



Farmland Sales Specialists

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

182.7 Acres, Holt County, MO

Located on the edge of pasture and timber, this upland tract has excellent potential for the next owner: Blacktop frontage home site with a view, only 20 minutes to St Joseph! It is currently in Pasture with great fences and has a readily available water supply.
Wildlife abounds here, and much of this tract lays nice enough it could be cropped!
Act fast if you're looking to buy land in a good area that's priced right!

LOCATION:

From Oregon, MO, travel Southeast on Hwy 59 for approximately 5 miles. Then turn South on Hwy U. Follow Hwy U for approximately 3.5 miles. The center of the East boundary is at the intersection of Hwy U and Holt 325.

PRICE:

\$3,500.00/acre or \$639,450.00

IMPROVEMENTS:

2 Automatic Cattle Waterers (1 auto-watered on well, 1 auto-watered on pond)

TAXES/TAXABLE ACRES:

2015 taxes were \$1,010.93 on 183.7 taxable acres (1 acre includes home and is not included in sale – updated taxes to be determined upon closing).

RENTAL STATUS:

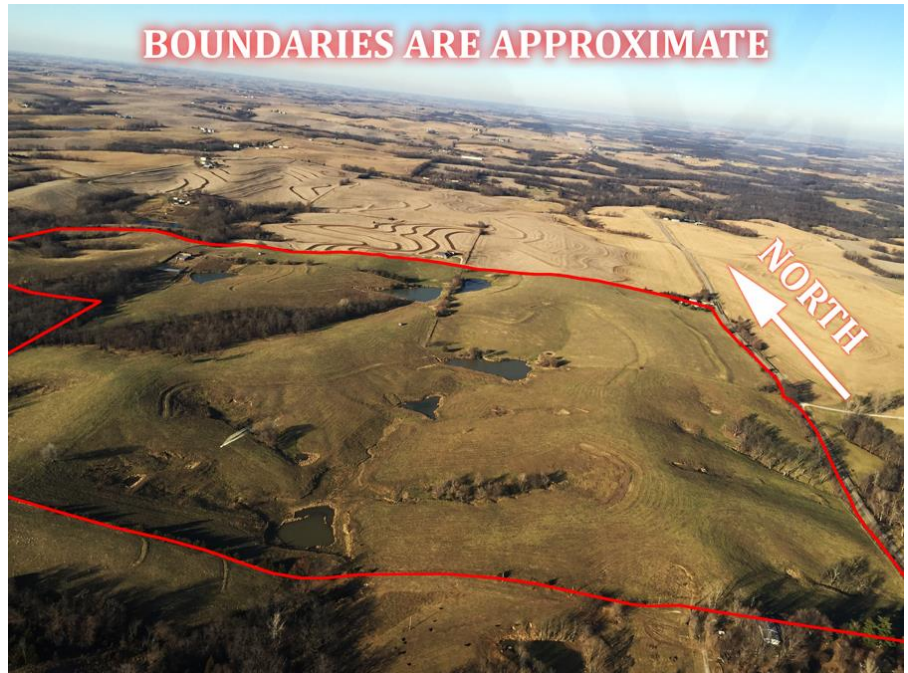
Available for full & immediate possession.

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or 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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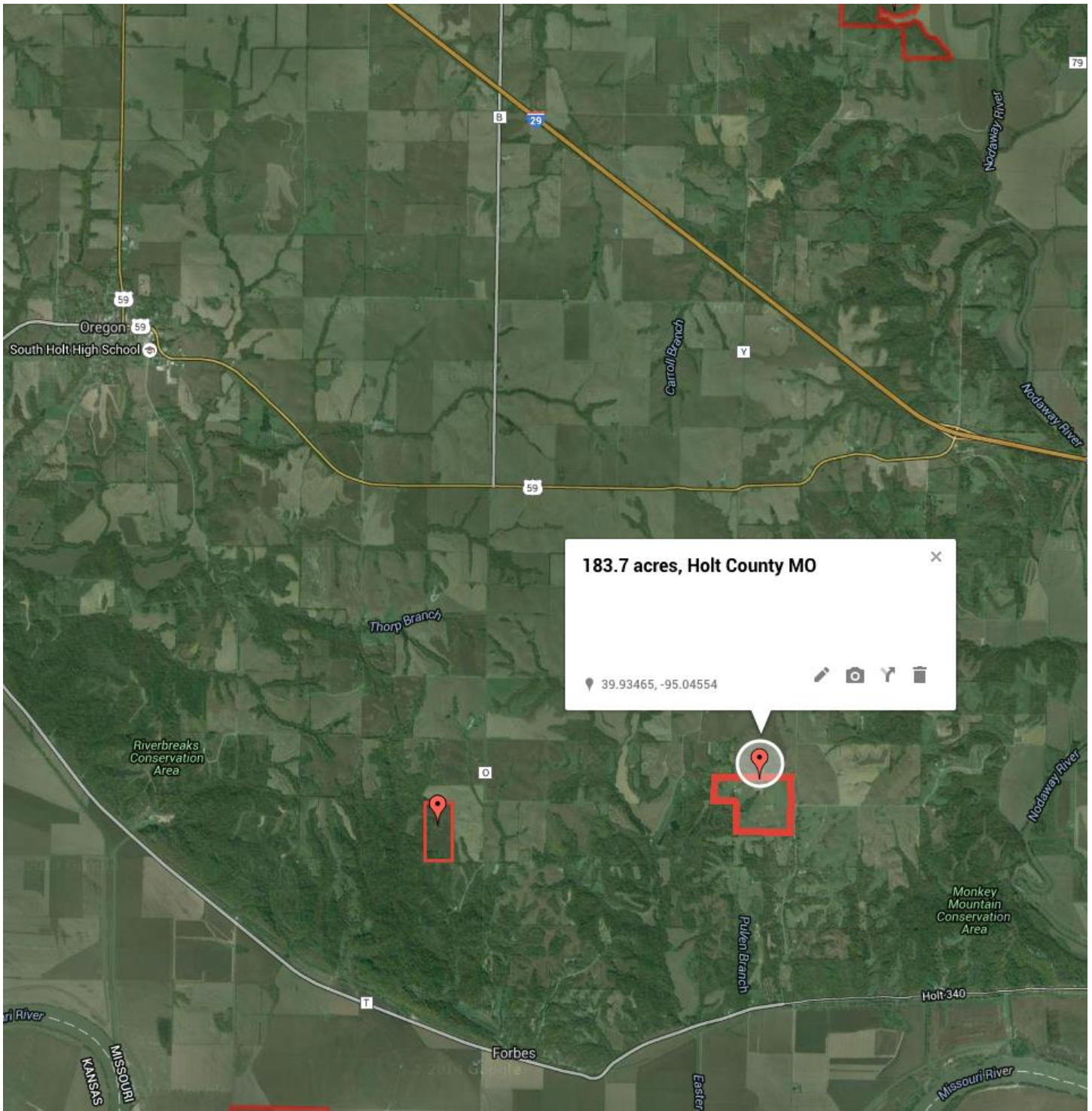
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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

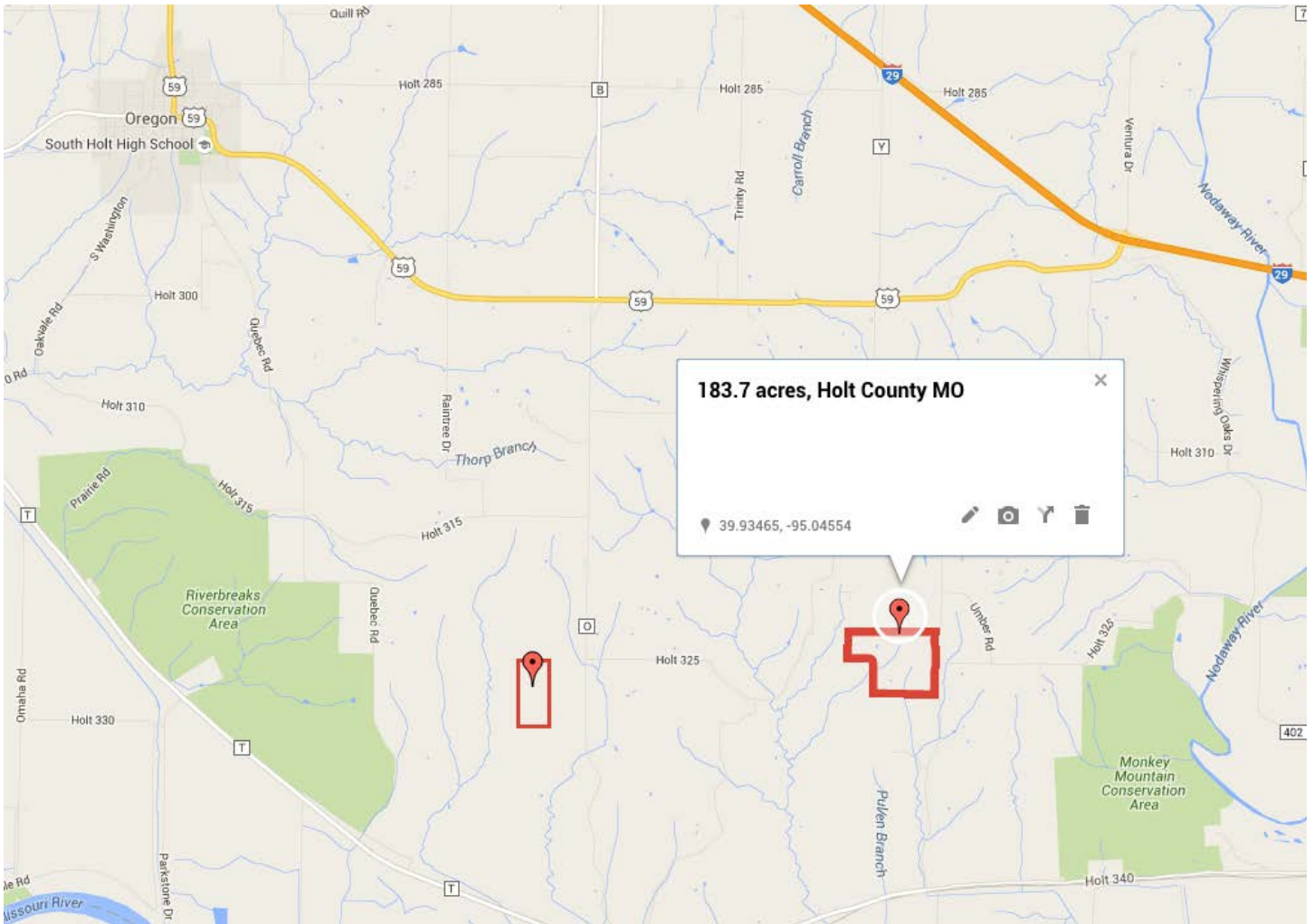
182.7 Acres, Holt County, MO
Google Aerial



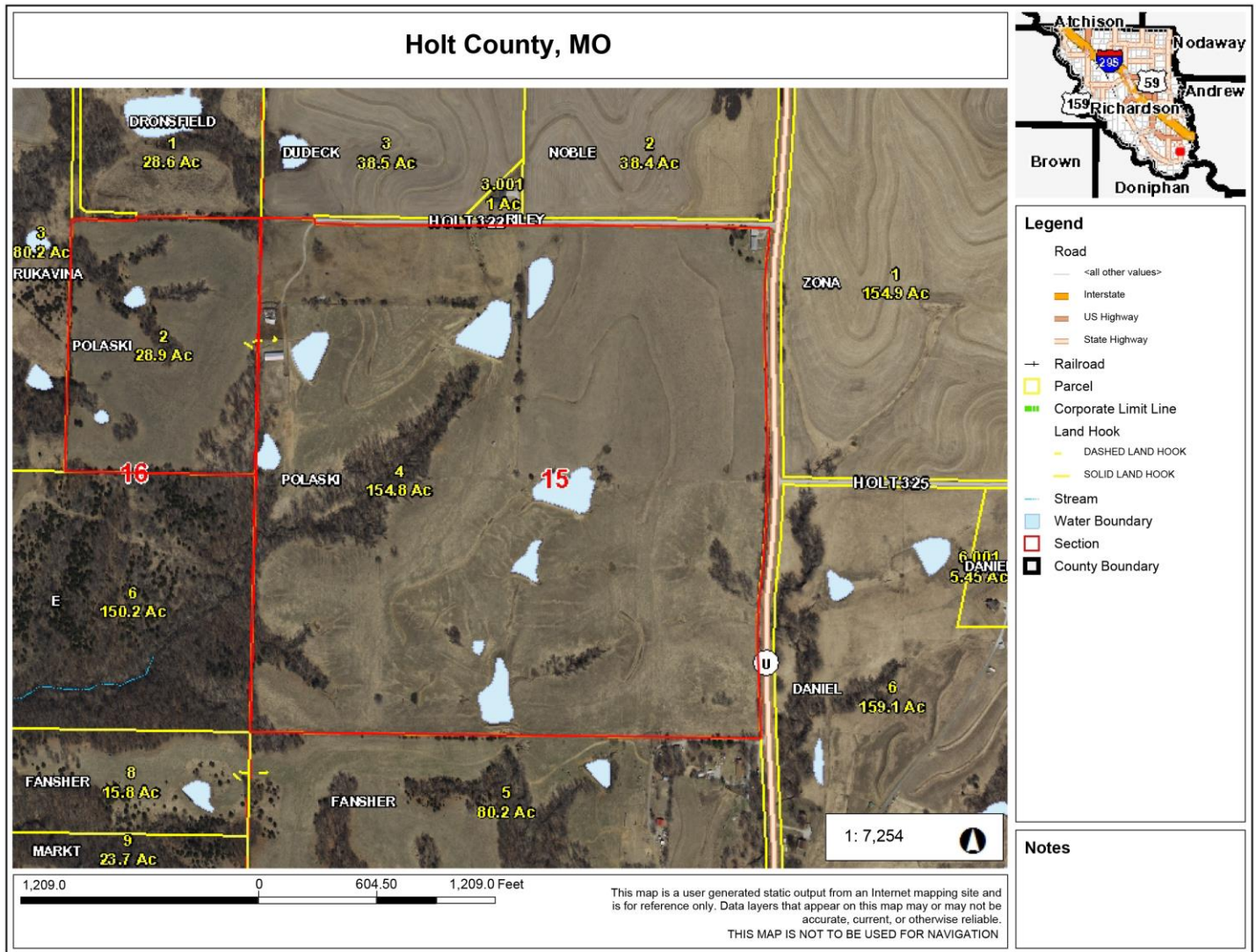
182.7 Acres, Holt County, MO
General Location Map



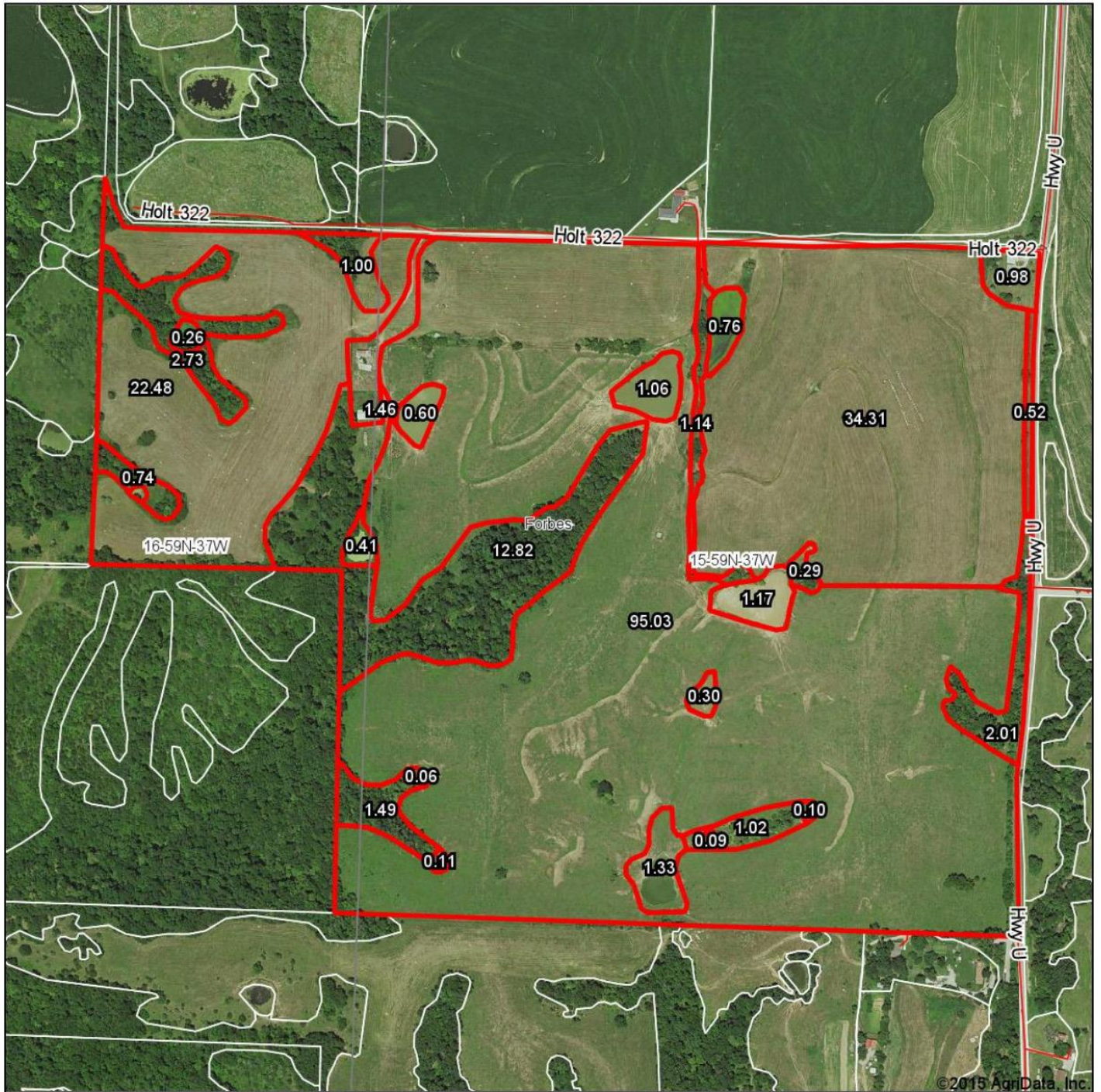
182.7 Acres, Holt County, MO
Driving Map



182.7 Acres, Holt County, MO Tax Map



182.7 Acres, Holt County, MO
Surety Map

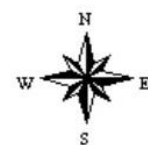


map center: 39° 55' 54.66, 95° 2' 48.27

0ft 594ft 1188ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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15-59N-37W
Holt County
Missouri

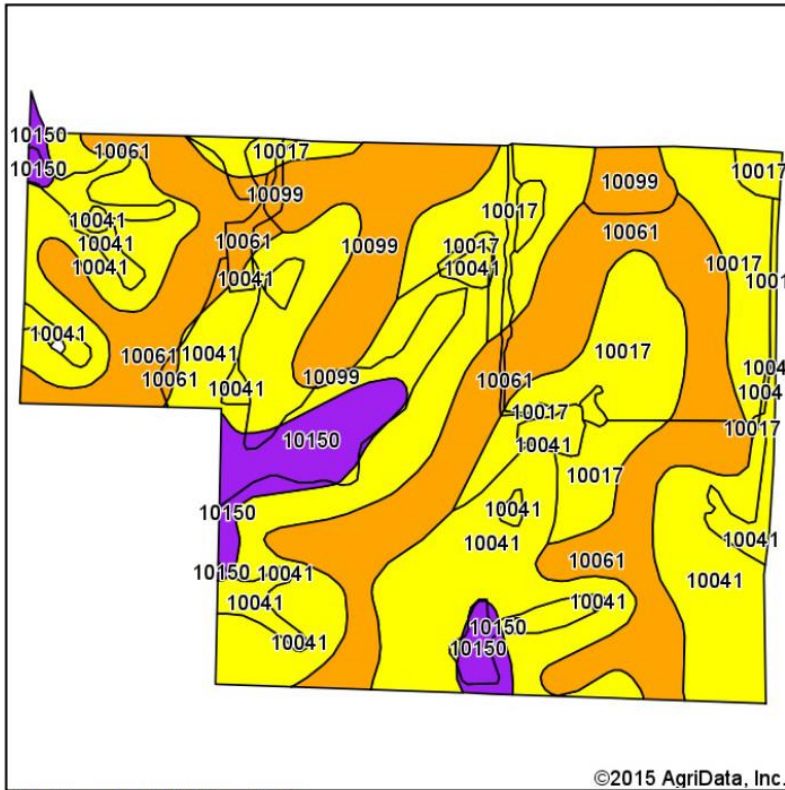


10/20/2015

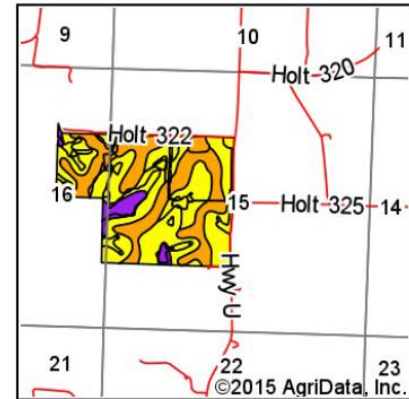
Field borders provided by Farm Service Agency as of 5/21/2008.

182.7 Acres, Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **15-59N-37W**
 Township: **Forbes**
 Acres: **184.27**
 Date: **10/20/2015**

Maps Provided By:



Area Symbol: MO087, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10041	Knox silt loam, 14 to 20 percent slopes, eroded	75.38	40.9%		IVe	65
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	48.76	26.5%		IIIe	66
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	34.97	19.0%		IVe	61
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.15	8.2%		IIIe	78
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	10.01	5.4%		VIe	9
Weighted Average						62.5

Area Symbol: MO087, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

182.7 Acres, Holt County, MO
Aerial Photo

