



Farm Land Sales

*1711 Oregon
Hiawatha KS 66434
785.742.4580*

*18156 Hwy 59
Mound City MO 64470
660.442.3177*

www.barnesrealty.com

Haer, 30 acres m/l, Holt CO Missouri

Here is a nice Missouri river bottom farm that's timbered and is easily accessible with a close proximity to the Squaw Creek National Wildlife Refuge.

LOCATION:

West of Craig MO on Hwy 111 approx. 1 mile, to Candle Road. Follow Candle Road South 2.5 miles to Holt 175. West on Holt 175 just over 1 mile. The tract is North of Holt 175. A survey will be done to determine access.

PRICE AND TERMS:

\$3,000.00/acre

F.S.A. INFORMATION:

This tract is part of a larger tract so numbers will change after sale. See following pages the FSA 156 & 578 forms.

IMPROVEMENTS:

The tract is unimproved.

REAL ESTATE TAXES/TAXABLE ACRES:

The 30 acres m/l is part of a larger tract which consists of 232 acres. Approximate annual Real Estate tax on the 232 acres is: \$925.00
Approximate annual Union Township Levee tax is: \$617.00
Amount will be ascertained after the sale and exact acres are calculated.

MINERAL RIGHTS:

Owner is not retaining any interest in the mineral rights beneath the surface.

RENTAL STATUS:

The tract is available for immediate possession.

LISTING AGENT:

Jamie Barnes: 660.572.0019 or barnes-realty@barnesrealty.com

BROKER PARTICIPATION:

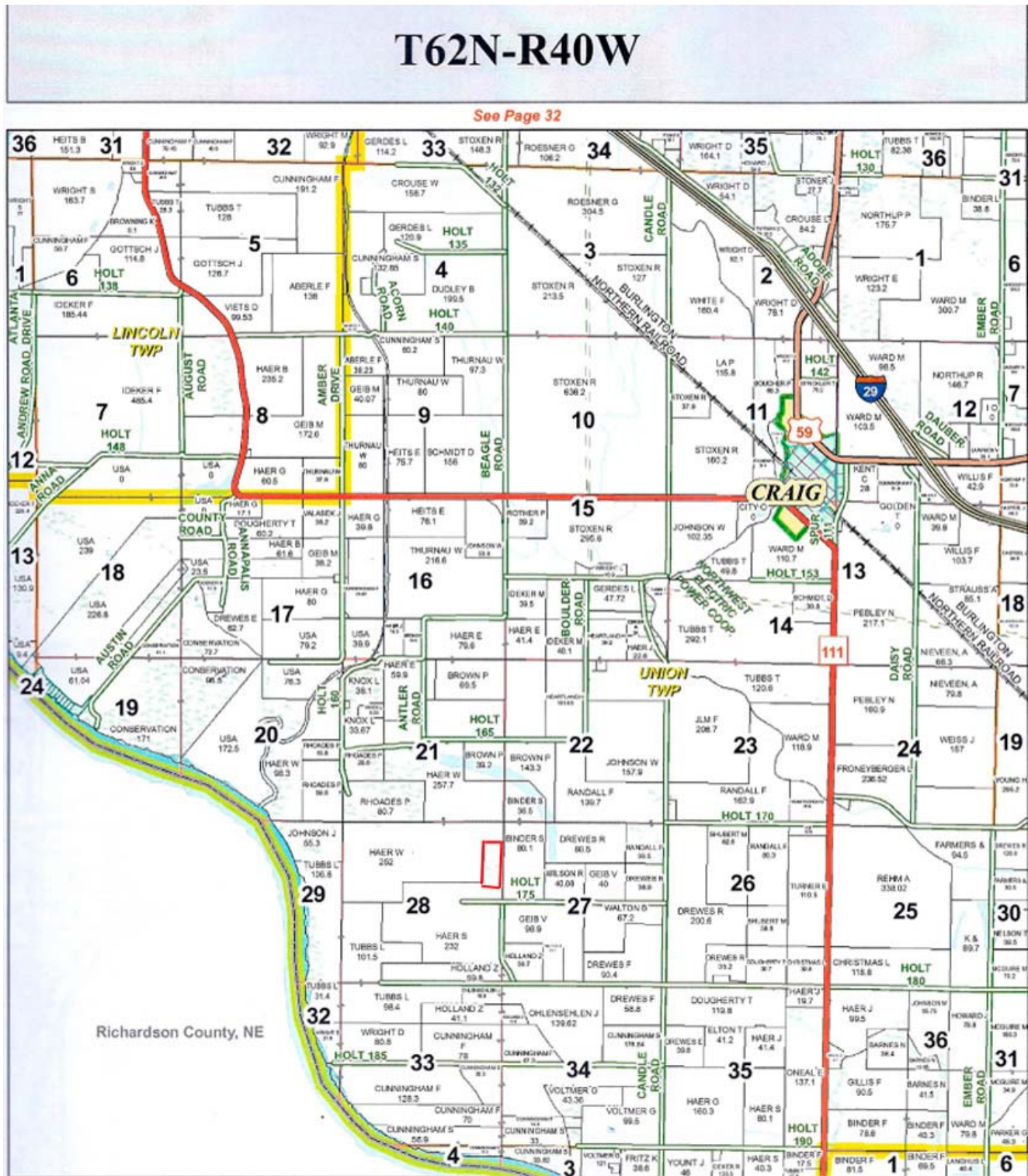
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



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 errors 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 The listing may be withdrawn with or without approval.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
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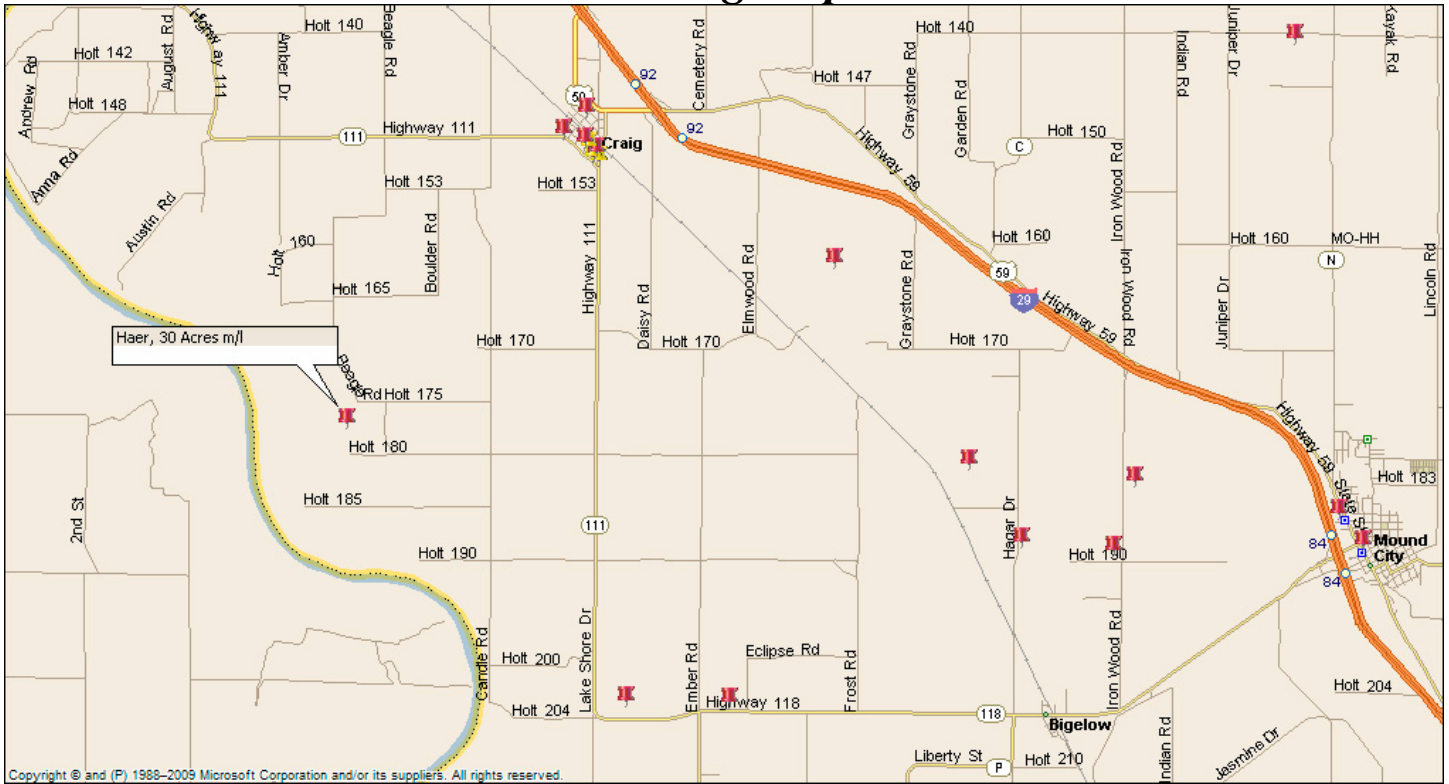
Haer, 30 acres m/l, Holt CO Missouri Plat Book Page



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Haer, 30 acres m/l, Holt CO Missouri Driving Map



Google Aerial



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Haer, 30 acres m/l, Holt CO Missouri
NRCS Soil Map and Key
 (Boundaries Are Approximate)



Nonirrigated Capability Class— Summary by Map Unit — Holt County, Missouri				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	2	1.3	5.5%
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	4	22.5	94.5%
Totals for Area of Interest			23.9	100.0%

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Haer, 30 acres m/l, Holt CO Missouri

156 EZ

Tract Number: 618 Identifier E4 S28-62-40

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: Classified as not HEL

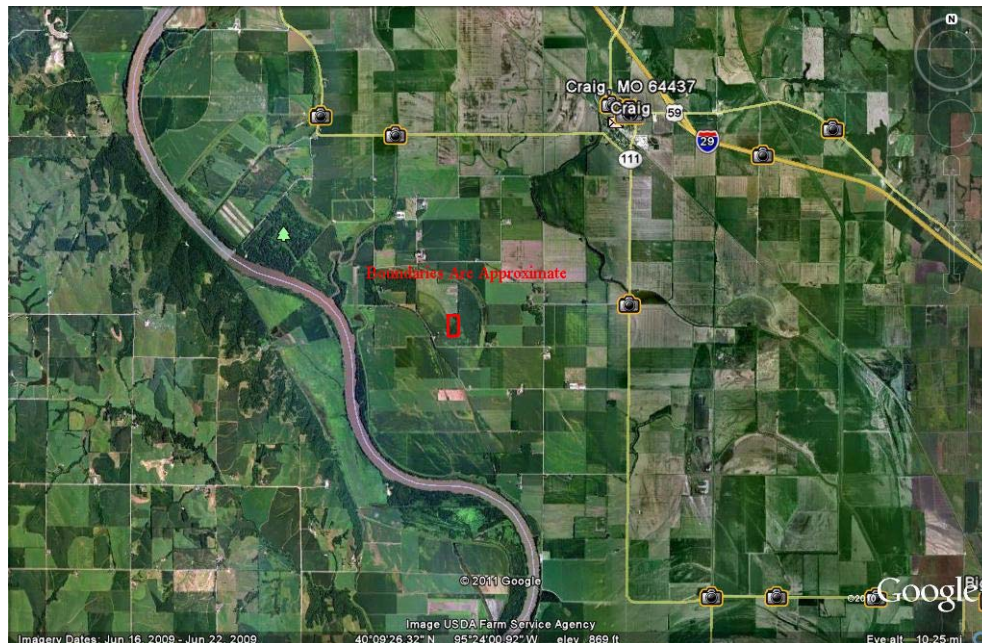
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
230.0	209.8	211.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	211.7	0.0	0.0	0.0	

Owners:	Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
	CORN	108.0	94	132	0.0	0.0	0	0.0
	SOYBEANS	96.3	30	36	0.0	0.0	0	0.0
	Total Base Acres:	204.3						
MARCUS L HAER		BRENDA F HAER						
STEPHEN TIMOTHY HAER		SHIRLEY R HAER						

Google Aerial – General Location



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Haer, 30 acres m/l, Holt CO Missouri 578

FSA-578 (02-01-91)

REPORT OF COMMODITIES

PROGRAM YEAR 2010

FARM NUMBER: 1217

FARM AND TRACT DETAIL LISTING

DATE: 06-16-2010

Operator Name and Address

Original: _____

STEVEN K CUNNINGHAM REVOCABLE TRU
19808 HIGHWAY 111
CRAIG, MO 64437-7109

Revision: _____

Cropland: 328.6

Farmland: 350.0

Tract Number	CLU/Field	C/C	Var/Type	Irr/Prc	Int Use	Lnd Use	C/C Stat	Rpt Unit	Reported Quantity	Determined Quantity	Crp Lnd	O/ M	Planting Date
618	2	CORN	YEL	Ni	Grain		IP	A	19.72		Y		
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	3	SOYBN	COM	Ni	Grain		I	A	29.37		Y		05-31-2010
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	5	GRASS	SMO	Ni	Graze		I	A	7.35		Y		03-03-2003
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	1A	SOYBN	COM	Ni	Grain		I	A	95.00		Y		05-31-2010
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	1B	CORN	YEL	Ni	Grain		IP	A	34.85		Y		
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	4A	SOYBN	COM	Ni	Grain		I	A	15.00		Y		06-01-2010
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit
	4B	SOYBN	COM	Ni	Grain		IP	A	8.49		Y		
		Producer	STEVEN K CUNNINGHAM REVOCABLE TRU DORIS I CUNNINGHAM REVOCABLE TRUS						Share .5000 .5000	RMA Unit			Opt Unit

C/C	Type	Prac	IU	Non-Irrig	Irrigated	C/C	Type	Prac	IU	Non-Irrig	Irrigated	C/C	Type	Prac	IU	Non-Irrig	Irrigated
CORN	YEL	N	GR	.00		GRASS	SMO	N	GZ	7.35		SOYBN	COM	N	GR	139.37	

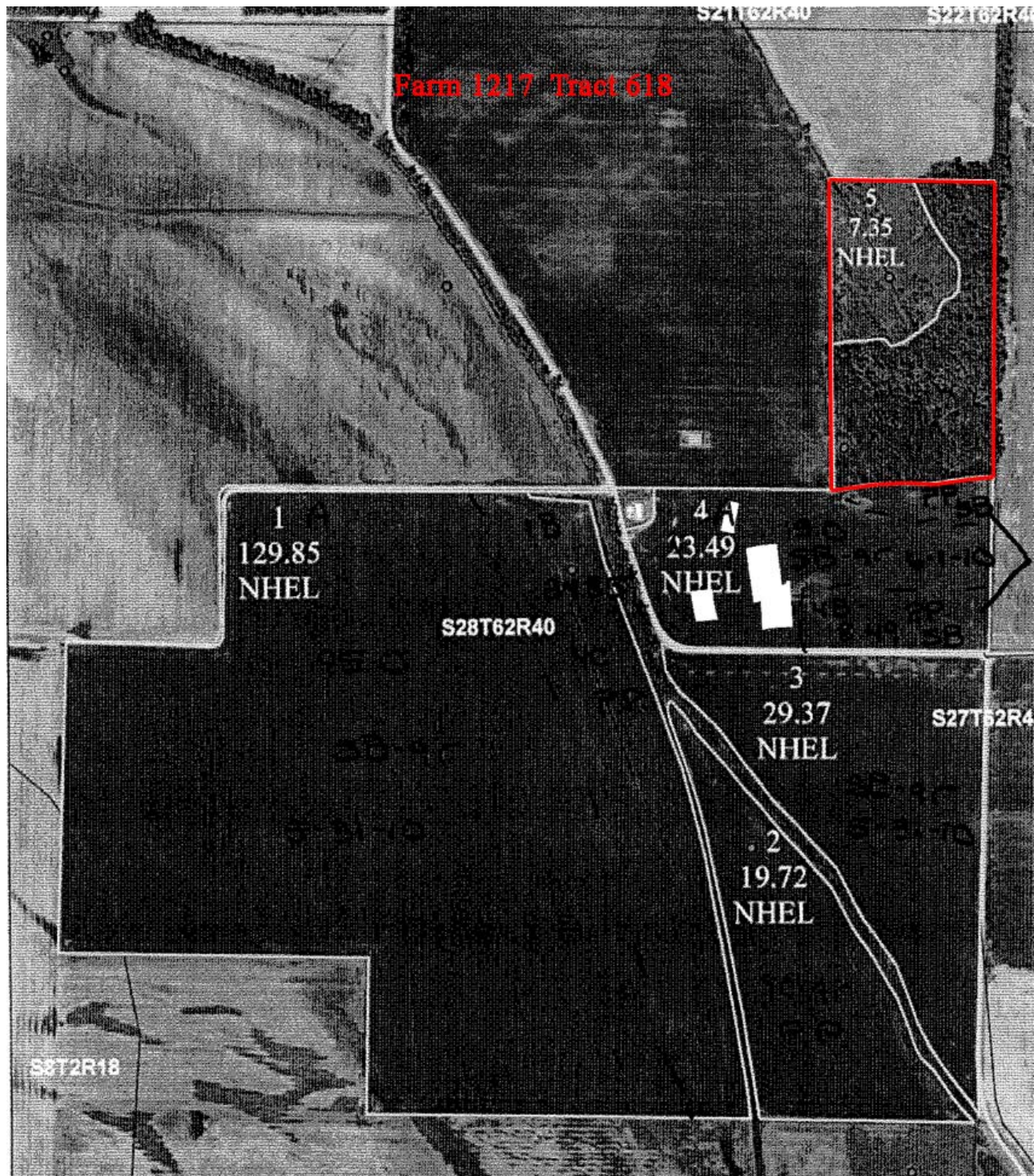
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Cropland: 209.8 Reported on Cropland: 209.78 Difference: -.02 Reported on Non-Cropland: .00

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