



## 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

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

*Thinking of building a top-notch waterfowl hunting area? If you start with a good location, and then choose where there's little to no neighboring hunting pressure, add 3 phase electricity, and the right soil types to hold water this property has it all and blacktop access as a bonus! Cash rents here for 2020 should approximate \$240.00/acre, so act now before someone else does!*

#### **LOCATION:**

Property is located just approx. 0.5 miles East of Mound City, MO on the North side of Hwy 118.

#### **PRICE:**

\$5,250.00/taxable acre or \$308,700.00 total

#### **FSA INFORMATION:**

Please see attached information

#### **IMPROVEMENTS:**

3 Phase electricity  
Blacktop access

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

2019 taxes were \$577.36 on 58.8 taxable acres.

#### **RENTAL STATUS:**

Property is available for full possession at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(816) 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.

*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 The listing may be withdrawn with or without approval.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.**



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





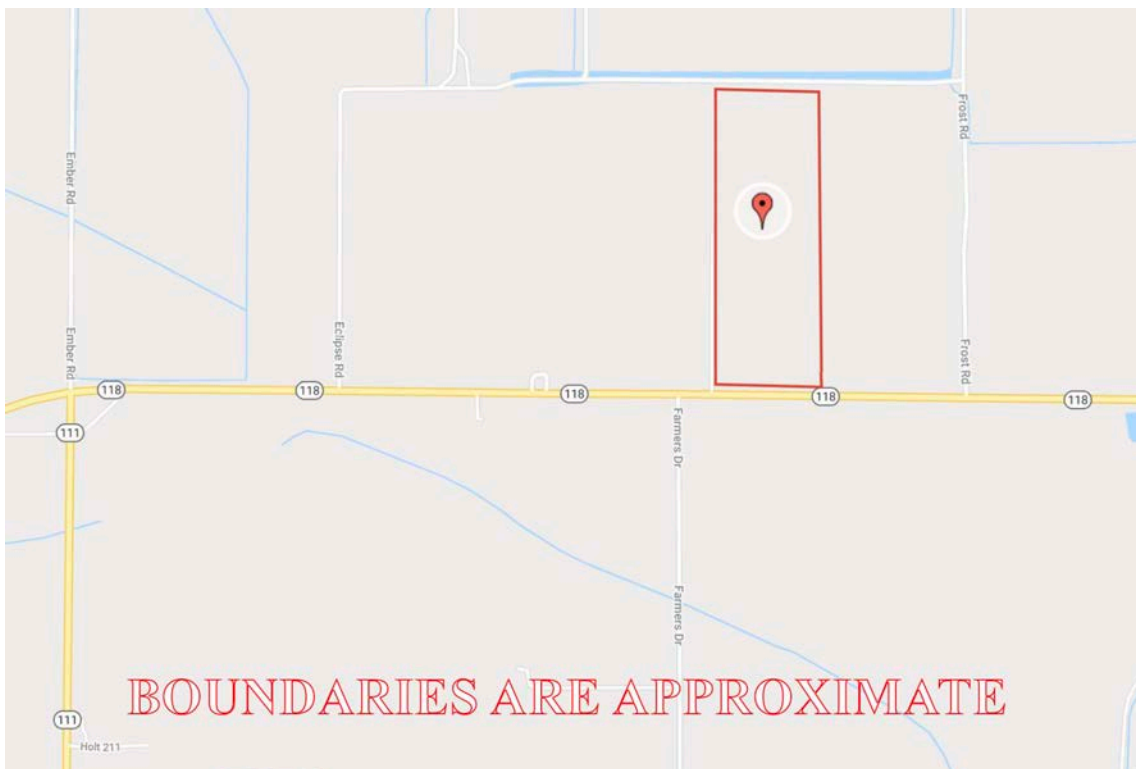
***58.8 Acres +/- Holt County, MO***



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

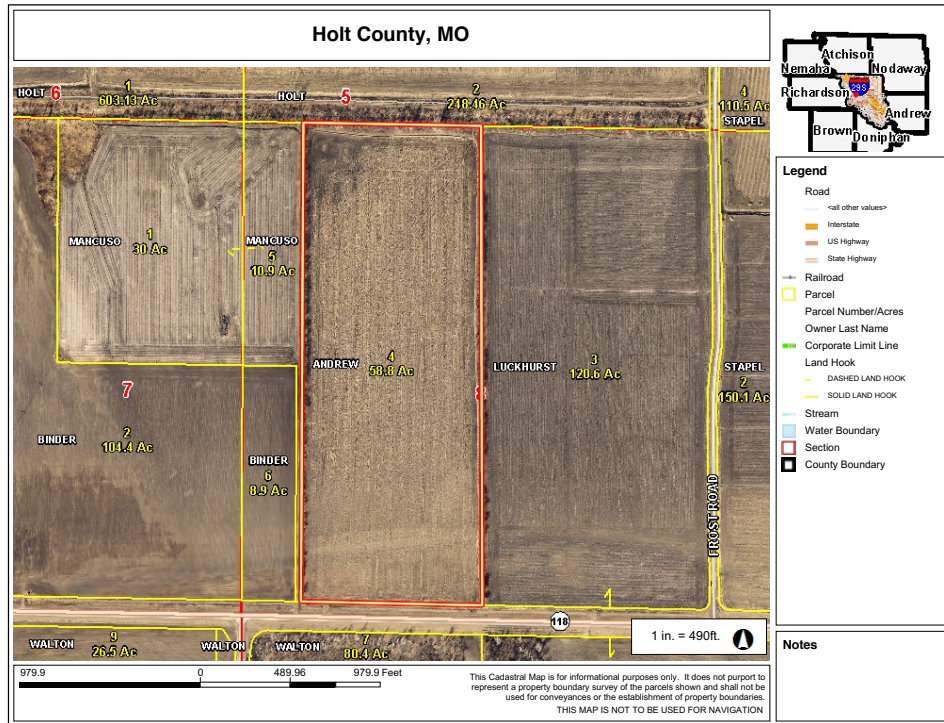


***Driving Map***

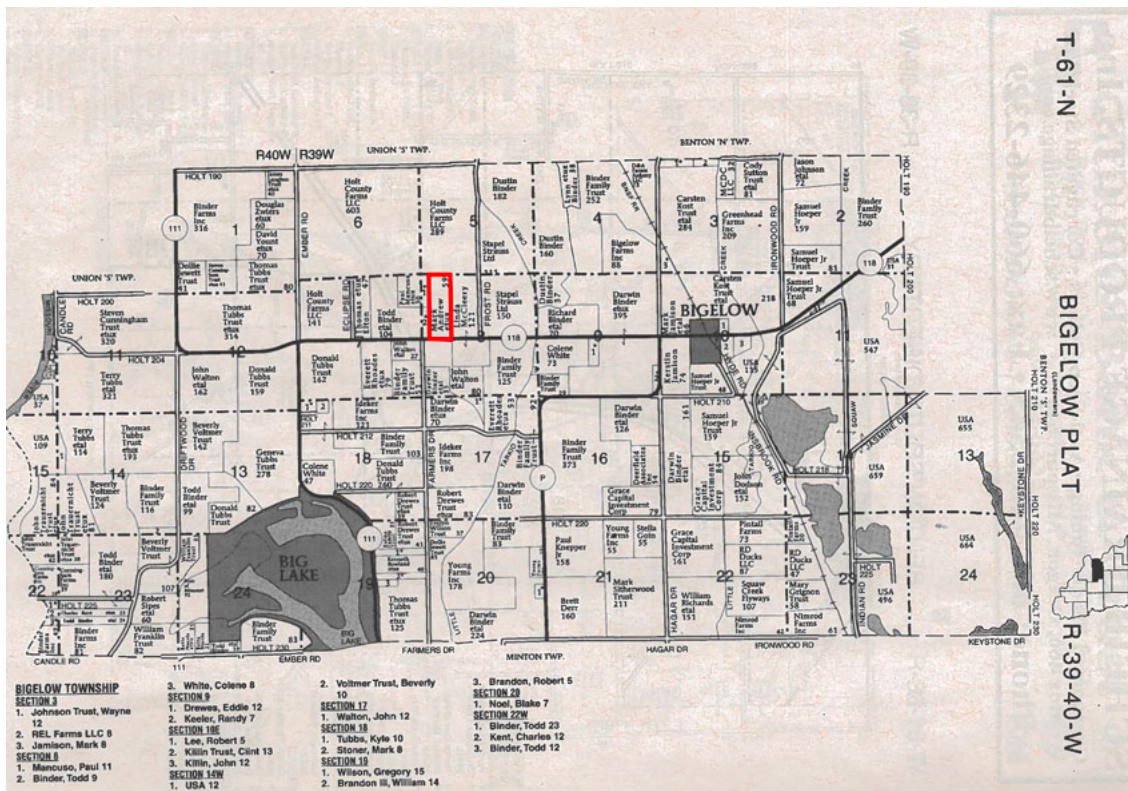




# 58.8 Acres +/- Holt County, MO Tax Map



## Plat Map



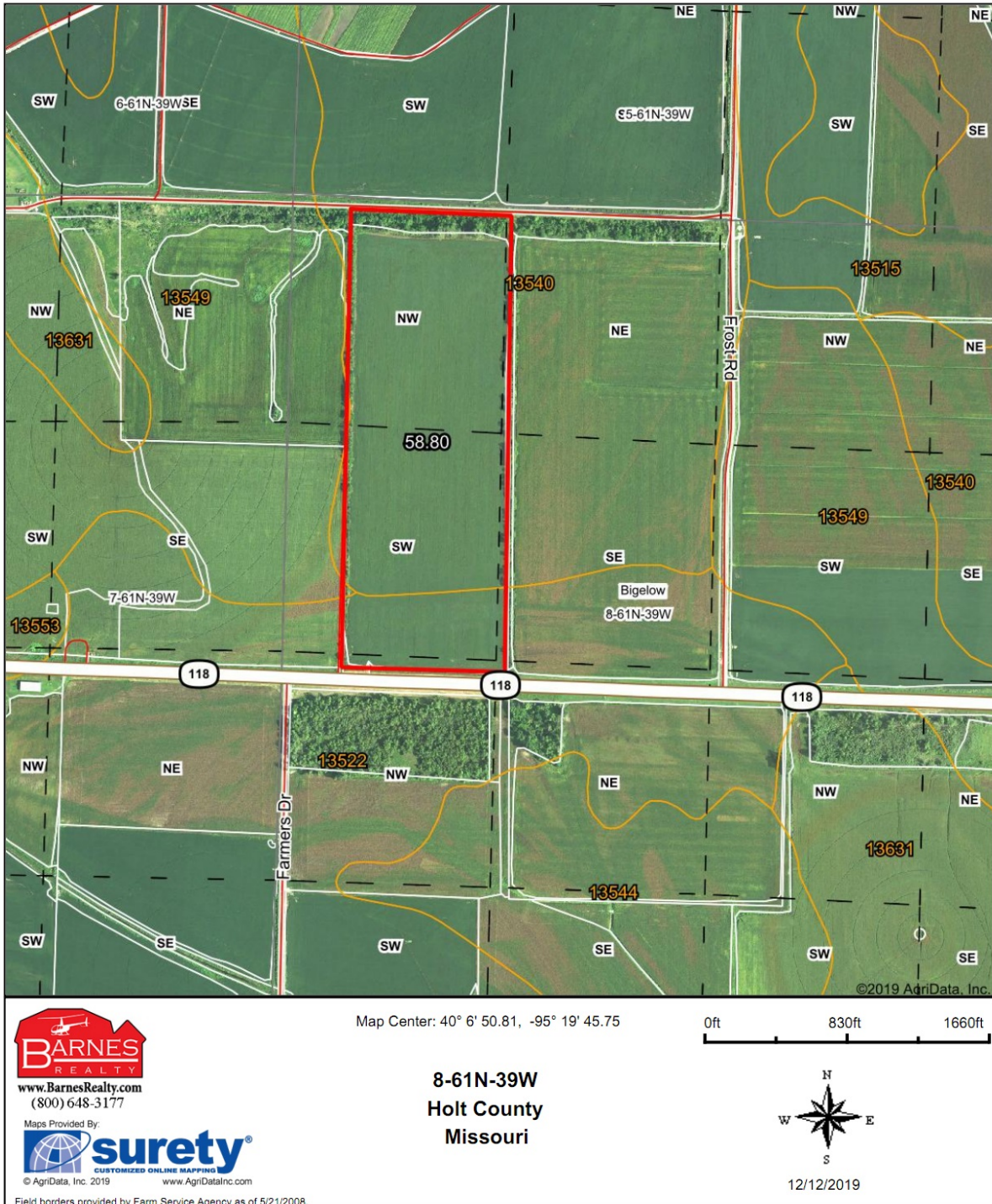
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



# 58.8 Acres +/- Holt County, MO

## Surety Map

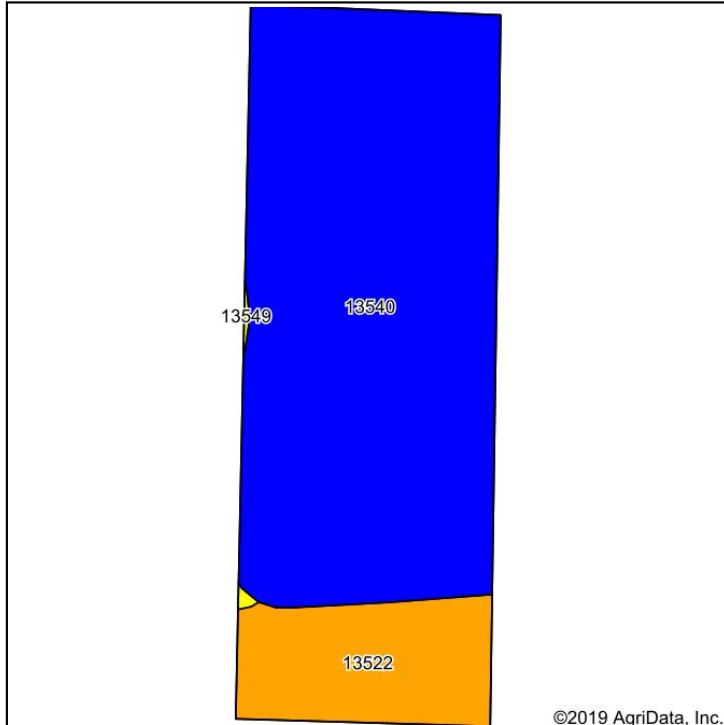
Aerial Map



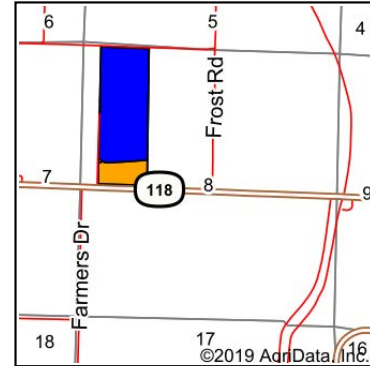
# 58.8 Acres +/- Holt County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **8-61N-39W**  
 Township: **Bigelow**  
 Acres: **58.8**  
 Date: **12/12/2019**



Maps Provided By:



Area Symbol: MQ087, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	48.67	82.8%		IIw	59	58	44	59	0
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	9.97	17.0%		IIIls	61	59	45	60	8
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	0.16	0.3%		IVw	49	42	36	49	0
Weighted Average						*n 59.3	*n 58.1	*n 44.1	*n 59.1	*n 1.4

\*n: The aggregation method is "Weighted Average using major components"

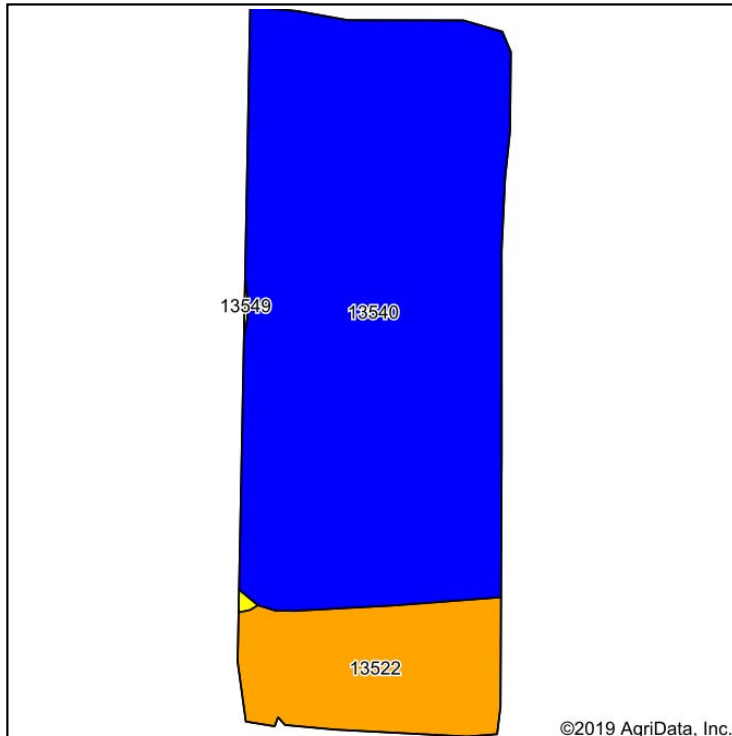
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

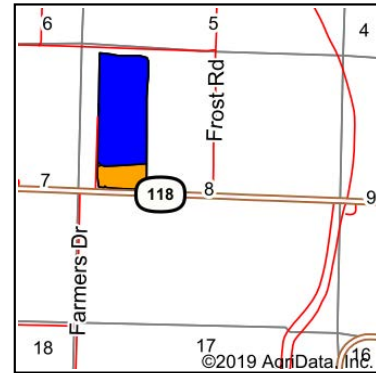
# 58.8 Acres +/- Holt County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **8-61N-39W**  
 Township: **Bigelow**  
 Acres: **55.44**  
 Date: **12/12/2019**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	45.58	82.2%		IIw	59	58	44	59	0
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	9.75	17.6%		IIIIs	61	59	45	60	8
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	0.11	0.2%		IVw	49	42	36	49	0
Weighted Average						*n 59.3	*n 58.1	*n 44.2	*n 59.2	*n 1.4

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 58.8 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=Corn-Yel-GR CW=Corn-Whe-GR  
 POP=Corn-Pop-GR AMY=Corn-Amy-GR  
 SB=Soybn-COM-GR Milo=Sorgh-Grs-GR  
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
 WXY=Corn-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: 2019**  
 Created: 4/3/2019  
 Flown: 2016-06-15

- clu
- crp
- plss

**Farm 3974  
Tract 900**

# 58.8 Acres +/- Holt County, MO

## FSA 156 EZ

**FARM: 3974**

Missouri

U.S. Department of Agriculture

Prepared: 12/12/19 4:56 PM

Holt

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

### Abbreviated 156 Farm Record

Page: 1 of 2

**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>
	S8-61-39	2011 29087 26

**Farms Associated with Operator:**  
None

**ARC/PLC G/IF Eligibility:** Eligible

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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
60.48	54.79	54.79	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	54.79	0.0	0.0	0.0

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	41.7	119	0.0
SOYBEANS	13.09	37	0.0
<b>Total Base Acres:</b>	54.79		

**Tract Number:** 900      **Description:** S8-61-39

**FSA Physical Location :** Holt, MO      **ANSI Physical Location:** Holt, MO

**BIA Range Unit Number:**

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

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.48	54.79	54.79	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	54.79	0.0	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	41.7		119	0.0
SOYBEANS	13.09		37	0.0
<b>Total Base Acres:</b>	54.79			

**Owners**



# 58.8 Acres +/- Holt County, MO

## FSA 578 pg 1 of 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3974

Operator Name and Address

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 12/12/2019

PAGE: 1

Original: AG  
Revision: CN  
Cropland: 54.79  
Farmland: 60.48

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sed	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
900	1	CORN	YEL	GR		N	C	N	I P	A	54.79		Yes		N		01	
Producer					Share	50.00	FSA Physical Location Holt, Missouri								NAP Unit 2991		Signature Date 06/04/2019	
						50.00	Holt, Missouri											

#### Tract 900 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	CORN	YEL	GR	N	A	54.79														
Photo Number/Legal Description: S8-61-39																				
Cropland: 54.79					Reported on Cropland: 54.79					Difference: 0.00					Reported on Non-Cropland: 0.00					

## FSA 578 pg 2 of 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3974

Operator Name and Address

### REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2019

DATE: 12/12/2019

PAGE: 2

Original: AG  
Revision: CN  
Cropland: 54.79  
Farmland: 60.48

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 producer's 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.

Crop/Commodity			Variety/Type			Share			Crop/Commodity			Variety/Type			Share			Crop/Commodity			Variety/Type			Share		
CORN			YEL			50.00			CORN			YEL			50.00											
CORN			YEL			50.00																				
Planting Period	Crop/Commodity	Variety/Type	Int Use	Irr Prac	Rpt Exp	Det Exp			Rpt Pvt	Det Pvt		Rpt Vol	Det Vol		Rpt NA	Det NA										
01	CORN	YEL	GR	N					54.79																	

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 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 USDA's 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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.