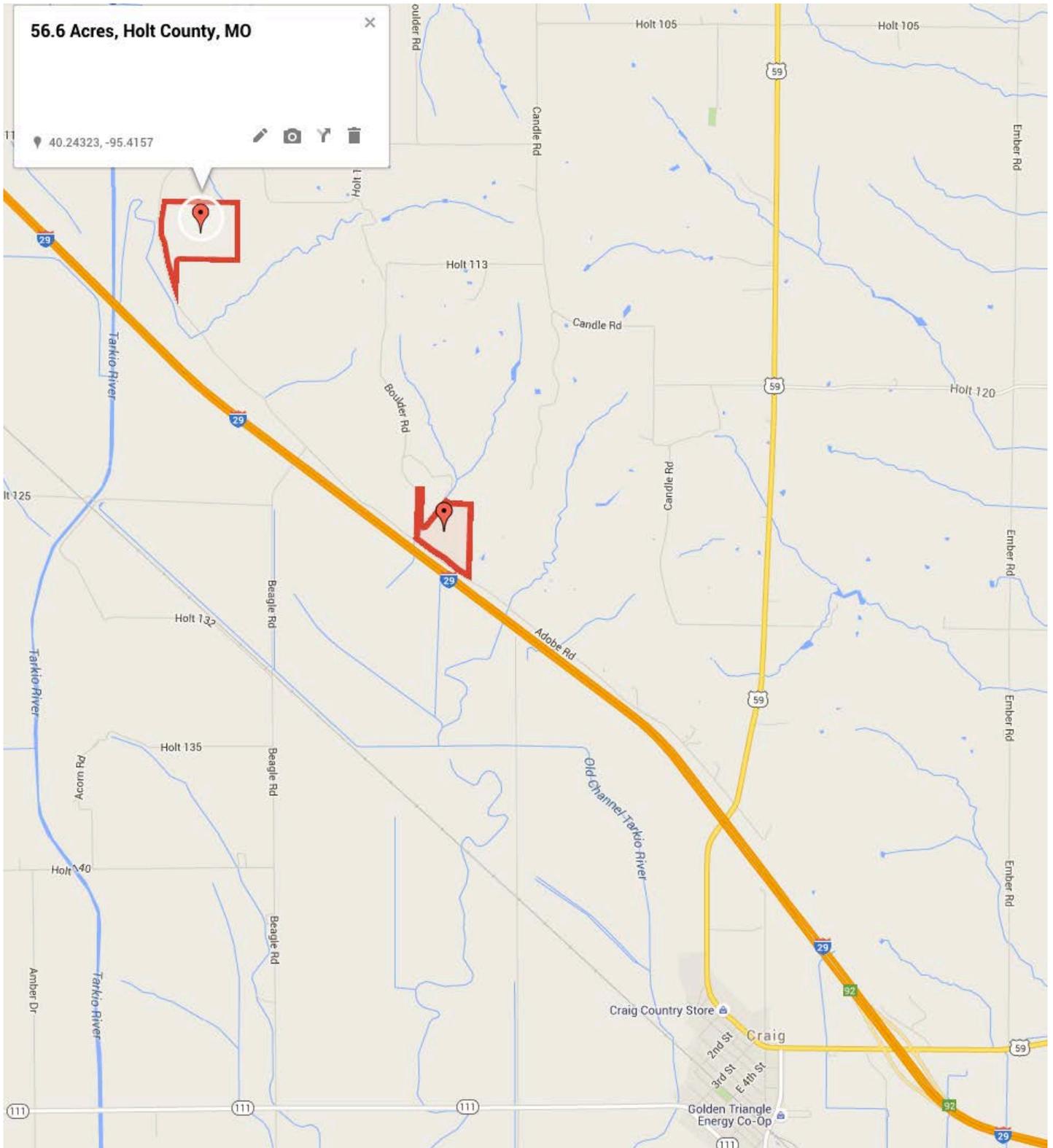
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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

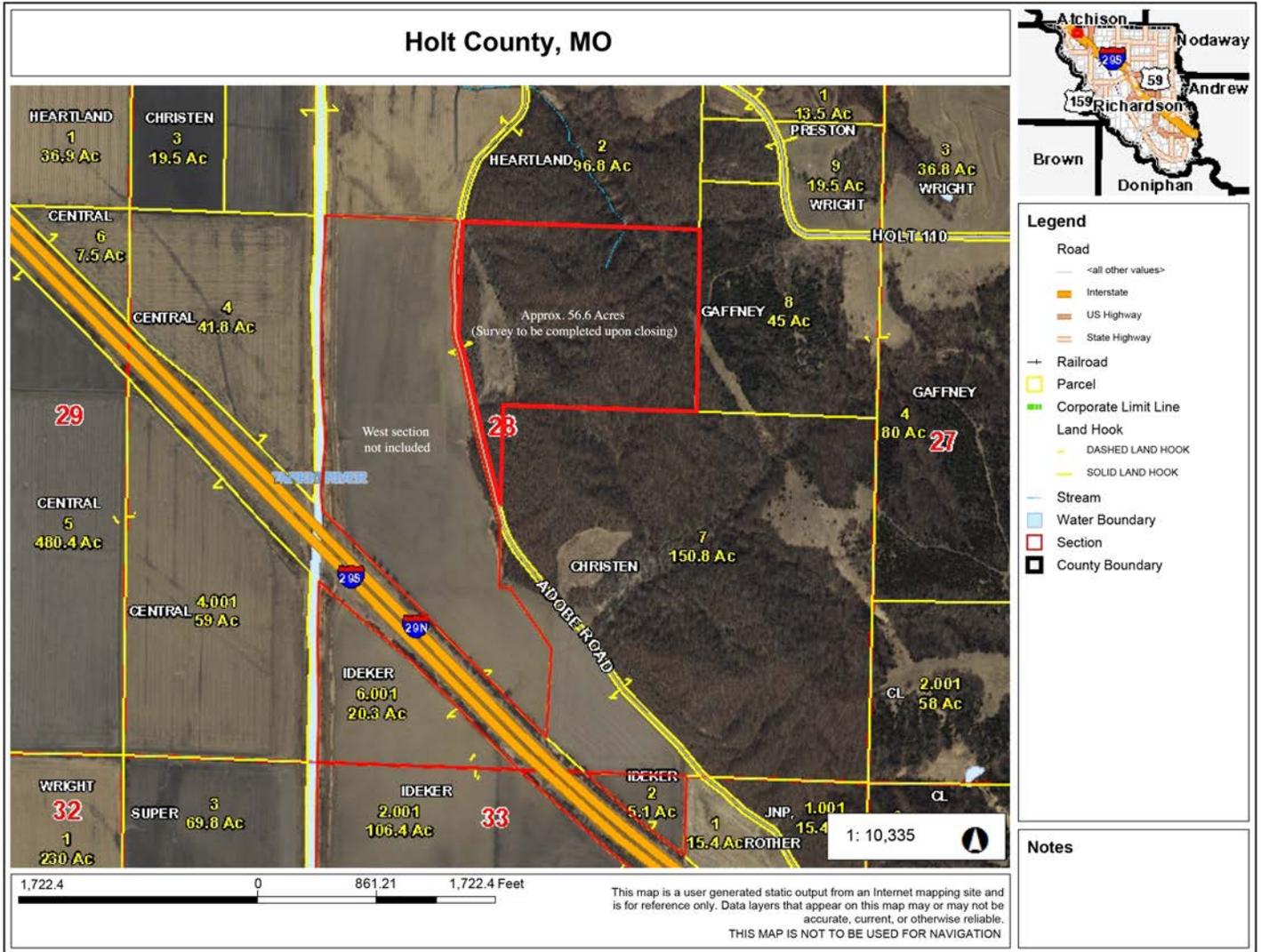
**56.6 Acres, Holt County, MO**  
**General Location Map**



# 56.6 Acres, Holt County, MO Driving Map



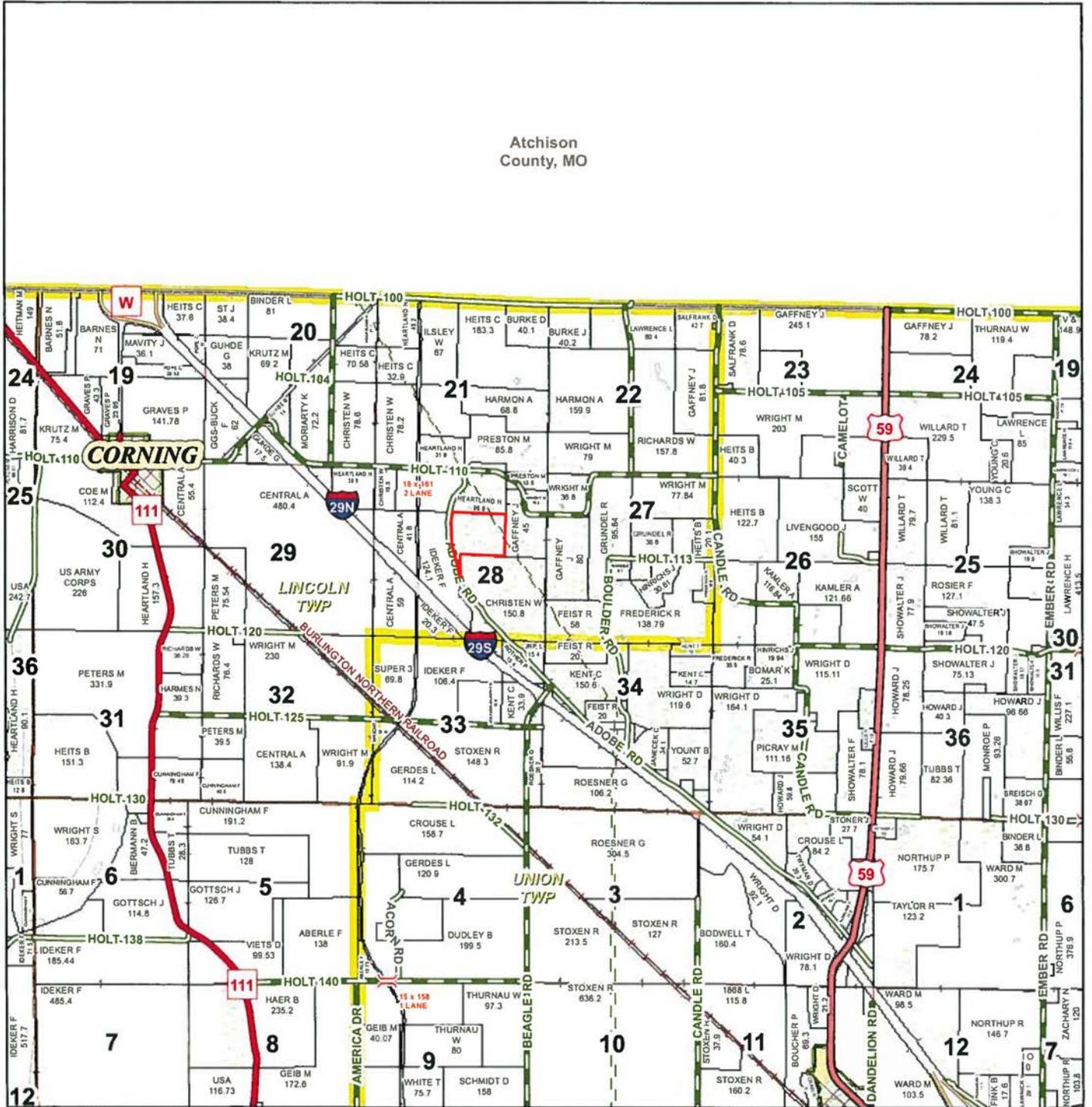
# 56.6 Acres, Holt County, MO Tax Map



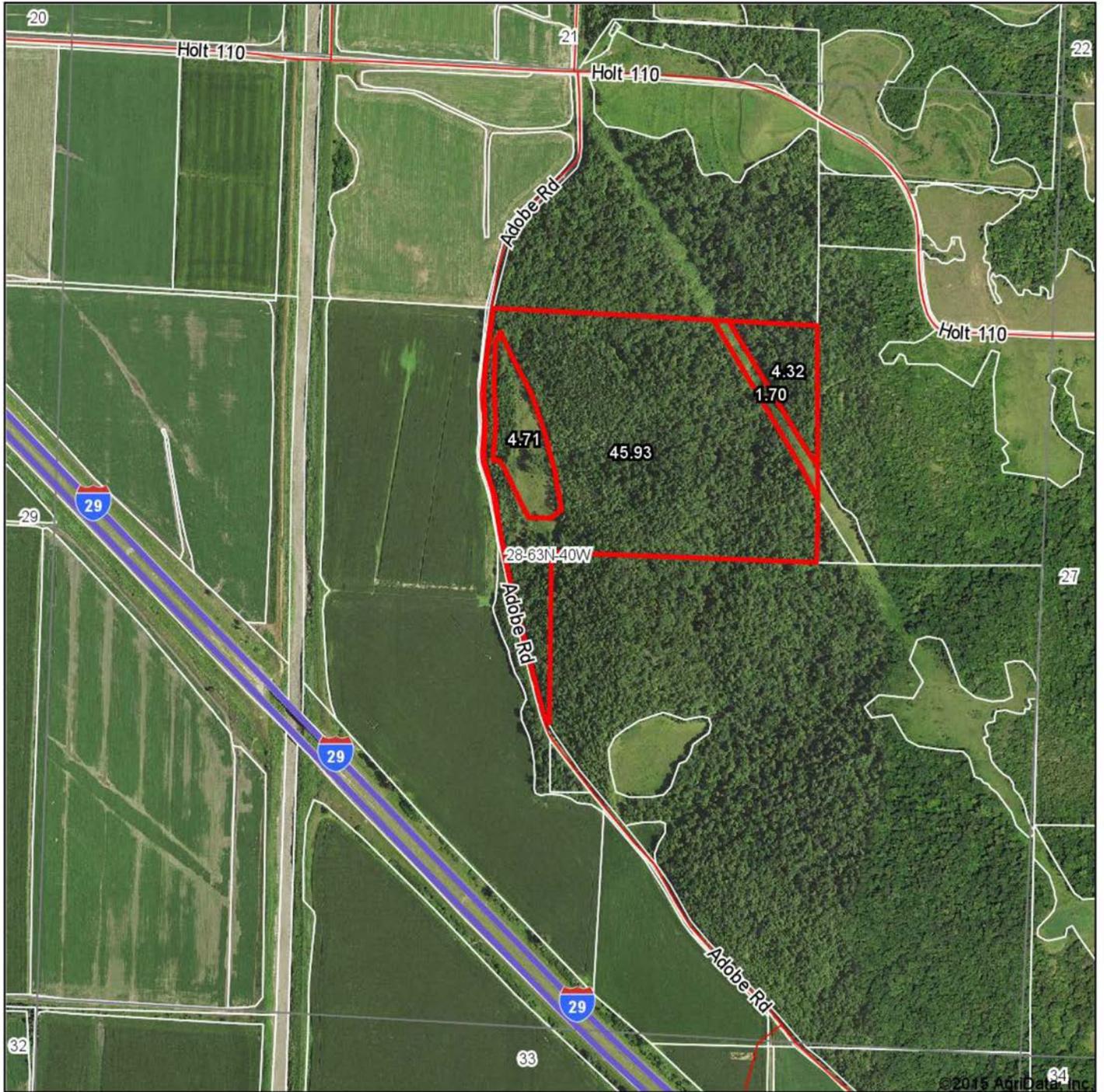
56.6 Acres, Holt County, MO  
Plat Map

T63N-R40W

Atchison  
County, MO

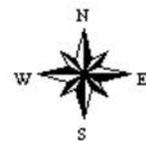


56.6 Acres, Holt County, MO  
Surety Map



map center: 40° 14' 30.02, 95° 25' 3.81

scale: 9770



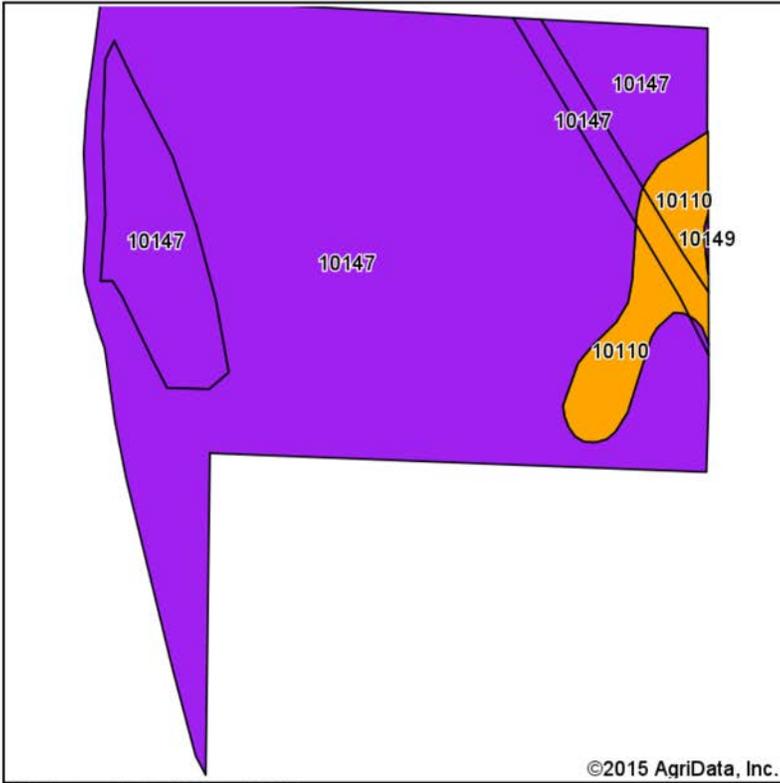
5/27/2015

Maps Provided By:

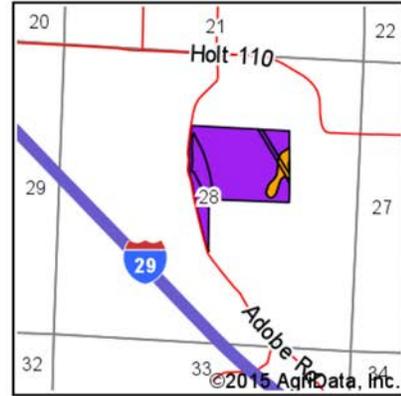


**28-63N-40W**  
**Holt County**  
**Missouri**

## 56.6 Acres, Holt County, MO Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **28-63N-40W**  
 Township: **Lincoln**  
 Acres: **56.66**  
 Date: **5/27/2015**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO087, Soil Area Version: 14

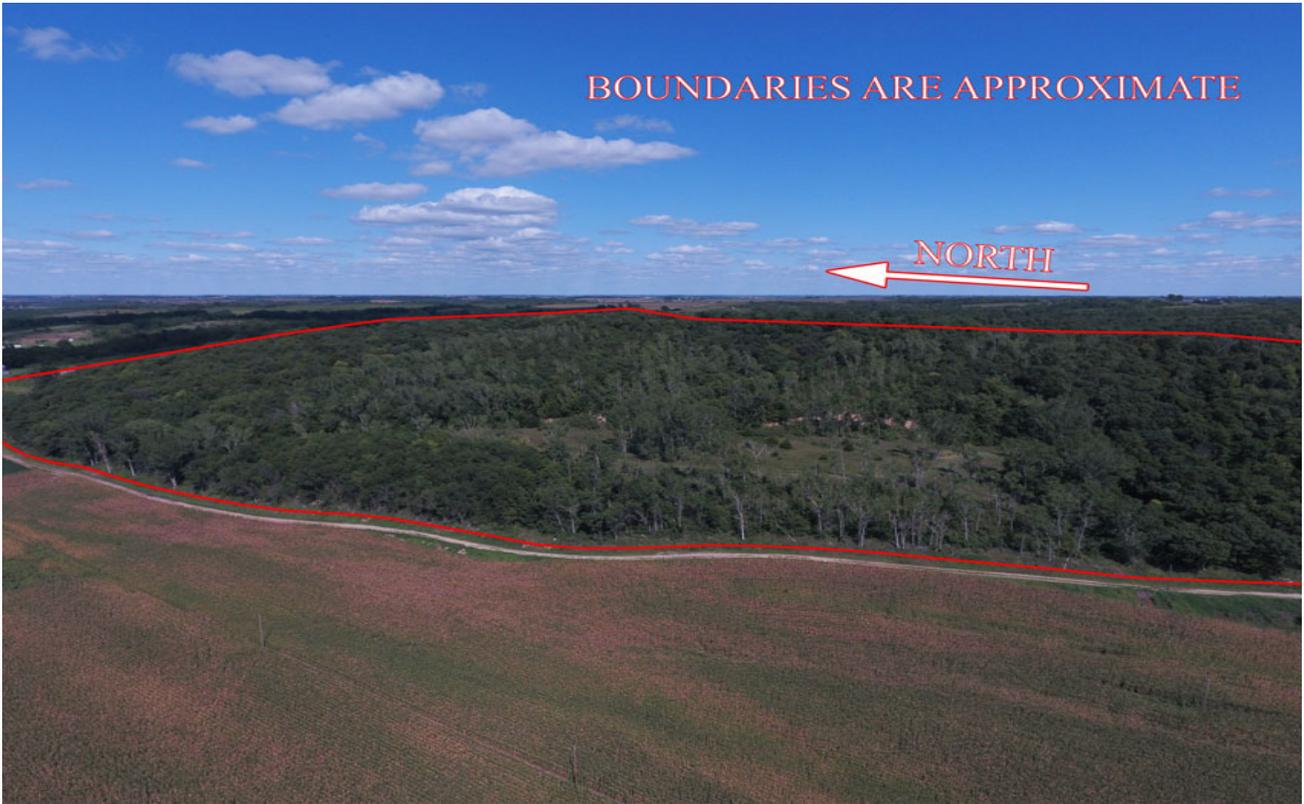
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	52.97	93.5%		VIIe	17
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.69	6.5%		IIIe	69
<b>Weighted Average</b>						<b>20.4</b>

Area Symbol: MO087, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

*56.6 Acres, Holt County, MO  
Aerial Pics*



*56.6 Acres, Holt County, MO*

