



## Land 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

### ***36.80 Acres +/- Holt County, MO***

***This acreage is close to town and right in the middle of some of the best waterfowl hunting in the continental United States!***

#### **LOCATION:**

East of Big Lake, MO. From Mound City, take HWY 118 West out of Mound City, MO toward Big Lake. Turn left on Farmers Road. The Northwest corner of the farm is marked by a sign in the left side of the road.

#### **PRICE:**

\$11,500.00/taxable acre or \$423,200.00 total.

#### **FSA INFORMATION:**

*Please see attached FSA information*

#### **IMPROVEMENTS:**

The tract is unimproved.

#### **TAXES/TAXABLE ACRES:**

2018 taxes were \$278.45 on 36.80 taxable acres.

#### **RENTAL STATUS:**

Property is available at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto: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. Brokers should call our office for details of our Co-Brokerage Policy.

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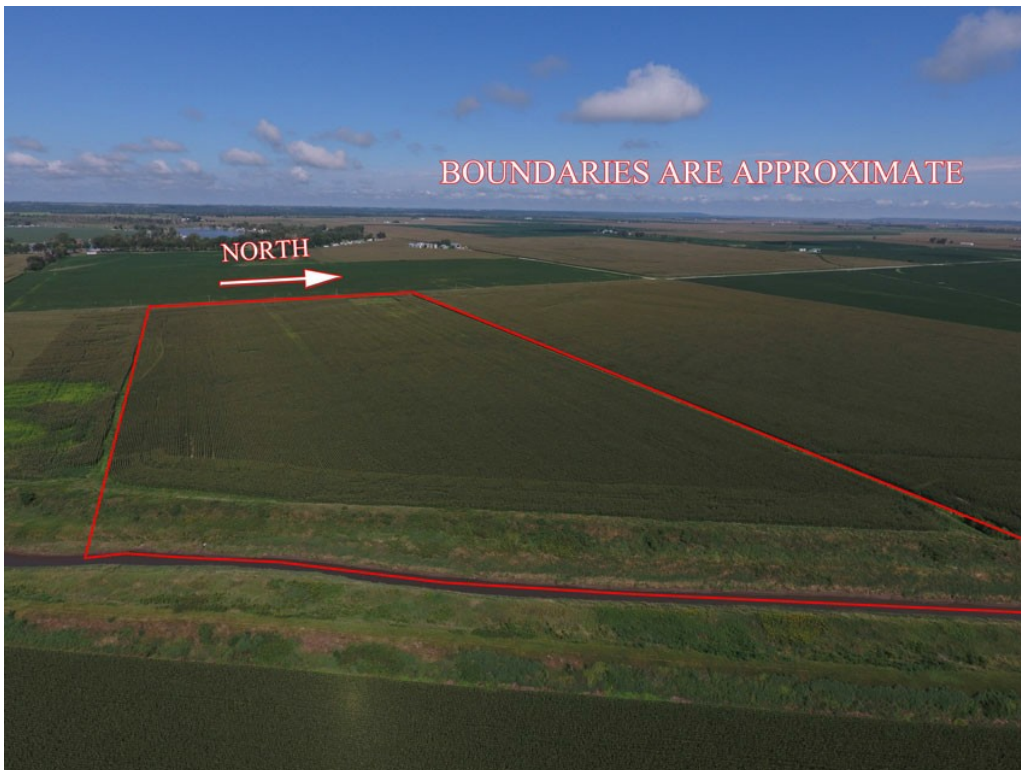
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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.**



***36.80 Acres +/- Holt County, MO***  
***Aerial Photos***





***36.80 Acres +/- Holt County, MO***



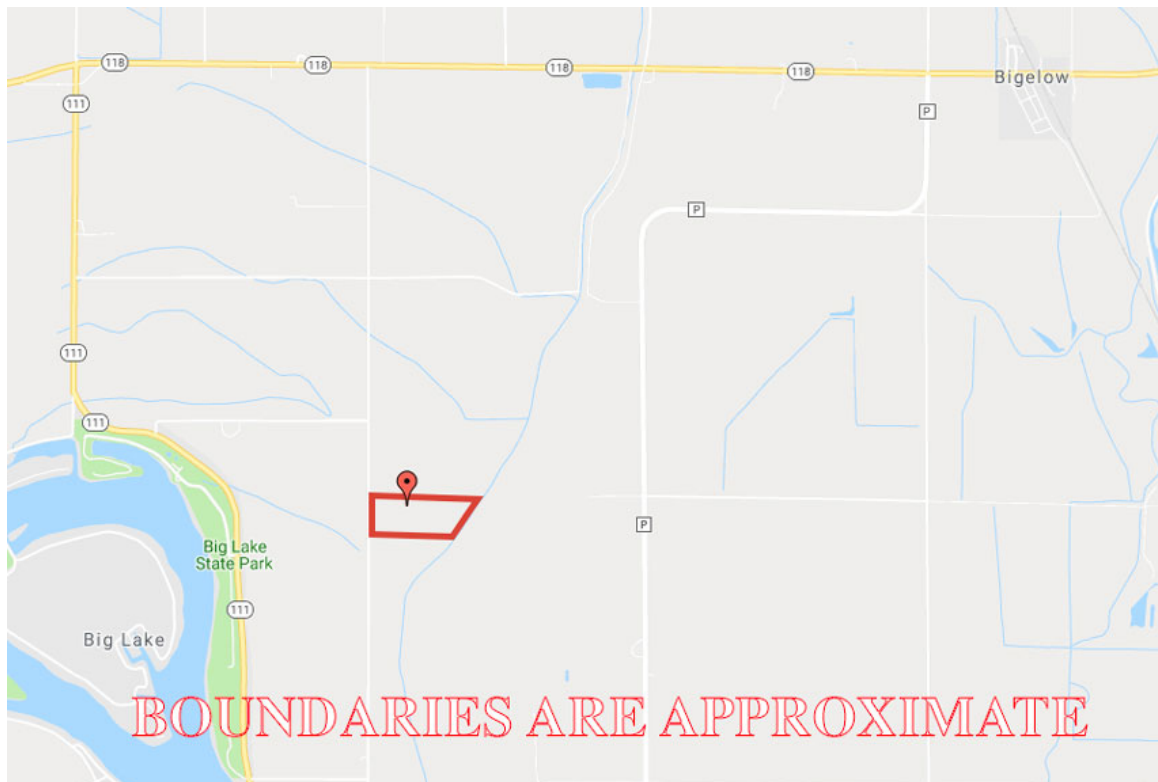
***Google Aerial Map***



***36.80 Acres +/- Holt County, MO***  
***General Location Map***

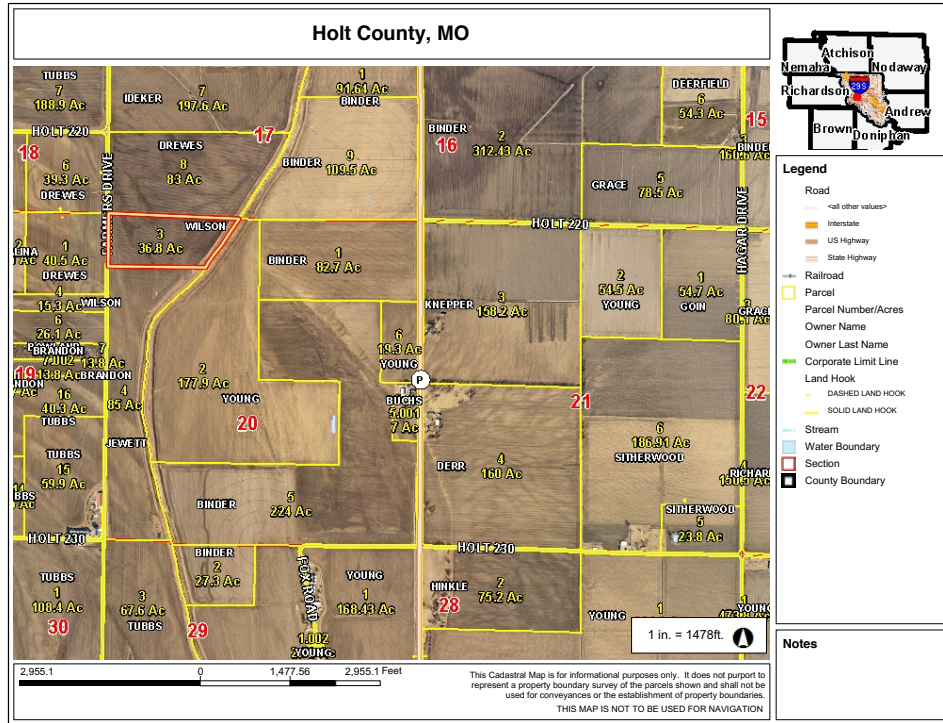


***Driving Map***

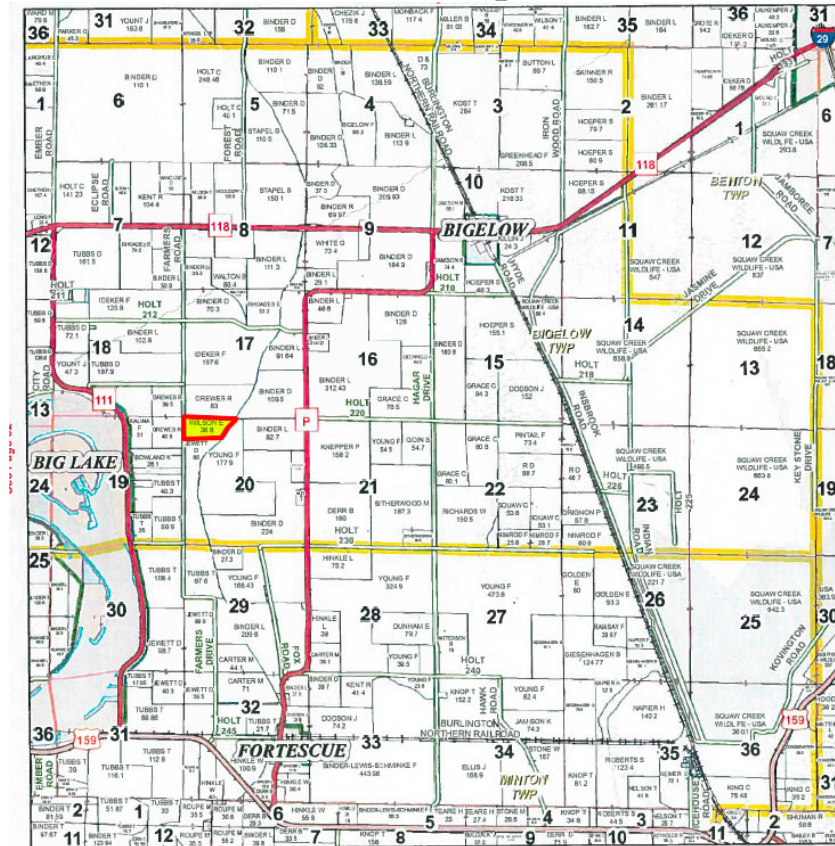




# 36.80 Acres +/- Holt County, MO Tax Map



## Plat Map



**36.80 Acres +/- Holt County, MO**  
**Surety Map**

**Aerial Map**

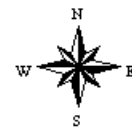


map center: 40° 5' 12.02, 95° 19' 54.26

0ft 830ft 1660ft

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2016 www.AgriDataInc.com

**20-61N-39W**  
**Holt County**  
**Missouri**



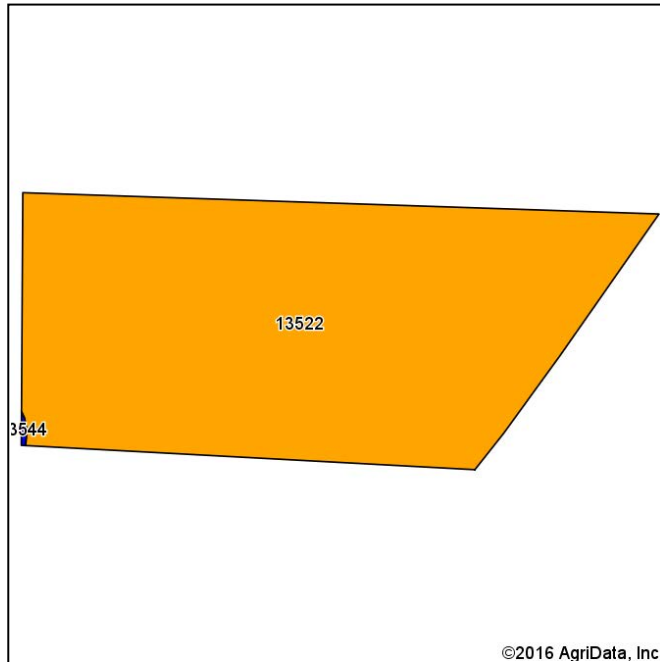
5/23/2016

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

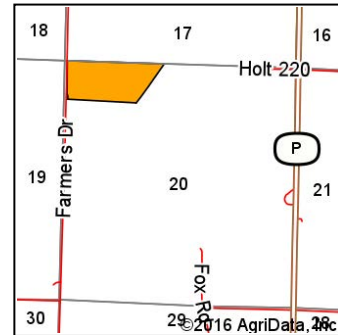


# 36.80 Acres +/- Holt County, MO Soil Map

## Soils Map

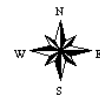


Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Holt**  
Location: **20-61N-39W**  
Township: **Bigelow**  
Acres: **36.89**  
Date: **5/23/2016**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO087, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	36.89	100.0%		Ills	59
Weighted Average						*n 59

Area Symbol: MO087, Soil Area Version: 16

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 36.80 Acres +/- Holt County, MO FSA Map



**All Measurements are  
For FSA Programs Only**

## Wetland Determination Identifiers

- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Disclaimer:** Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

## Holt Co. FSA

YC=corn-yellow-grain WC=corn-white-grain  
 POP=corn-popcorn-grain  
 SB=soybeans-common-grain  
 HRW=wheat-hard red winter-grain  
 SRW=wheat-soft red winter-grain  
 GLS=Grass, SMO, Left Standing  
 All fields non-irrigated  
 \*Unless notated on Map

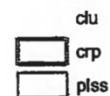
1:7,920



**Program Year: 2017**

Created: 2/21/2017

Flown: 2016-06-15



**Farm 3973  
Tract 935**



# 36.80 Acres +/- Holt County, MO

## FSA 156 EZ

Missouri

Holt

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

### Abbreviated 156 Farm Record

**FARM: 3973**

Prepared: 8/15/17 3:03 PM

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	Divided F2380	2011 29087 26

**Farms Associated with Operator:**  
3756

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
36.51	34.15	34.15	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	34.15	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	17.6		122	0.0
SOYBEANS	16.2		43	0.0
<b>Total Base Acres:</b>	<b>33.8</b>			

**Tract Number:** 935      **Description:** S20-61-39

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract does not contain a wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
36.51	34.15	34.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	34.15	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	17.6		122	0.0
SOYBEANS	16.2		43	0.0
<b>Total Base Acres:</b>	<b>33.8</b>			

**Owners:**

**Other Producers:** None

# 36.80 Acres +/- Holt County, MO FSA 158

Holt, Missouri

SA - 578 (09-13-16)

Farm Number: 3973

Operator Name and Address

PROGRAM YEAR: 2017

DATE: 7-5-2017

PAGE: 1

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 34.15

Farmland: 36.51

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
935	1	SOYBN	COM	N	GR			C	N	I	A	33.11		Yes			5-15-2017	01		
		Producer							Share	50.00		FSA Physical Location: Holt, Missouri						NAP Unit 2963		
										50.00										
	3	GRASS	SMO	N	LS			C	N	IV	A	1.04		Yes				01	2050	
		Producer							Share	50.00		FSA Physical Location: Holt, Missouri						NAP Unit 296		
										50.00										
PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	GRASS	SMO	N	LS	1.04		01	SOYBN	COM	N	GR	33.11								
Photo Number/Legal Description: S20-61-39																				
Cropland: 34.15					Reported on Cropland: 34.15					Difference: 0.00					Reported on Non-Cropland: 0.00					

## APH/Production Report 2019



**Farmers Mutual Hail**  
Insurance Company of Iowa  
6785 Westown Parkway West Des Moines, Iowa 50266

### COMBO (APH/PRODUCTION REPORT)

Effective Crop Year: 2019

#### Policy:

State: MISSOURI - 24

County: HOLT - 087

17. Record Type:

Note: For use in field 55

Refer to last page for a list of Record Types

3. Name:

7. Policy:

12. Agency: PCS FIN ACA-ST JOSEPH-17

14. Agency Code: 24114

4. Address:

8. Company: Farmers Mutual Hail Insurance Company of Iowa

13. Address: 27186 282nd St

Maryville, MO 64468

15. Phone: (660) 582-6464

5. Phone:

9. State: MO

16. Crops Insured: 0041-CORN, 0081-SOYBEANS

6. E-mail:

Cell:

10. County: HOLT

11.



18. Unit 0001-0002BU	19. Crop CORN	20. Plan RP	21. Practice NONJRR	22. Type CSG	23. Level 70%	24. Price 100%	25. RMA T-Yield 156	44. Yr 2004	Production 47525	Acres 334	Yield 142A	45. Hail Pin 146a	46. Hail Acr 46a	47. Rate/ Map Area	48. Acres SRF	49. Plant Date	50. Share 10.5000	51. Unins Acres	52. Reas								
26. Farm Name: Big Lake																											
27. Section(s): 0020				28. Twp 061N	29. Range 039W	30. County Holt	44. Last Yr Yld 162	2006	69174	334	207A	T201A	AAA														
31. Persons Sharing:																											
							44. Rate Yld 142	2008	6134	331	189A																
							44. Adjusted Yld: 150	2012	3973	331	120A																
							44. Approved Yld: 163	2013	44534	342	130A																
							Production ID: 2		Avg APHYld: 142		Total Yield: 1418		Production Information: 53. Total Prod: 188      54. Yield: 55. Rec Type: A														
18. Unit 0001-0002OU	19. Crop SOYBEANS	20. Plan RP	21. Practice NON IRR	22. Type COMM	23. Level 79%	24. Price 100%	25. RMA T-Yield 49	44. Yr 1994	Production 1987	Acres 334	Yield 58A	45. Hail Pin 6a	46. Hail Acr 6a	47. Rate/ Map Area	48. Acres SRF	49. Plant Date	50. Share 0.5000	51. Unins Acres	52. Reas								
26. Farm Name: Big Lake																											
27. Section(s): 0020				28. Twp 061N	29. Range 039W	30. County Holt	44. Last Yr Yld 49	1996	2146	37	58A	T201A	AAA														
31. Persons Sharing:																											
							44. Rate Yld 47	1998	1448	334	48A																
							44. Adjusted Yld: 47	2000	1787	334	52A																
							44. Approved Yld: 49	2002	89	37	23A																
							Production ID: 1		Avg APHYld: 47		Total Yield: 465		Production Information: 53. Total Prod: 54. Yield: 55. Rec Type: A														