



## *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)

## ***LTT/Brock-Flack, 100 Acres m/l, Holt County Missouri***

*Here's some Holt County Upland that's well located, and highly productive. No hunters delight. The hunting rights have been retained by the previous owner (home site) and are not included in this sale.*

### **LOCATION:**

2 miles North of Oregon MO on Hwy 59 to CR 260 then West 2 ¾ miles. Tract is on the North side of the road. The SW corner of the farm is at the Junction of Hwys BB & CR 260.

### **PRICE AND TERMS:**

The farm is priced at: \$407,400.00 total or \$6,000.00/tillable (67.9) acre.

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

According to the FSA 156 & 578:

Farmland: 94 acres, Cropland: 67.9 acres

Corn: 19.3 Base acres – DY & CC Yield: 81 bu/ac

Beans: 31.3 Base acres – DY & CC Yield: 28 bu/ac

Base Acres: 50.6 acres

### **IMPROVEMENTS:**

There are no improvements on the tract.

### **REAL ESTATE TAXES:**

Annual taxes are approximately \$227.00 on 93.8 taxable acres

### **MINERAL & HUNTING RIGHTS:**

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

Hunting rights are not included as they have been retained by a previous owner.

### **RENTAL STATUS:**

This parcel is being farmed by the owners, so full possession is available for the upcoming farming season.

### **LISTING AGENT:**

Jamie Barnes: 660.572.0019 or

Email Jamie: [barnes-realty@barnesrealty.com](mailto: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.

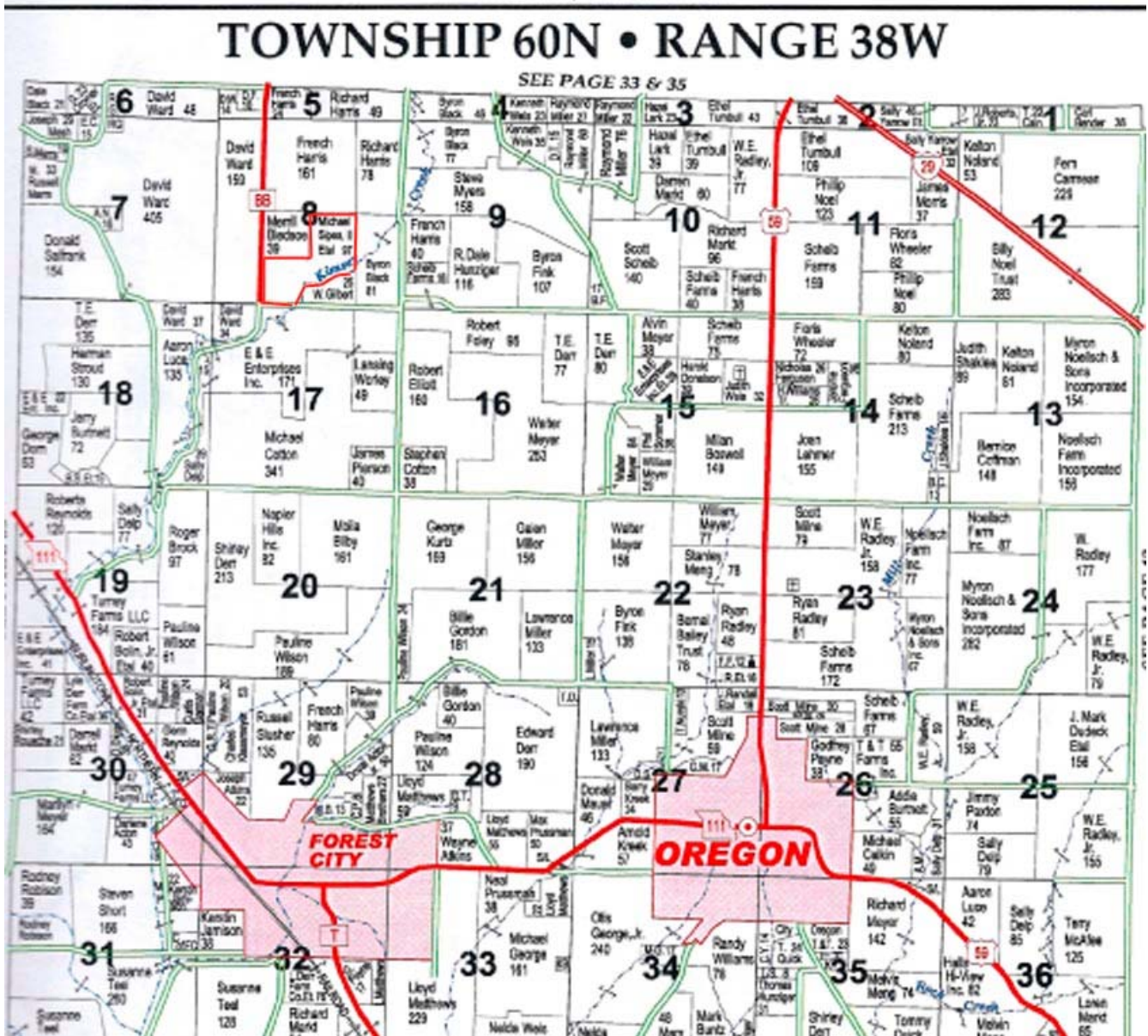


*Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# *LTT, 100 Acres m/l, Holt County, Missouri Plat Book Page*



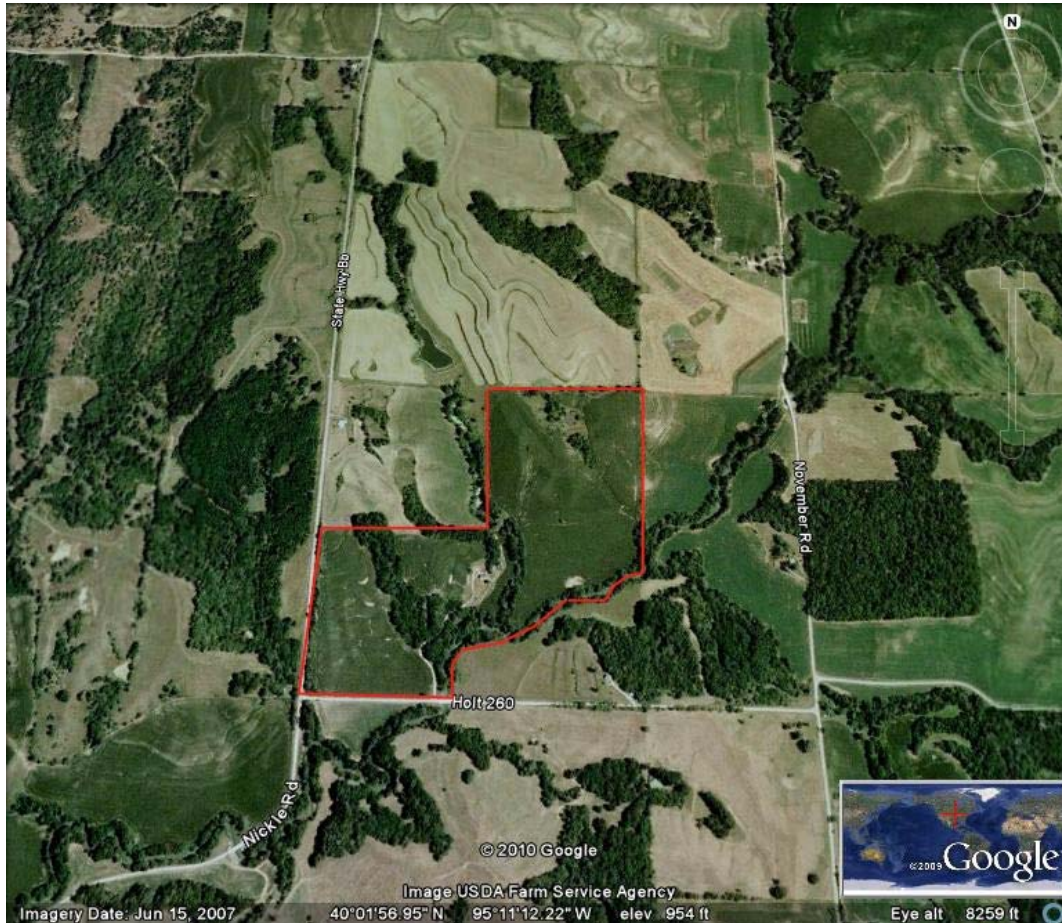
*Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

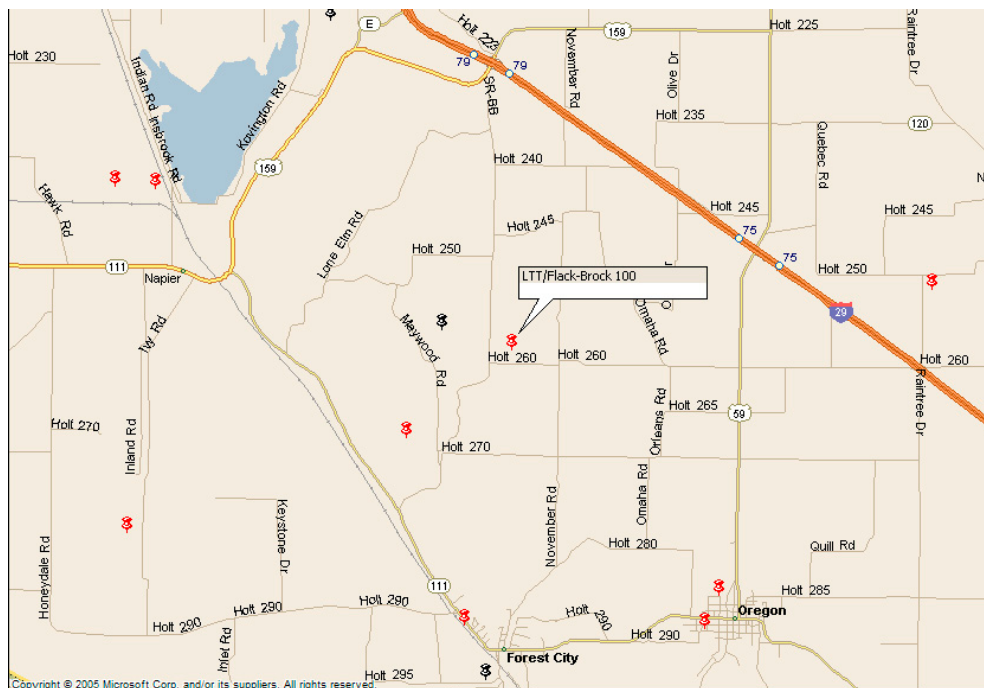


# *LTT, 100 Acres m/l, Holt County, Missouri*

## *Google Aerial*



## **Driving Map**



*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. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# *LTT, 100 Acres m/l, Holt County, Missouri*

## *NRCS Soil Map and Key*



Nonirrigated Capability Class— Summary by Map Unit — Holt County, Missouri				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3	16.1	17.2%
10149	Timula-Knox silt loams, 14 to 35 percent slopes	6	1.7	1.8%
10156	Timula silt loam, 14 to 25 percent slopes, severely eroded	6	37.2	39.7%
13555	Motark-Napier silt loams, 1 to 7 percent slopes	2	35.5	37.9%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	3	3.2	3.4%
<b>Totals for Area of Interest</b>			<b>93.7</b>	<b>100.0%</b>

*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. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



# ***LTT, 100 Acres m/l, Holt County, Missouri FSA 156 EZ***

**Tract Number:** 2612      **Description** L8 S8-60-38

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

**FAV/WR  
History**  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
94.0	67.9	67.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	67.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	19.3	81	81	0.0	0.0	0	0.0
SOYBEANS	31.3	28	28	0.0	0.0	0	0.0
<b>Total Base Acres:</b>	50.6						

**Owners:** TYLER BINDER  
LYNN F BINDER  
APRIL L BINDER

TODD BINDER  
ELAINE BINDER  
VALERIE M BINDER

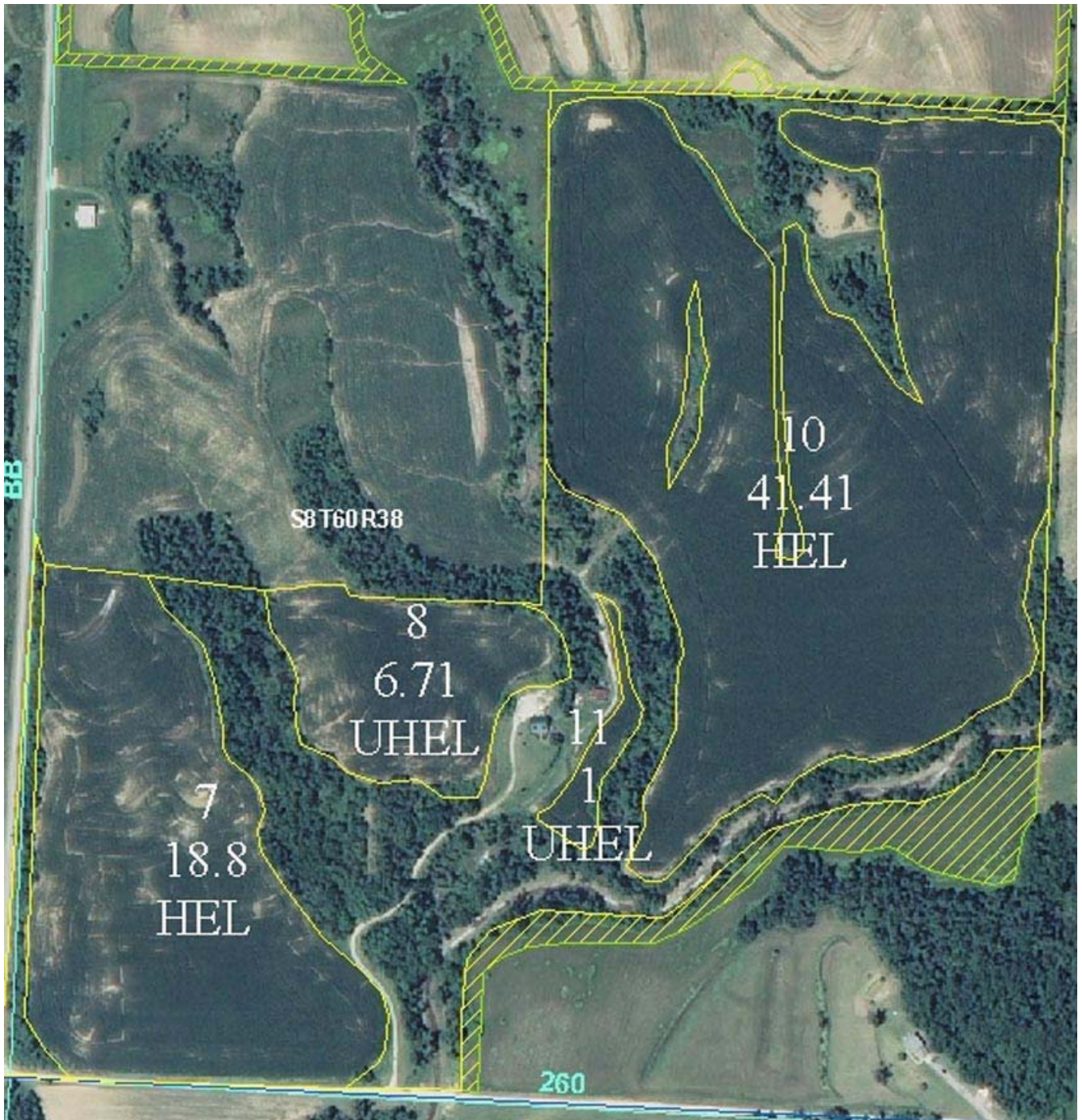
**Other Producers:** None

*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. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

***LTT, 100 Acres m/l, Holt County, Missouri  
FSA Aerial***



*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. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



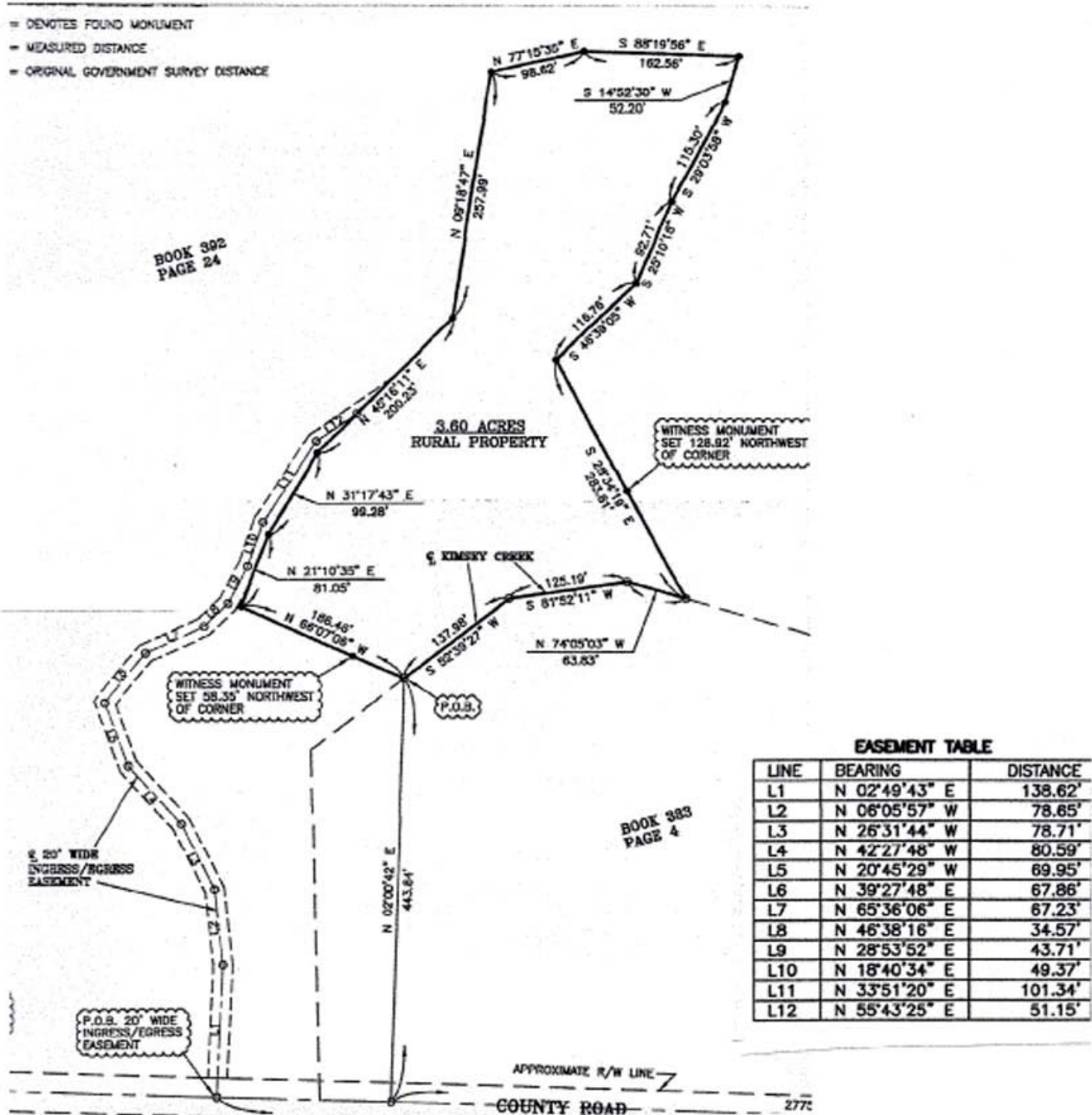


*Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# Survey (Home site that is NOT included)



*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. 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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177