



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

65.75 Acres +/- Holt County, MO

*Here's an awesome waterfowl hunting property just North West of the Squaw Creek National Wildlife Refuge. It's South of Craig and close to the river.
Owner says have pump estimates on hand for the right Buyer!*

LOCATION:

Property is just South of Craig Mo. on Holt 180 approximately a half mile East of Hwy 111.

PRICE:

\$500,000.00

FSA INFORMATION:

Please see FSA information below

IMPROVEMENTS:

There are no improvements.

TAXES/TAXABLE ACRES:

Real Estate taxes are less than \$5.00/taxable acre.

RENTAL STATUS:

Cash Rent is 210/acre for 2018 - Blinds Lease totals could yield around 15k total annually in addition to the Cash Rent, which gives this recreational tract great return if don't mind hunting with competition! See our hunting tracts for lease page for the latest details.

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.

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 The listing may be withdrawn with or without approval.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.

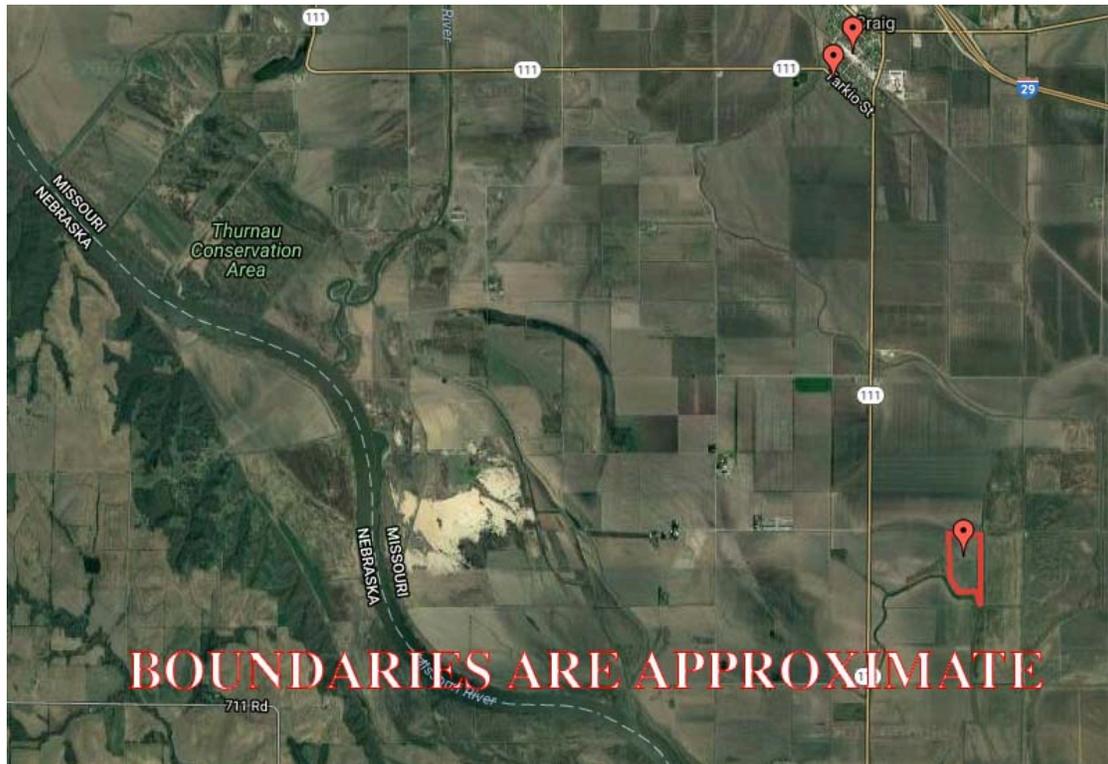
All inquiries, inspections, appointments, and offers must be sent through:

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

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

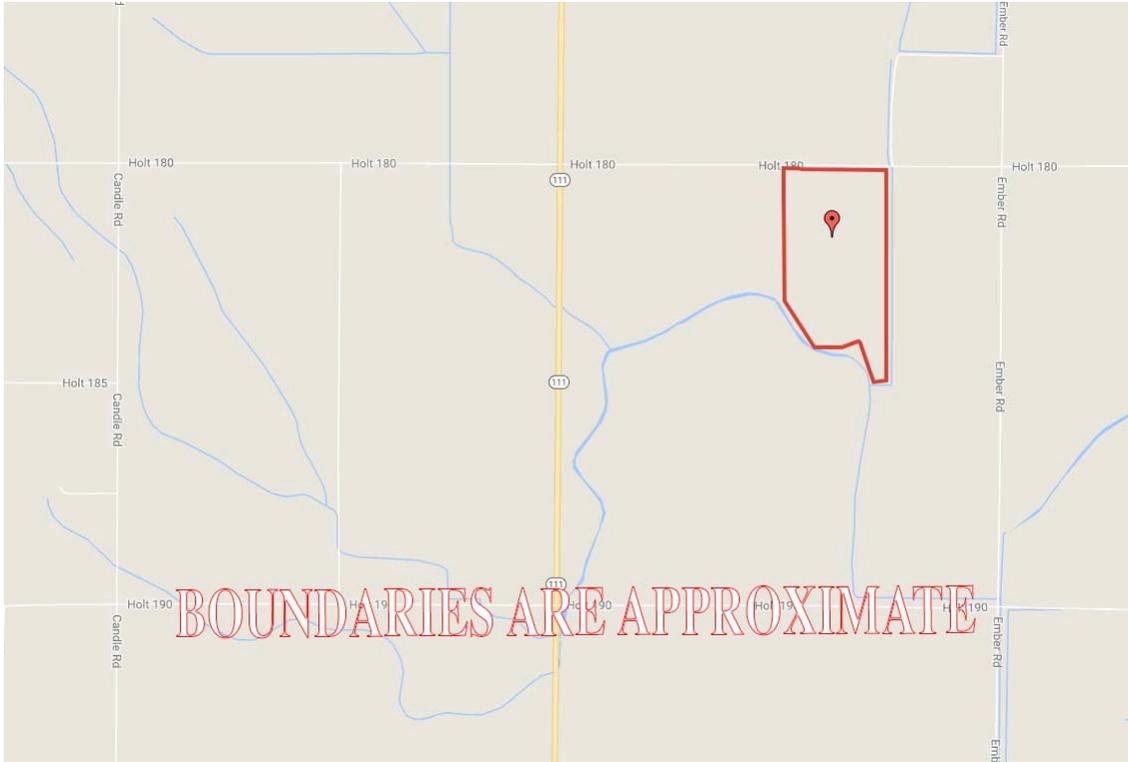


General Location Map

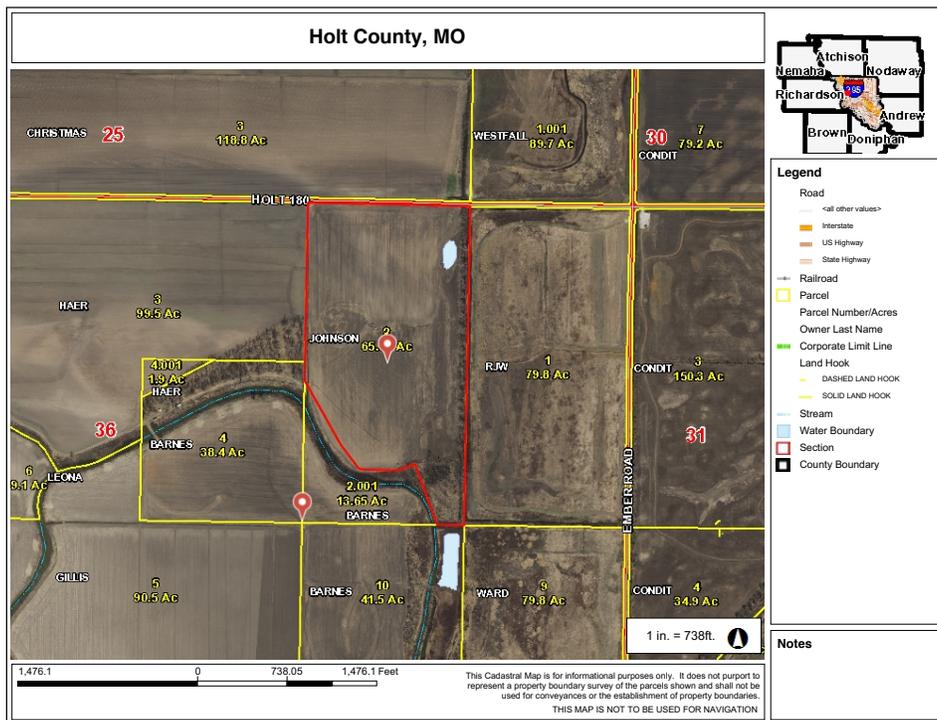


65.75 Acres +/- Holt County, MO

Driving Map



Tax Map



65.75 Acres +/- Holt County, MO Surety Map

Aerial Map



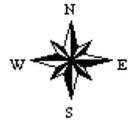
www.BarnesRealty.com
(800) 648-3177



map center: 40° 8' 22.19, -95° 21' 44.14



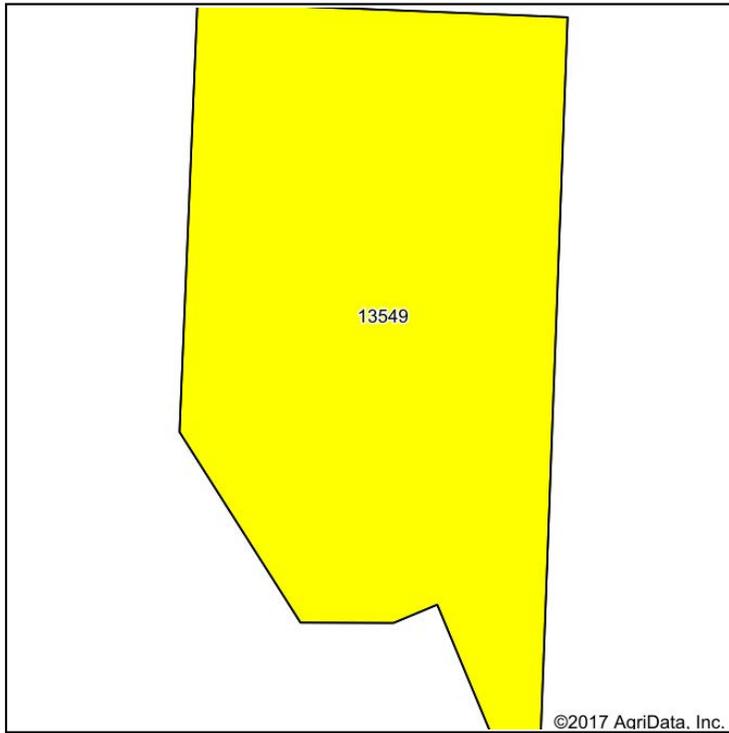
36-62N-40W
Holt County
Missouri



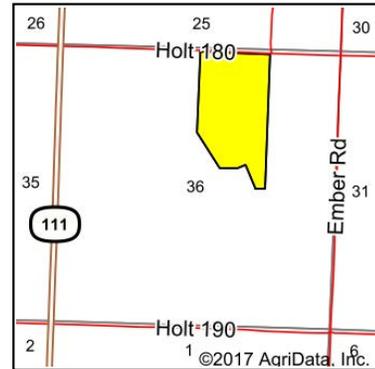
1/10/2018

65.75 Acres +/- Holt County, MO Soil Map

Soils Map



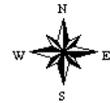
Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **36-62N-40W**
 Township: **Union**
 Acres: **65.75**
 Date: **1/10/2018**



Maps Provided By



Area Symbol: MO087, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	65.75	100.0%		IVw	47	41	34
Weighted Average						47	41	34

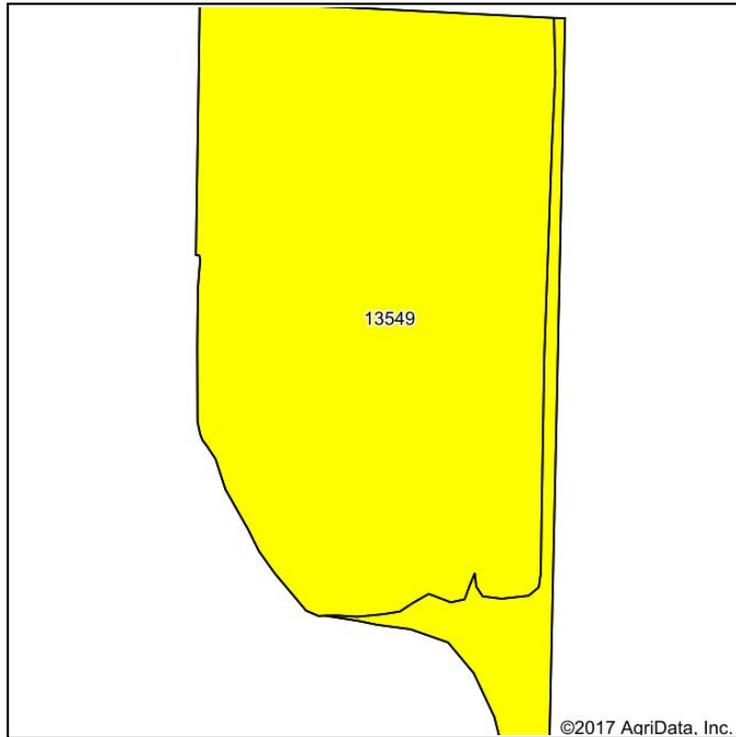
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

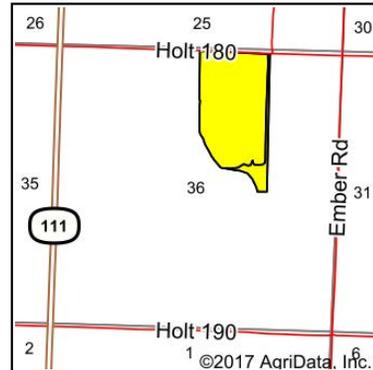
65.75 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **36-62N-40W**
 Township: **Union**
 Acres: **65.8**
 Date: **1/10/2018**



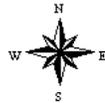
www.BarnesRealty.com
 (800) 648-3177

Maps Provided By



© AgriData, Inc. 2017

www.AgriDataInc.com



Area Symbol: MO087, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	65.80	100.0%		IVw	47	41	34
Weighted Average						47	41	34

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

65.75 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

C=Com-Yel-GR CW=Com-Whe-GR
 POP=Com-Pop-GR AMY=Com-Amy-GR
 SB=Soybn-COM-GR Milo=Sorgh-GRS-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 WXY=Com-Wxy-GR
 GLS=Grass- SMO- LS ALF=Alfalfa-FG
 H=MIXFG-lgs-FG P=MIXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2018

Created: 4/4/2018

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 3846
Tract 2939**

65.75 Acres +/- Holt County, MO

FSA 156 EZ

MISSOURI HOLT Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3846 Prepared : Feb 13, 2019 Crop Year : 2019
--	--	---

Operator Name : _____

Farms Associated with Operator : _____

CRP Contract Number(s) : None

Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
66.04	59.62	59.62	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	59.62	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Com	59.60	0.00	0	97	
TOTAL	59.60	0.00			

NOTES

Tract Number : 2939

Description : G5 S36-62-40

FSA Physical Location : MISSOURI/HOLT

ANSI Physical Location : MISSOURI/HOLT

BIA Unit Range Number : _____

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : _____

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
66.04	59.62	59.62	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	59.62	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	59.60	0.00	0	97
TOTAL	59.60	0.00		

65.75 Acres +/- Holt County, MO

FSA 158 pg 1

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3846

Operator Name and Address

PROGRAM YEAR: 2018

DATE: 2-13-2019
PAGE: 1

Original: _____
Revision: _____
Cropland: 59.62
Farmland: 66.04

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	
2939	1	CORN	YEL	N	GR		Share 100.00	C	N	I	A	59.62		Yes			4-28-2018	01		
Producer														NAP Unit 2119		Signature Date: 6-14-2018				
FSA Physical Location: Holt, Missouri																				
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	CORN	YEL	N	GR	59.62															
Photo Number/Legal Description: G5 S36-62-40																				
Cropland: 59.62							Reported on Cropland: 59.62							Difference: 0.00			Reported on Non-Cropland: 0.00			

FSA 158 pg 1

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3846

Operator Name and Address

PROGRAM YEAR: 2018

DATE: 2-13-2019
PAGE: 2

Original: _____
Revision: _____
Cropland: 59.62
Farmland: 66.04

REPORT OF COMMODITIES FARM SUMMARY

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Producer Name			Crop/Commodity	Variety/Type	Share
			CORN	YEL	100.00

Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	CORN	YEL	N	GR	59.62								

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)	Date
---------------------------	------

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

65.75 Acres +/- Holt County, MO
Aerial Photos

