



## *Farm Land Sales*

*1711 Oregon  
Hiawatha KS 66434  
785.742.4580*

*18156 Hwy 59  
Mound City MO 64470  
660.442.3177*

*[www.barnesrealty.com](http://www.barnesrealty.com)*

## ***Howard, 80Acres WRP, Holt CO, MO***

***This tract offers a great waterfowl hunting area at half the price of what they bring by the refuge.***

### **LOCATION:**

Located just North of Big Lake and SE of Craig MO. It is boarded by several hundred acres of land already converted into permanent Wetland Restoration Program.

### **PRICE AND TERMS:**

\$200,000.00

### **F.S.A. INFORMATION:**

According the FSA 156 the tract is in WRP and there are no crop bases.

Any new owner will be required to manage this land as a wetland area and or abide by the existing wetland plan.

### **IMPROVEMENTS:**

Improvements include 2 newer (2002) steel 14 ft pit blinds with lids, a 92' 16" well and 90° head gear and impeller. A used gasoline engine powers the gear head. This engine is in good working order and kept out of the weather. It is also included.

### **REAL ESTATE TAXES/TAXABLE ACRES:**

Annual taxes are approximately \$933.00 which includes the Big Tark levee tax.

### **MINERAL RIGHTS:**

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

### **RENTAL STATUS:**

The tract is available for lease subject to its sale.

### **LISTING AGENT:**

Billie Paul Sharp: 660-572-0029 or Email Billie: [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.***

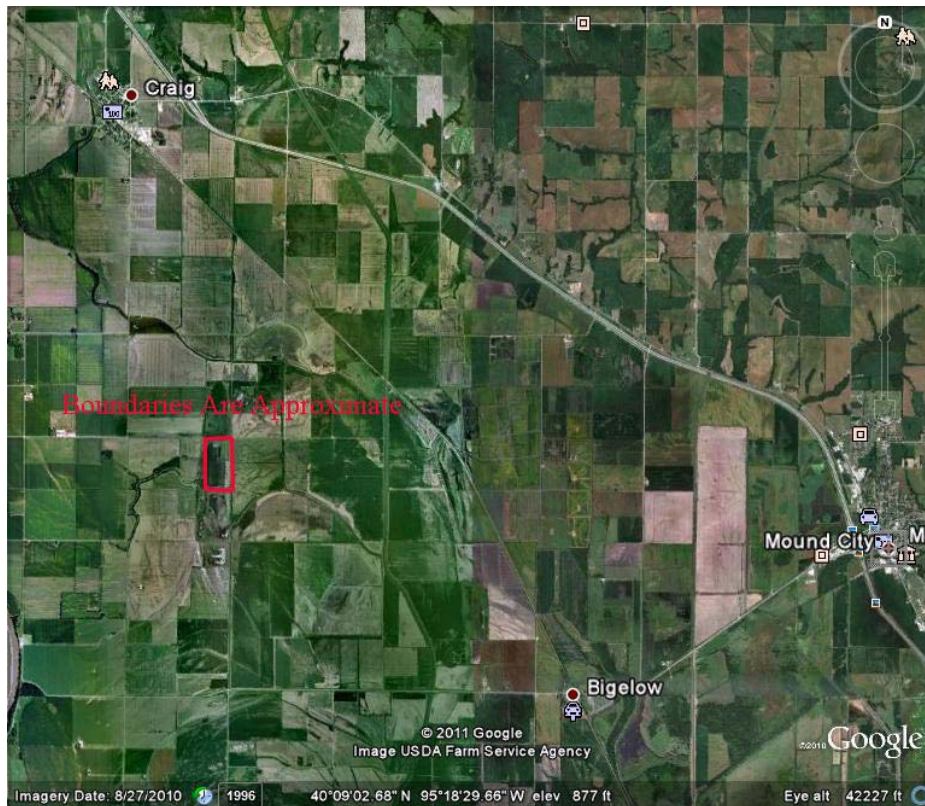
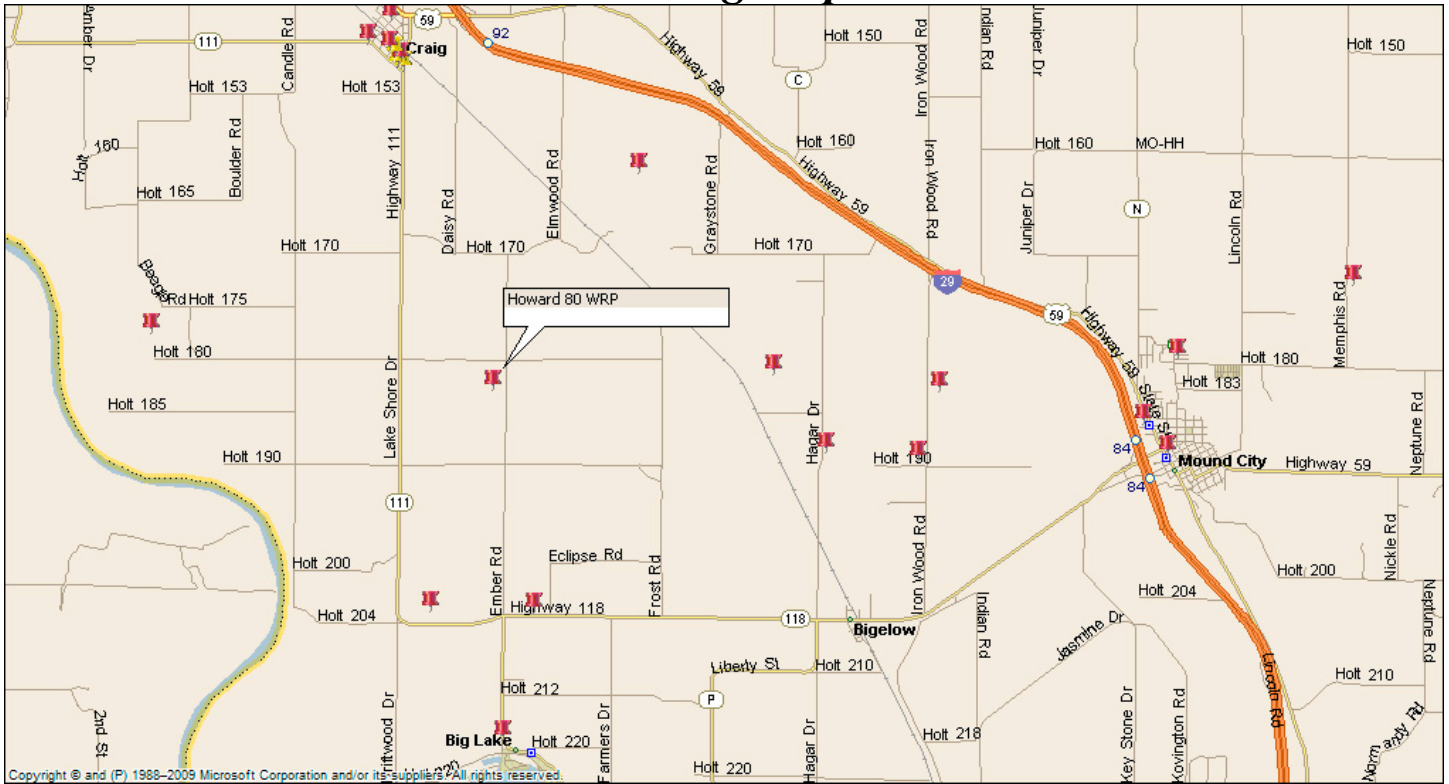
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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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# Howard, 80Acres WRP, Holt CO, MO

## Driving Map



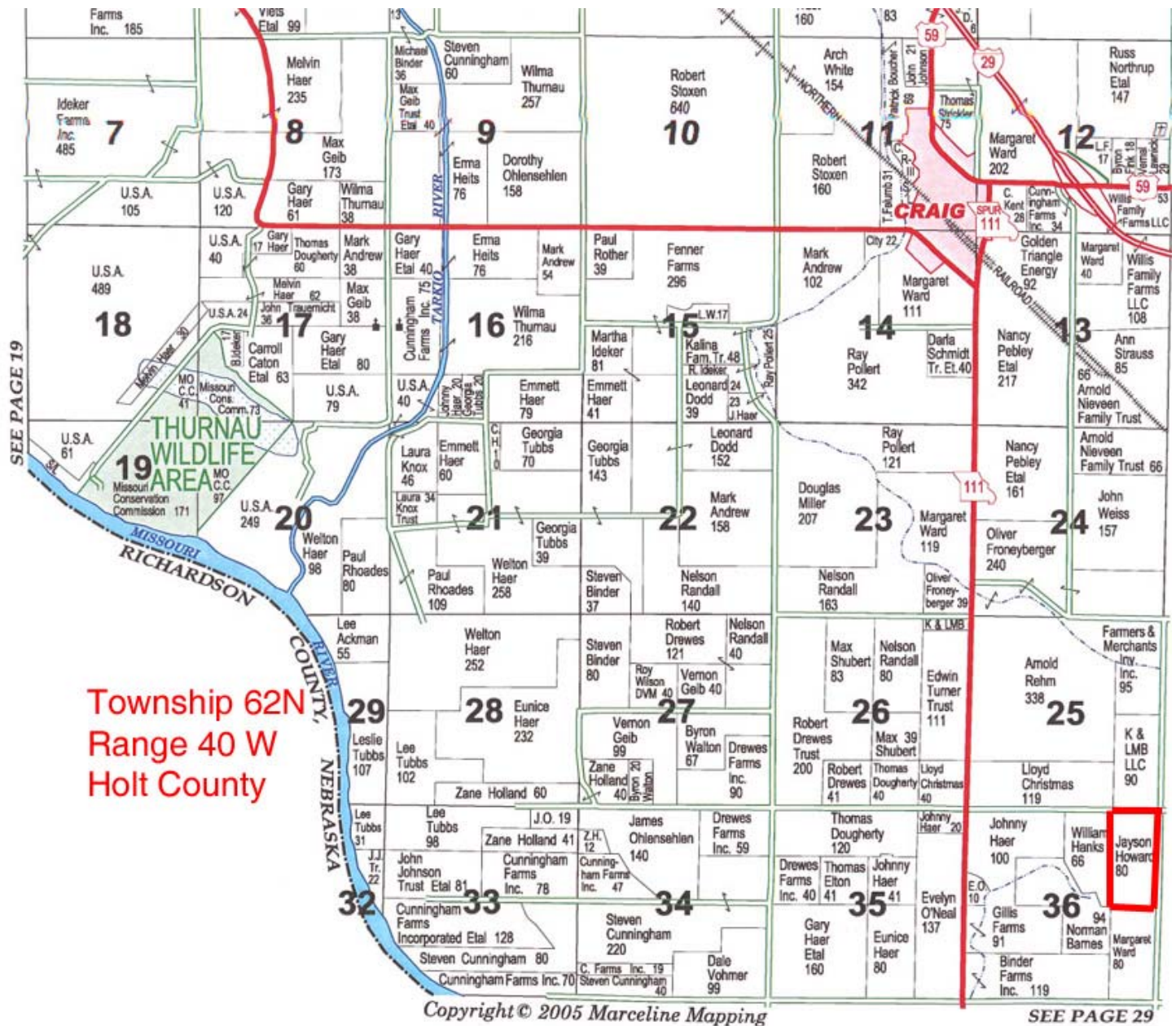
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## Plat Book Page



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***Howard, 80Acres WRP, Holt CO, MO***  
***Google Aerial***



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***Howard, 80Acres WRP, Holt CO, MO***  
***FSA Aerial***



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# *Howard, 80Acres WRP, Holt CO, MO*

## *156 EZ*

Missouri  
Holt  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 3283**  
Prepared: 11/9/11 2:10 PM  
Crop Year: 2012  
Page: 1 of 1

Operator Name					Farm Identifier		Recon Number	
JAYSON F HOWARD					"WRP 04" G5 (T2935 S36-62-40)			
Farms Associated with Operator:								
1152, 1166, 1179, 3135, 3328, 3329, 3466, 3816								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.0	80.0	80.0	0.0	80.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	0.0	0.0	0.0	0.0		N	None

**Tract Number:** 2935      **Description** G5 S36-62-40 (CONTRACT #66-6424-2-2764)      **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
80.0	80.0	80.0	0.0	80.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	0.0	0.0	0.0	0.0	

**Owners:** JAYSON F HOWARD  
**Other Producers:** None

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