



# 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

## 37.6 Acres, Holt County, MO

This one has 3-phase power, and lays just right to be flooded for waterfowl. It's got good access and will make someone a spectacular place to hunt with Income!

### LOCATION:

The farm is located eight and a half miles southeast of Mound City on State Street/US-159



### PRICE:

\$140,000.00 total or  
\$3,723.40/taxable acre

### FSA INFORMATION:

Inquire for FSA Information

### IMPROVEMENTS:

This property has 3-phase power

### TAXES/TAXABLE ACRES:

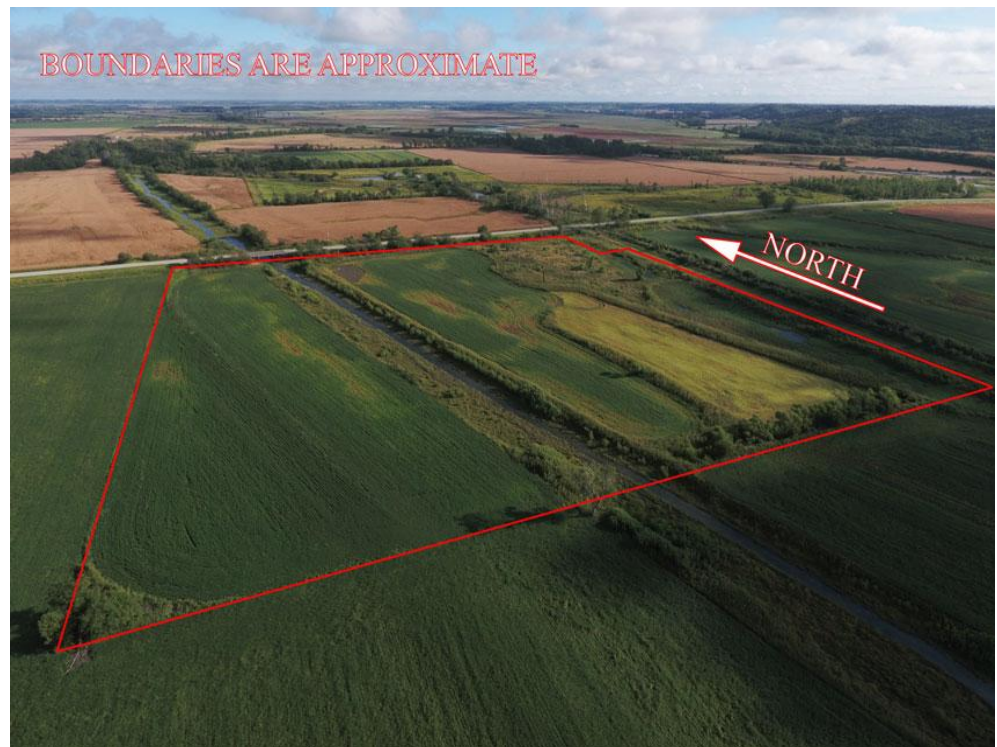
2015 taxes were \$514.93 for 37.6 taxable acres.

### RENTAL STATUS:

The farm is available for the 2017 season.

### 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.

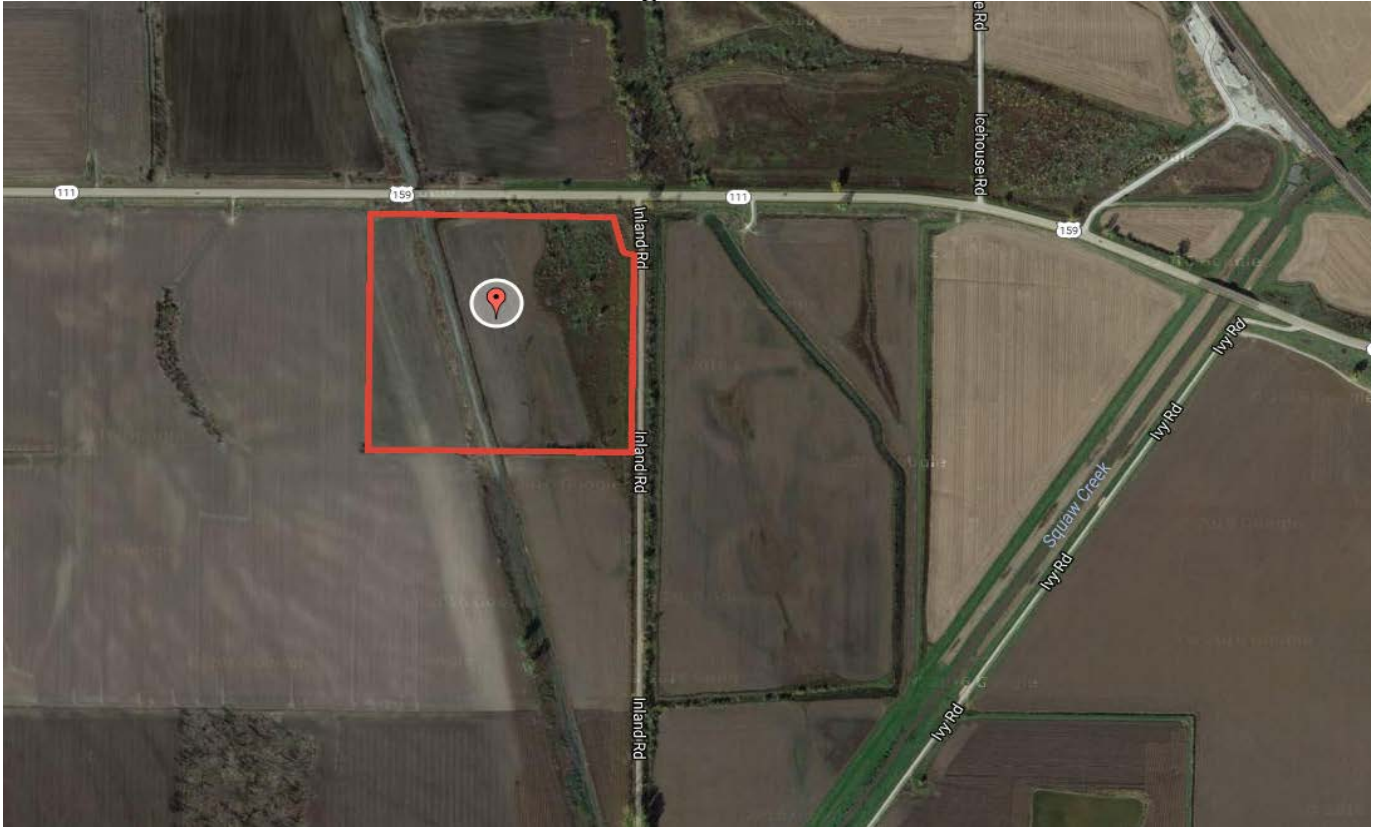
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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy him self 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 The listing may be withdrawn with or without approval.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

**37.6 Acres, Holt County, MO**  
**Google Aerial**



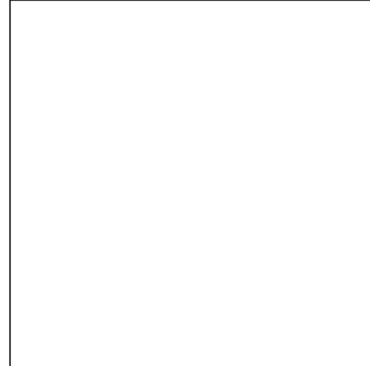
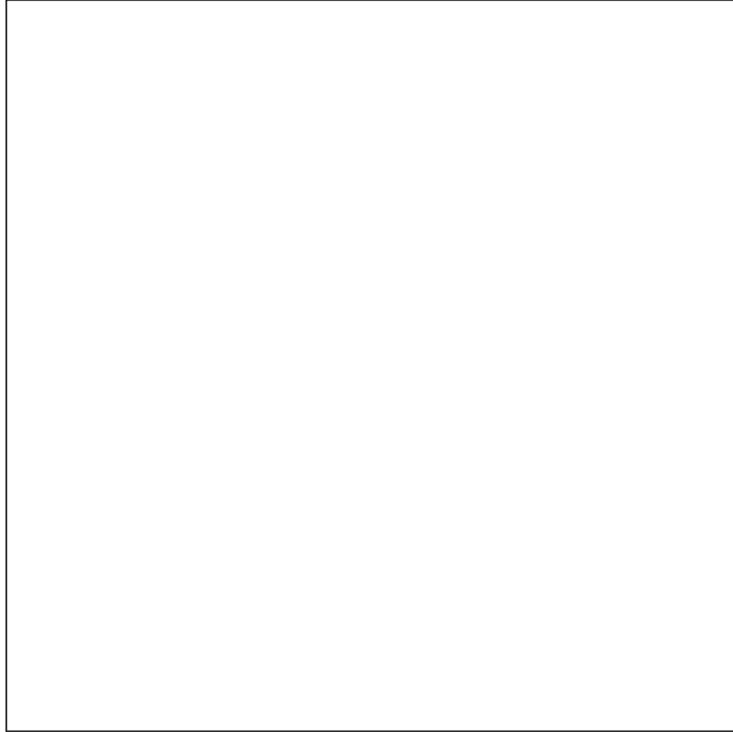
**Driving Map**



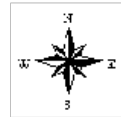
# 37.6 Acres, Holt County, MO

## Soils Map

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **10-60N-39W**  
 Township: **Minton**  
 Acres: **37.6**  
 Date: **9/13/2016**



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	19.64	52.2%		Ivw	42
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	17.96	47.8%		IIw	58
<b>Weighted Average</b>						<b>*n 49.6</b>

Area Symbol: MO087, Soil Area Version: 16

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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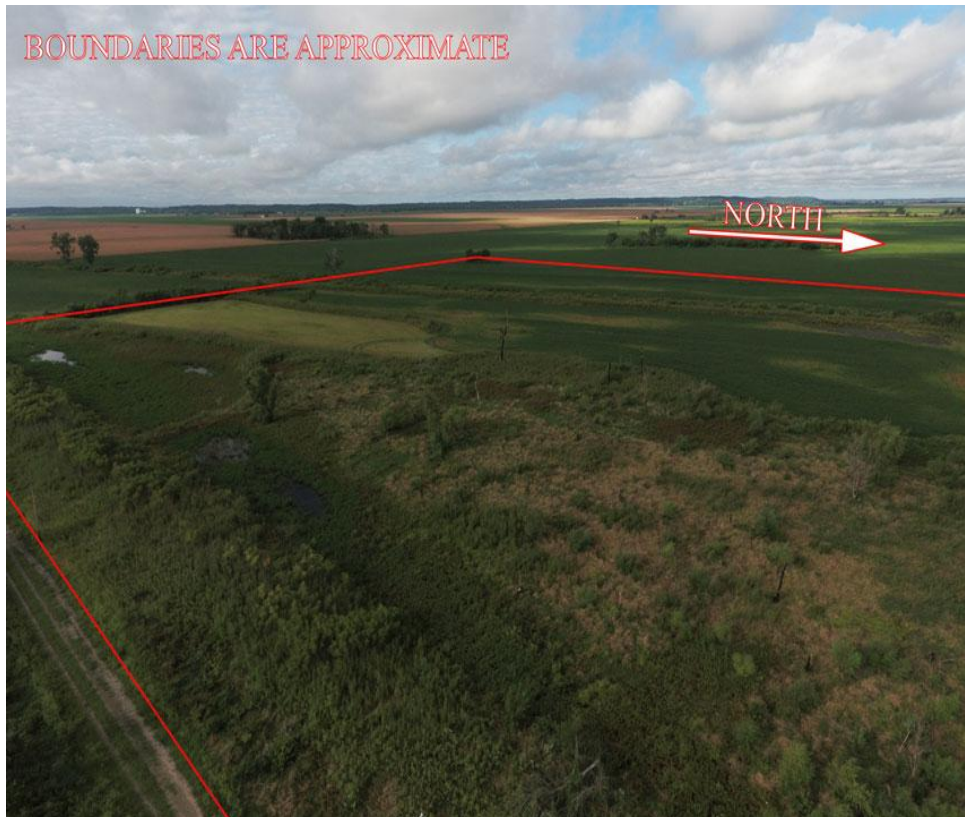
## Tax Map



## Aerial Photos



*37.6 Acres, Holt County, MO*



**37.6 Acres, Holt County, MO**

