



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

Lodge & 28.9 Acres +/- Holt County, MO

Here's a waterfowl hunting property you don't even know is there! Nestled in the Northwest of the Refuge, this lodge is built in a structural steel building, well insulated, and elevated above base flood elevation. Farming arrangements are automatic with a Farming Easement Agreement. NO HASSLE! Talk to Listing Agent, Jamie Barnes for details.

LOCATION:

Property is located approximately 6.5 miles Southeast of Craig Mo. just about 2 miles East of Hwy 111.

PRICE:

\$515,000.00

FSA INFORMATION:

Coming soon!

IMPROVEMENTS:

Steel Cabin

TAXES/TAXABLE ACRES:

2017 taxes were \$2,428.85 on
28.9 taxable acres.

RENTAL STATUS:

Property is available for possession at time of closing.

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 The listing may be withdrawn with or without approval.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.

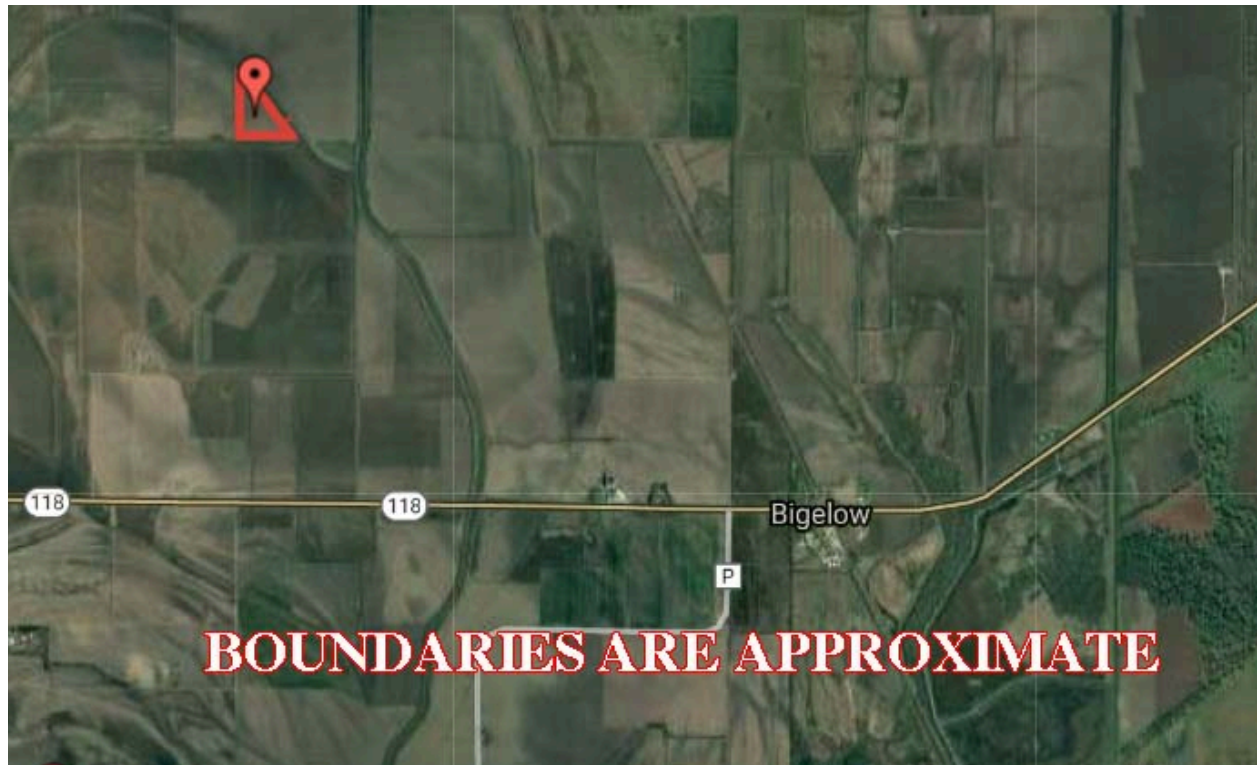
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

Lodge & 28.9 Acres +/- Holt County, MO
Google Aerial Map

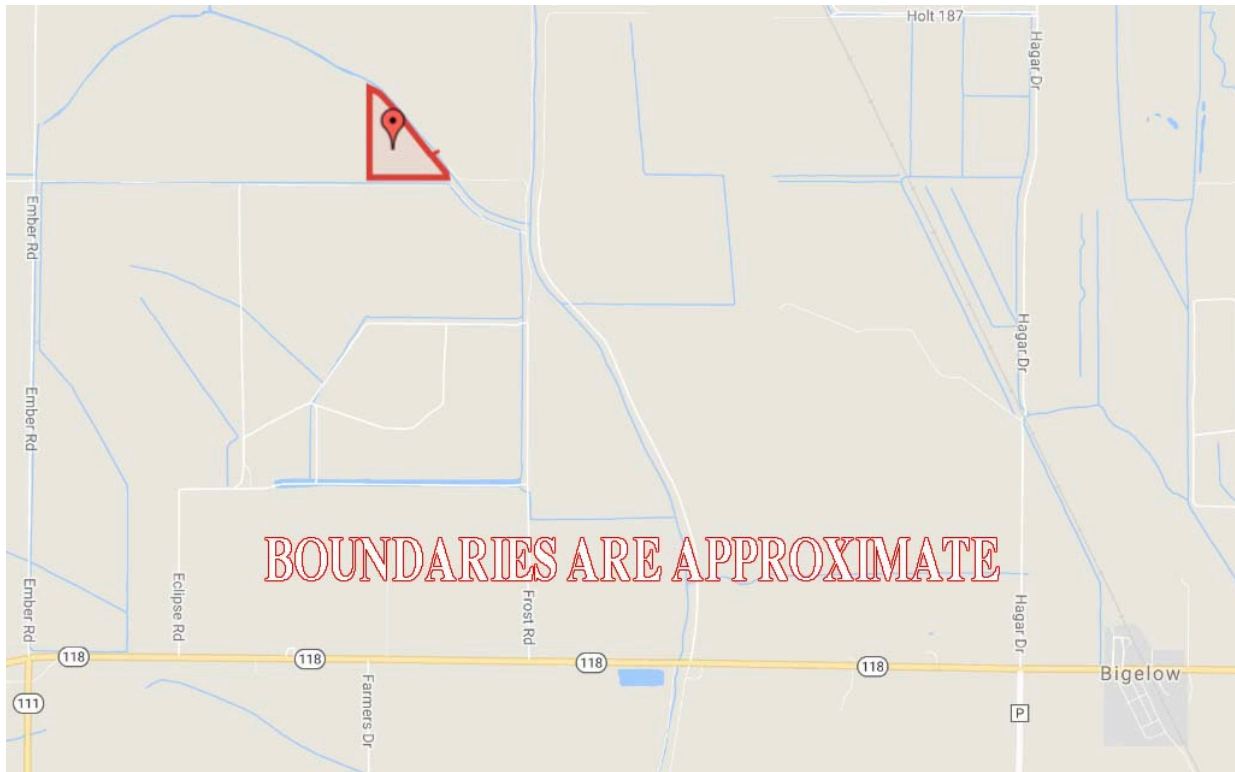


General Location Map

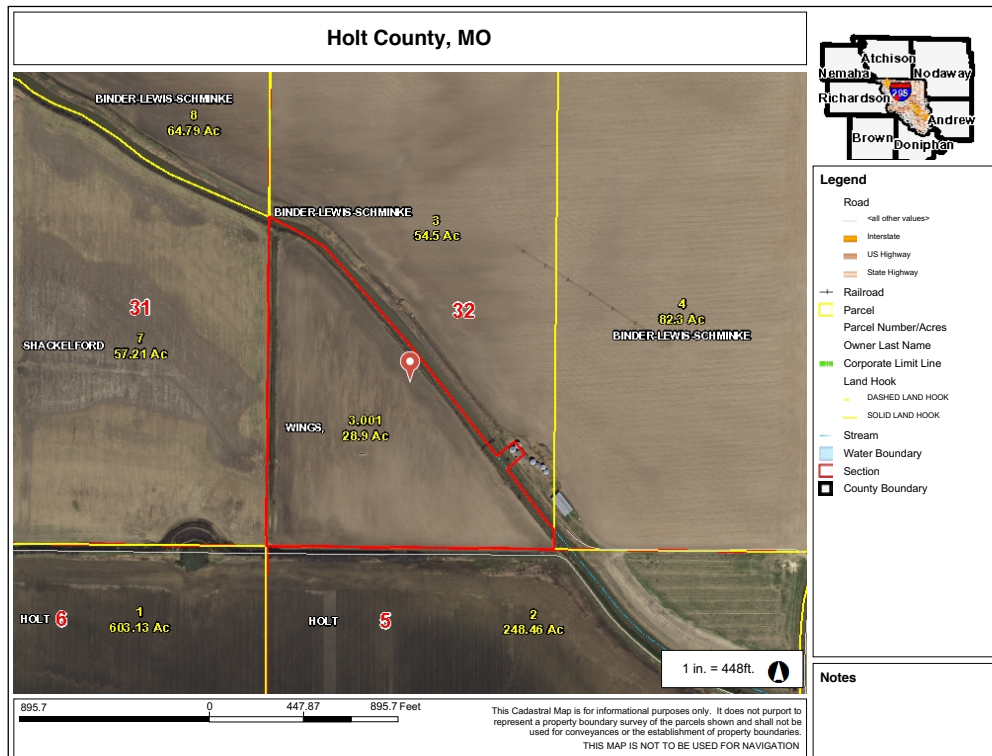


Lodge & 28.9 Acres +/- Holt County, MO

Driving Map



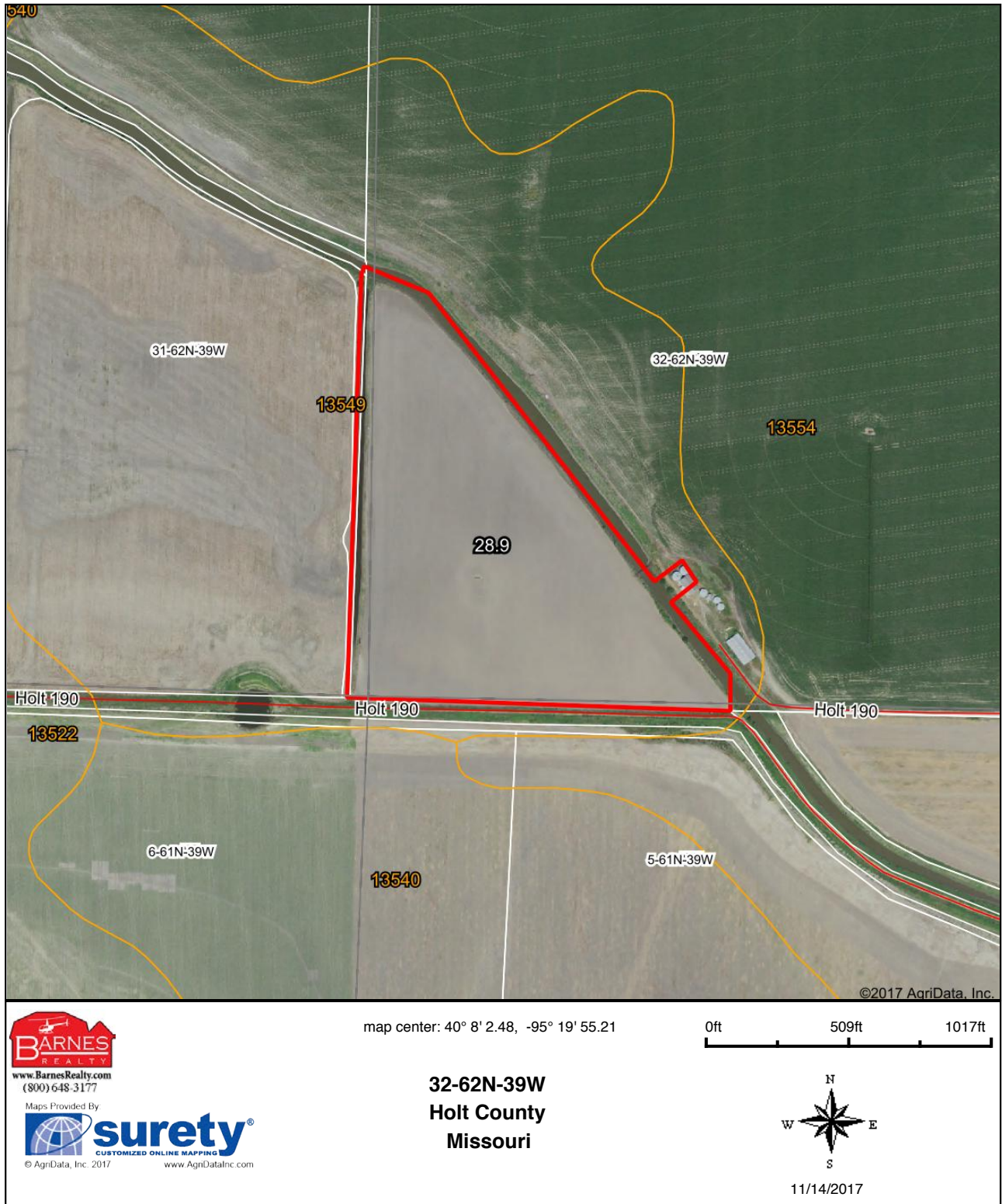
Tax Map



Lodge & 28.9 Acres +/- Holt County, MO

Surety Map

Aerial Map

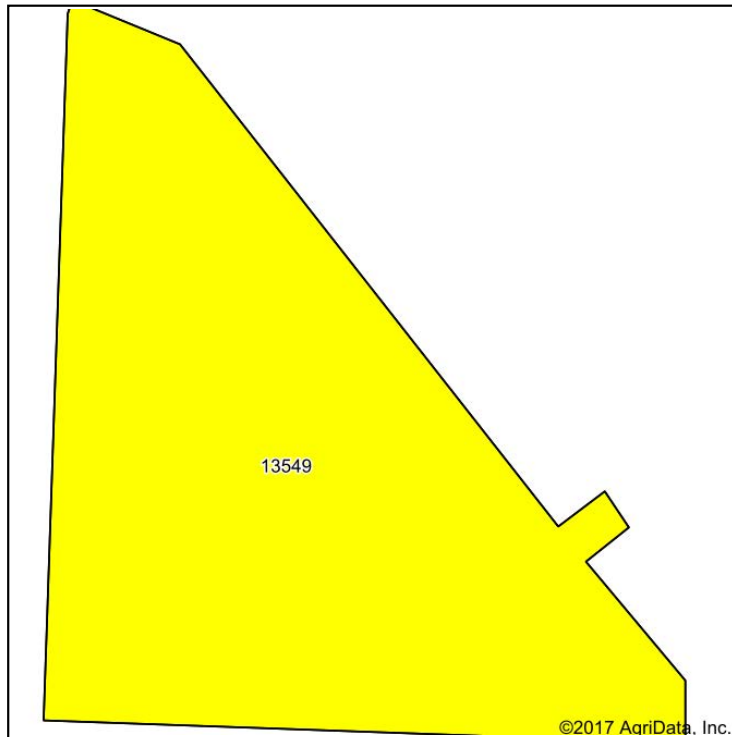


Field borders provided by Farm Service Agency as of 5/21/2008.

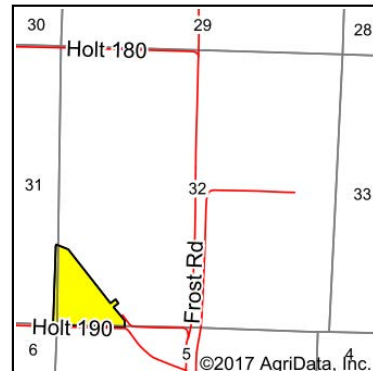
Lodge & 28.9 Acres +/- Holt County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **32-62N-39W**
 Township: **Union**
 Acres: **28.9**
 Date: **11/14/2017**

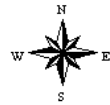


Maps Provided By



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Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	28.90	100.0%		IVw	42
Weighted Average						42

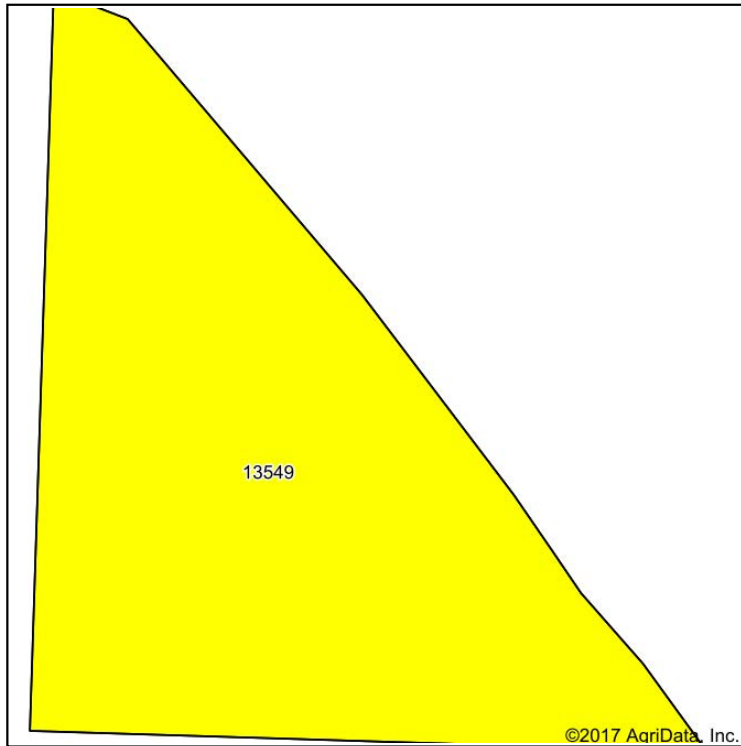
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

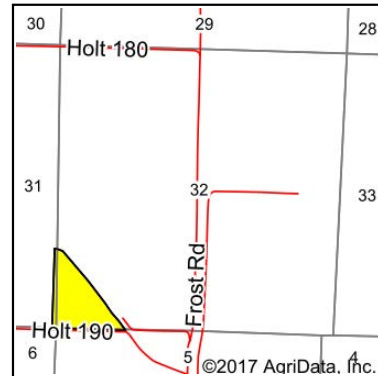
Lodge & 28.9 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



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 Acres: **26.35**
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Aerial Photos



Lodge & 28.9 Acres +/- Holt County, MO



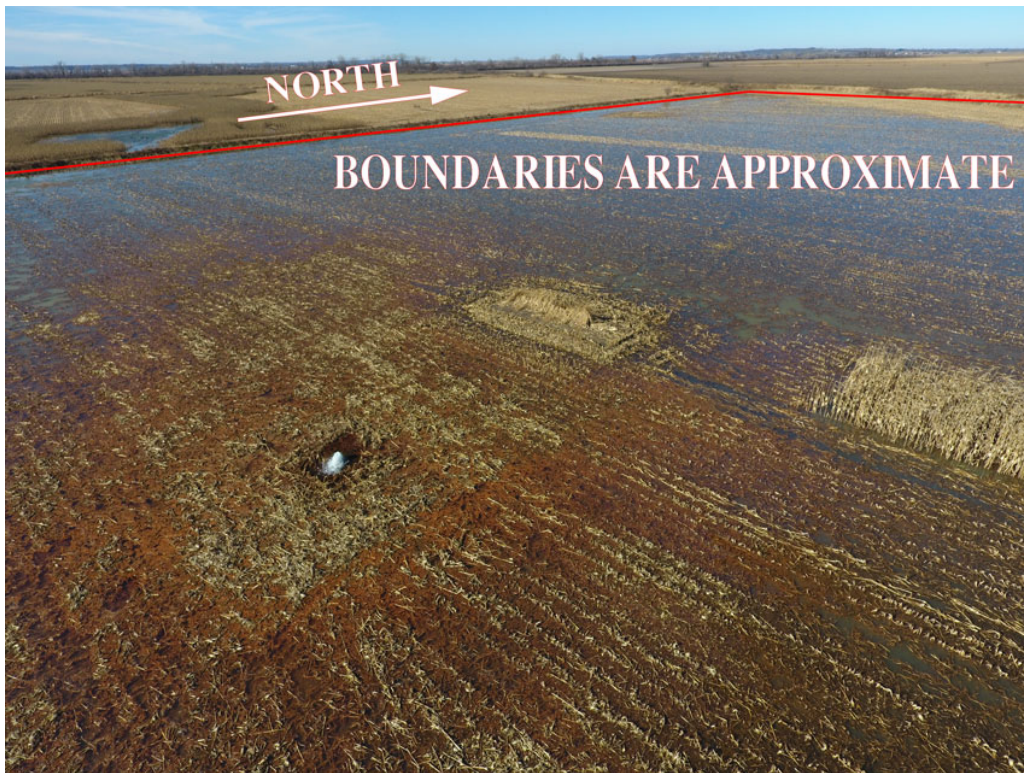
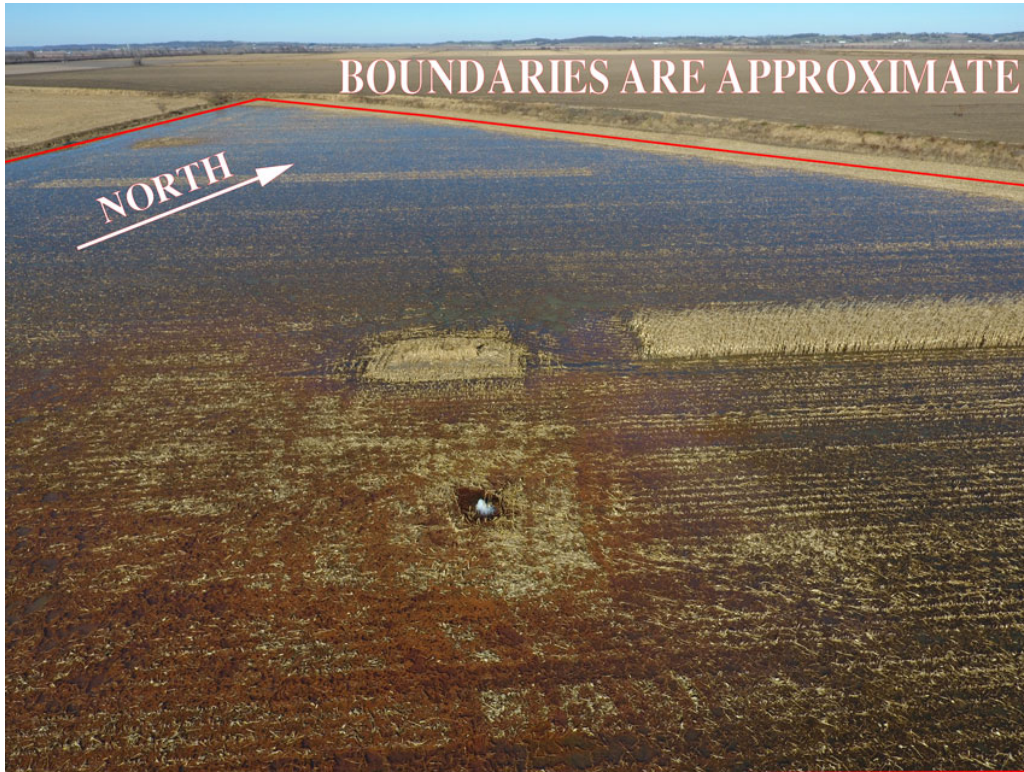
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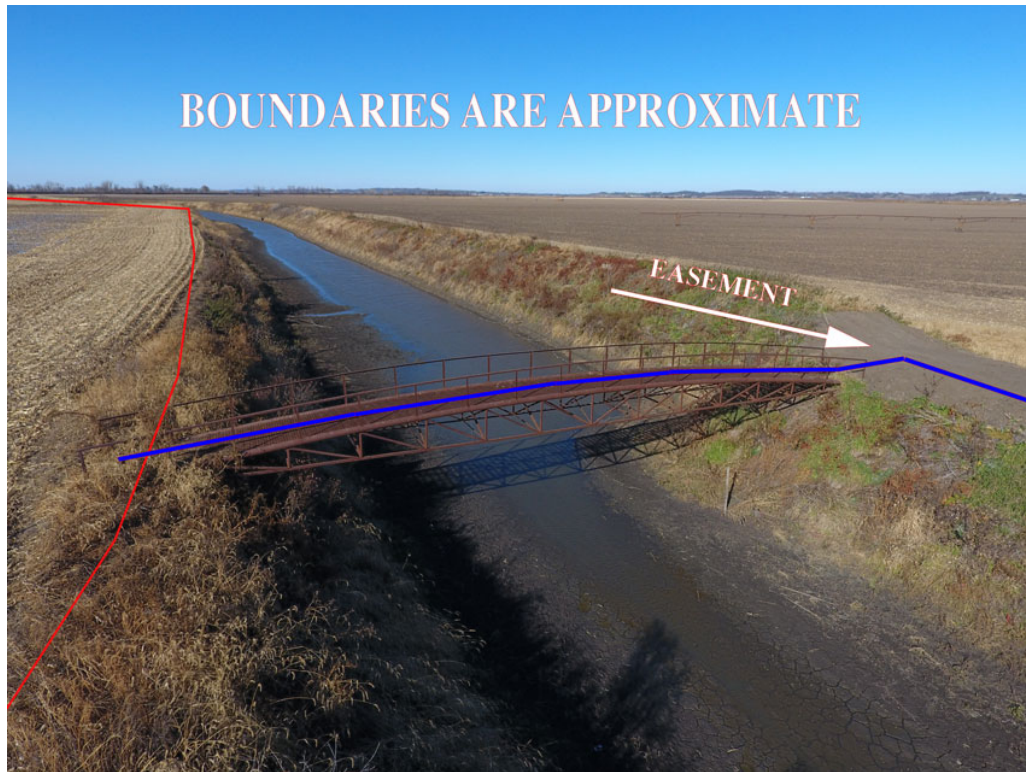
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Lodge & 28.9 Acres +/- Holt County, MO
Inside Cabin Photos



Lodge & 28.9 Acres +/- Holt County, MO

