



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

52.6 Acres +/- Holt County, MO

*There is a nice size pond that rests on this 52.6 taxable acres. The family that owns this ground says when they go hunting, they walk away with at least one deer every time! Lush greenery all around.
Don't wait, call Billie Paul Sharp today!*

LOCATION:

Take HWY 111 North of Forest City, MO. just past the grain storage bins on the West side of HWY 111. Take the first gravel road heading North East of HWY 111 approximately 0.2 miles.

PRICE:

\$210,400.00

IMPROVEMENTS:

There are no improvements on this tract of land

TAXES/TAXABLE ACRES:

2017 taxes were \$53.75 on 52.6 taxable acres.

RENTAL STATUS:

The property is currently available for full possession.

LISTING AGENT:

Billie Paul Sharp
(660) 572-0029 or 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 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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

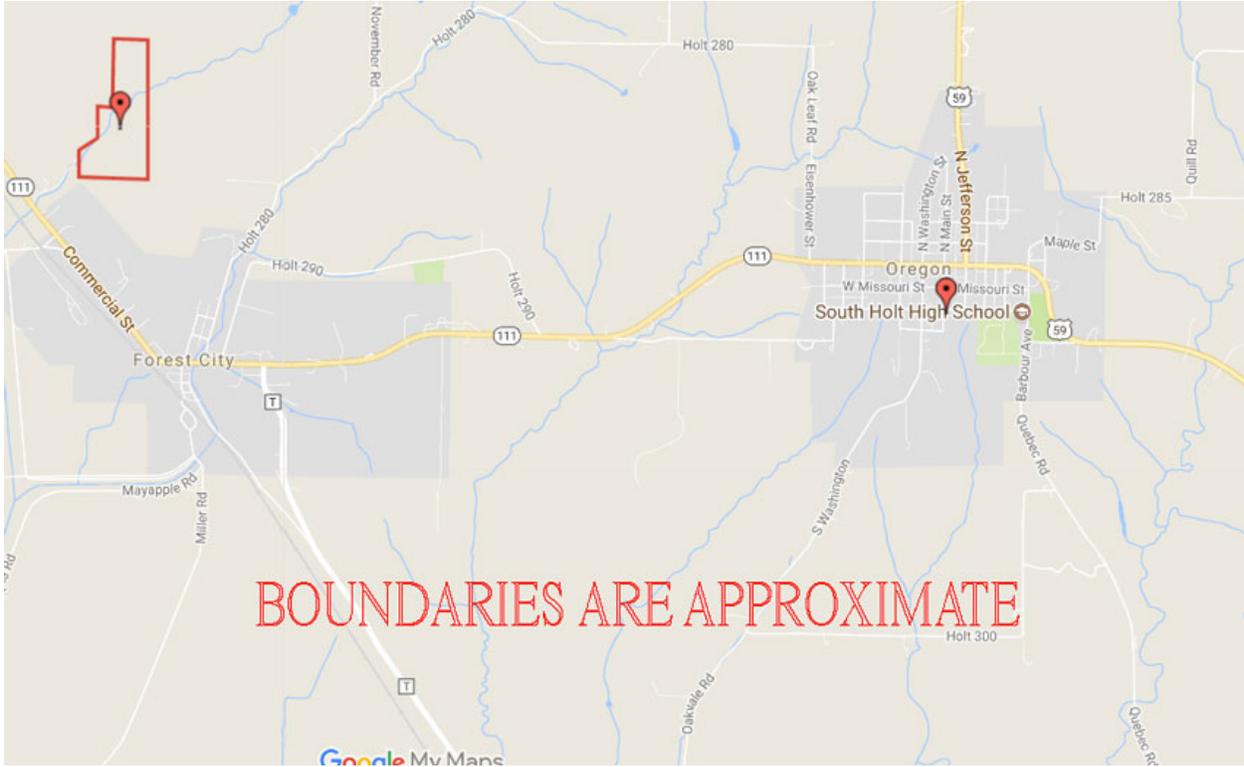
52.6 Acres +/- Holt County, MO
Google Aerial Map



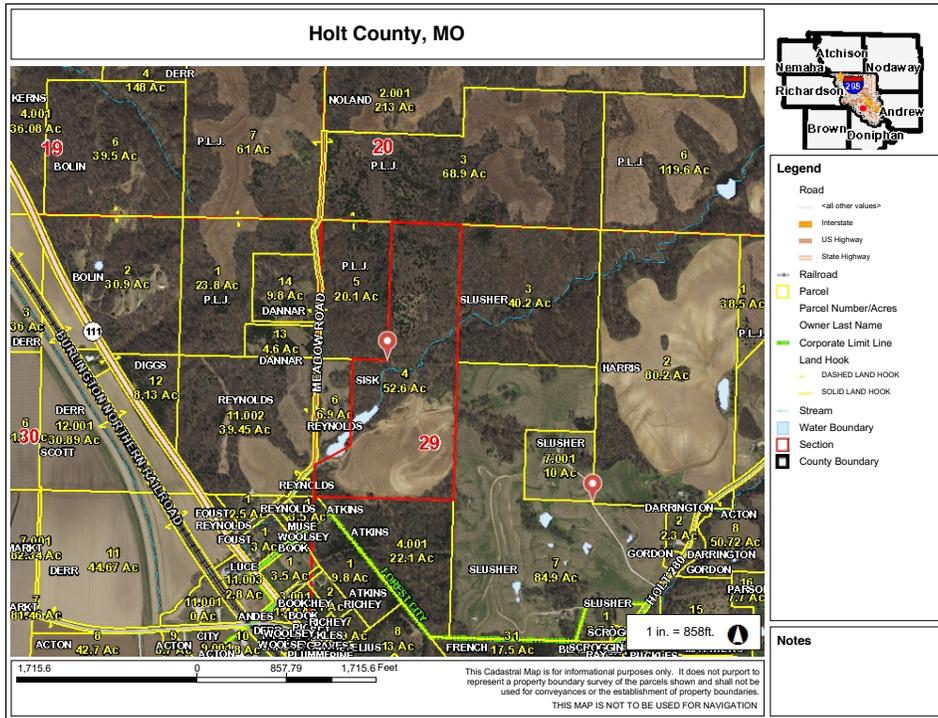
General Location Map



52.6 Acres +/- Holt County, MO Driving Map



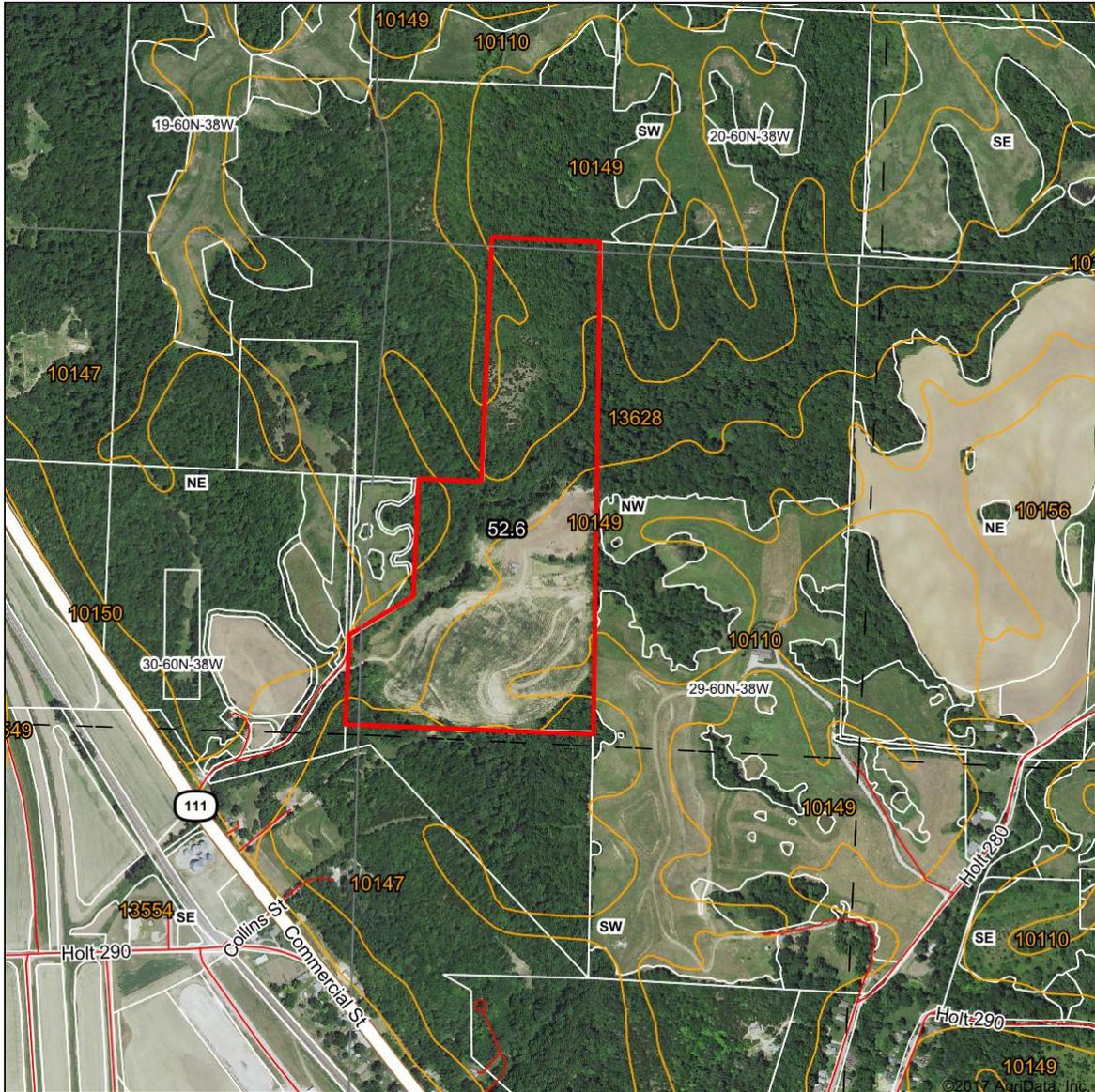
Tax Map



52.6 Acres +/- Holt County, MO

Surety Map

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By

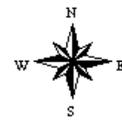


© AgriData, Inc. 2017 www.AgrIDataInc.com

map center: 39° 59' 38.43, -95° 11' 41.96

0ft 837ft 1673ft

29-60N-38W
Holt County
Missouri

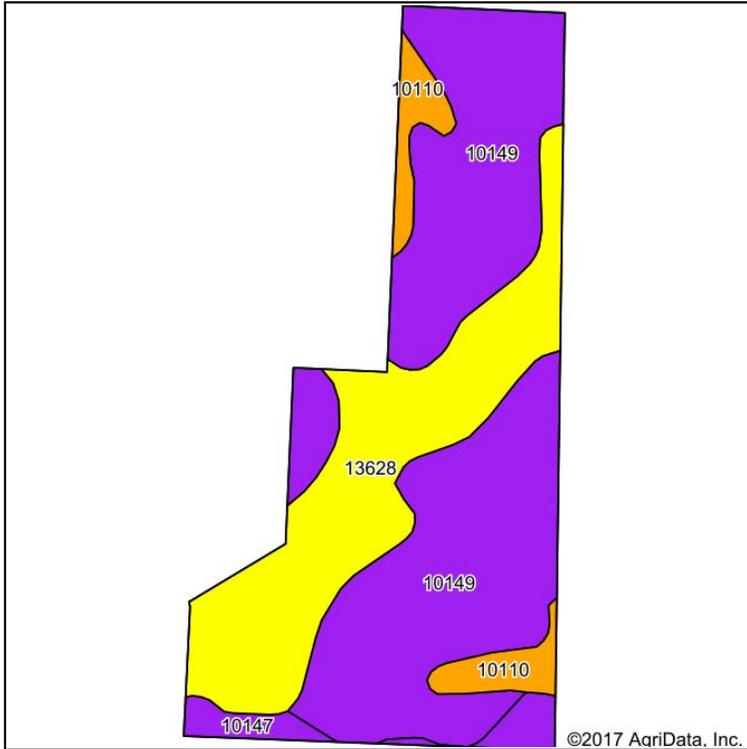


11/30/2017

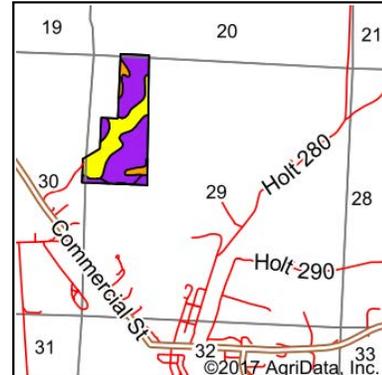
Field borders provided by Farm Service Agency as of 5/21/2008.

52.6 Acres +/- Holt County, MO Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **29-60N-38W**
 Township: **Forest**
 Acres: **52.6**
 Date: **11/30/2017**



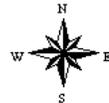
www.BarnesRealty.com
(800) 648-3177

Maps Provided By



© AgriData, Inc. 2017

www.AgriDataInc.com



Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Overall	
10149	Timula-Knox silt loams, 14 to 35 percent slopes	31.14	59.2%		Vle		18	
13628	Napier-Gullied land complex, 5 to 14 percent slopes	16.20	30.8%		IVe	IIle	5	
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.13	6.0%		IIle		74	
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	2.13	4.0%		VIIe		17	
Weighted Average								17.3

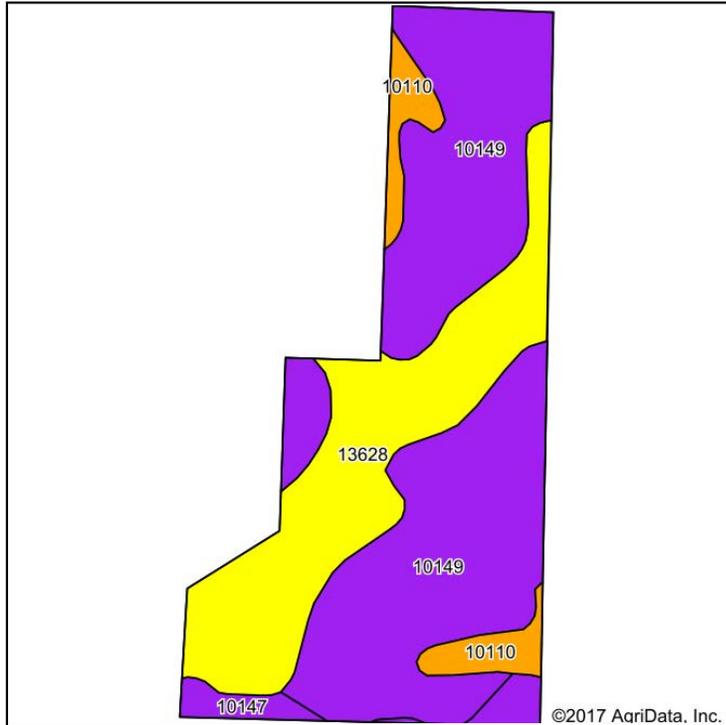
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

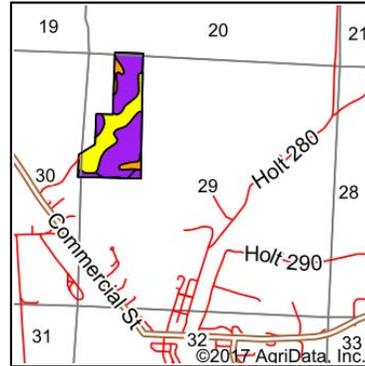
52.6 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **29-60N-38W**
 Township: **Forest**
 Acres: **52.35**
 Date: **11/30/2017**



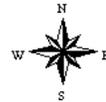
www.BarnesRealty.com
 (800) 648-3177

Maps Provided By



© AqriData, Inc. 2017

www.AqriDataInc.com



Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Overall
10149	Timula-Knox silt loams, 14 to 35 percent slopes	31.14	59.5%		Vle		18
13628	Napier-Gullied land complex, 5 to 14 percent slopes	16.17	30.9%		IVe	IIle	5
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.06	5.8%		IIIe		74
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	1.98	3.8%		VIIe		17
Weighted Average							17.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

52.6 Acres +/- Holt County, MO
Aerial Photos



52.6 Acres +/- Holt County, MO



52.6 Acres +/- Holt County, MO



52.6 Acres +/- Holt County, MO

