

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

BOUNDARIES ARE APPROXIMATE

1,042 Acres +/- Holt County, MO

Barnes Realty is proud to offer one of the nicest irrigated Missouri River bottom farms currently offered for sale in the region. It's got 1042 acres, lots of grain storage, and a very nice home. Irrigation water in this area is easily obtainable (no current use restrictions of any kind) and more than 700 acres are currently irrigated. This farm is a top producer and would make someone a really good investment.

LOCATION:

From Forest City, MO, take Hwy T south to Quail Rd.

PRICE: Inquire with agent

PRICE REDUCED! \$7,197.70/taxable acre or \$7,500,000.00 total.

FSA INFORMATION:

See attached FSA information.

IMPROVEMENTS:

Grain storage is estimated at 60,000 bushels. There is a dump pit, a leg, and a nice shop. A nice ranch-style brick home is also on the property.

TAXABLE ACRES & ESTIMATED TAXES:

2020 Real Estate taxes were total of \$4,162.30 and

total Levee 7 Maintenance & Bond was total of \$19,526.21 on 1,001.7 taxable acres. (See attached 2020 itemized tax table)

RENTAL STATUS:

This tract is being farmed by the owner for the 2020 farming season.

LISTING AGENT:

Rick Barnes (660) 851-1152 or Jamie Barnes (660) 851-1125

BROKER PARTICIPATION:

Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of property on terms satisfactory with 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 The listing may be withdrawn with or without approval.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 thorough:

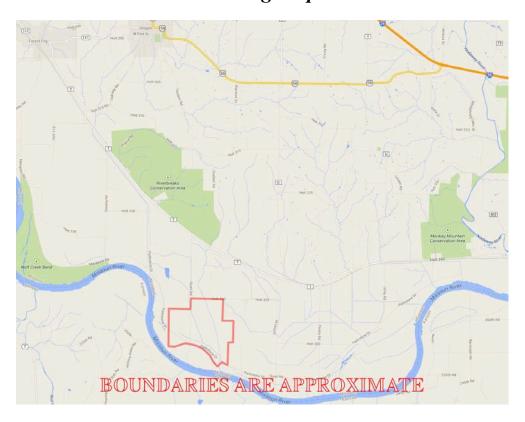
1,042 Acres +/- Holt County, MO Google Aerial



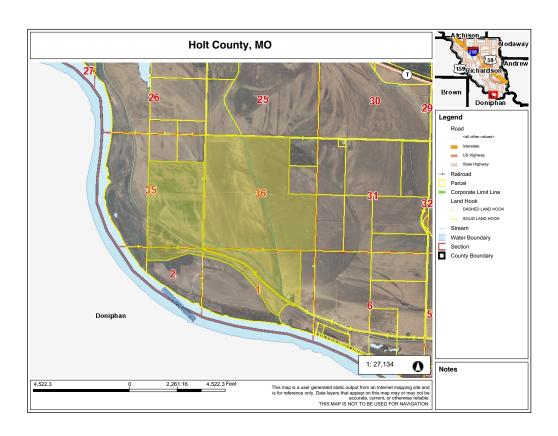
General Location Map



1,042 Acres +/- Holt County, MO Driving Map



Tax Map (1001.7 Taxable Acres)



1,042 Acres +/- Holt County, MO FSA 156 EZ pg 1

MISSOURI

HOLT

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 395

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Prepared: 7/8/20 1:04 PM

Crop Year: 2020

Operator Name

Farms Associated with Operator:

CRP Contract Number(s) :

Recon ID Transferred From

: None

ARCPLC G/I/F Eligibility : Eligible

				Farm Land	Data				
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
986 25	961.95	961.95	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	961.95	0.	00	0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	785.81	0.00	148	
Soybeans	133.59	0.00	56	18

TOTAL

919.40

0.00

NOTES

Tract Number

Description

: N12 S1,2-58-38 & S35,36-59-38

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 : Tract does not contain a wetland WL Violations : None

Owners

Other Producers

; None

Recon ID

: None

Tract Land Data

				A CONTRACTOR OF THE PARTY OF TH			
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
986.25	961.95	961.95	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	961.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name Base Acres CCC-505 CRP Reduction PLC YI	ald
---	-----

1,042 Acres +/- Holt County, MO FSA 156 EZ pg 2

MISSOURI

HOLT

USDA

United States Department of Agriculture

FARM: 395

Form: FSA-156EZ

Farm Service Agency

Prepared: 7/8/20 1:04 PM

Crop Year: 2020

Abbreviated 156 Farm Record

T A	4000	Continued	

Corn	785.81	0.00	148
Soybeans	133.59	0.00	56

TOTAL 919.40 0.00

NOTES

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, aamily parantel 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 liting deadlines vary by program or incident

Persons with disabilities with require alternative means of communication for program information (e.g., Braille, large print, audiolape, 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 <a href="http://www.ascr.usda.gov/complaint-filing_cust-filin

1,042 Acres +/- Holt County, MO FSA 578 pg 1

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 395

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 07/08/2020

PAGE: 1

Original: CN Revision: CN Cropland: 961.95 Farmland: 986.25

Crop/ Commodity	Var/ Type	Int Use	Act Irr. Use Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop	Field 1D	Official/ Measured	Planting Date	Planting Period	End Date
CORN	YEL	GR	1	С	N	1	Α	168,00		Yes		N	5/6/2020	01	
			Share 100.0	0 FSA	Physical	Location	Holt, Mis	souri				NAP Ur	nit 2763	Signature Date	06/22/2020
CORN	YEL	GR	N	С	Ν	1	Α	29.64		Yes		N	5/6/2020	01	
			Share 100.0	0 FSA	Physical	Location	Holt, Mis	souri				NAP Ur	nit 2763	Signature Date	06/22/202
CORN	YEL	GR	N	С	Ν	1P	A	49.34		Yes		N		01	
			Share 100.0	0 FSA	Physical	Location	Holt, Mis	souri				NAP Ur	nit 2763	Signature Date	06/22/202
CORN	YEL	GR	1	С	Ν	1	A	76.00		Yes		N	5/10/2020	01	
			Share 100.0	0 FSA	Physical	Location	Holt, Mis	souri				NAP Ur	nit 2763	Signature Date	06/22/2020
CORN	YEL	GR	N	С	Ν	1	A	56.16		Yes		N	5/10/2020	01	
			Share 100.0			Location						NAP Ur		Signature Date (06/22/2020
CORN	YEL	GR	1	С	Ν	ı	A	189.00		Yes		N	5/10/2020	01	
		-	Share 100.0		,		Holt, Mis					NAP Ur	nit 2763	Signature Date (06/22/202
CORN	YEL	GR	1	С	N	1P	Α	20.00		Yes		N		01	
			Share 100.0		,		Holl, Mis					NAP Un		Signature Date (06/22/202
CORN	YEL	GR	N	С		1		28.55		Yes		N	5/5/2020	01	
20707	0014	00	Share 100.0		,							NAP Un		Signature Date (06/22/202
SOYBN	COM	GR		С	N	1	A	92.00		Yes		N	5/11/2020	01	
SOYBN	COM	GR	Share 100.0	0 FSA C	Physical N	Location	Holt, Miss	130.00		Vee		NAP Un		Signature Date (6/22/202
SOTBIN	COM	GR								Yes		N	5/11/2020	01	
SOYBN	СОМ	GR	Share 100.0 N	0 FSA C	Physical N	Location	Holt, Miss	souri 62.40		Yes		NAP Un N	5/11/2020	Signature Date (6/22/2020
SOTBIN	COM	OI.								165				-	
CORN	YEL	GR	Share 100.0 N	C FSA	Physical N		Holt, Miss	2.47		Yes		NAP Un	it 2763	Signature Date 0	6/22/2020
001114	1 12.1	Oit	are 100.0	-			Holt, Miss			163		NAP Un	H 2762		enaman
MIXEG	IGS	FG	N	C	Physical N	Location	A A	3.33		Yes		NAP UN	3/3/2003	Signature Date 0 01	CC
			Share 100.0	n ESA		Location	Holt, Miss					NAP Un		Signature Date 0	
CORN	YEL	GR	N	C	N	I P	A	3.75		Yes		N N	11 2703	O1	770672010
			Share 100 0	0 FSA	Physical	Location	Holt Miss	souri				NAP Un	it 2763	Signature Date 0	6/22/2020
CORN	YEL	GR	N	C	,			30.75		Yes		N		01	
												NAP I In	it 2763		6/22/2020
				Share 100.0	Share 100.00 FSA N YEL GR N C	Share 100.00 FSA Physical N YEL GR N C N	Share 100.00 FSA Physical Location VEL GR N C N I P	Share 100.00 FSA Physical Location Holt, Mis YEL GR N C N I P A	Share 100.00 FSA Physical Location Holt, Missouri	Share 100.00 FSA Physical Location Holt, Missouri N YEL GR N C N I P A 30.75	Share 100.00 FSA Physical Location Holt, Missouri N YEL GR N C N I P A 30.75 Yes	Share 100.00 FSA Physical Location Holt, Missouri VEL GR N C N I P A 30.75 Yes	Share 100.00 FSA Physical Location Holt, Missouri NAP Univ. NAP Univ.	Share 100.00 FSA Physical Location Holt, Missouri NAP Unit 2763 N YEL GR N C N P A 30.75 Yes N	Share 100.00 FSA Physical Location Holt, Missouri NAP Unit 2763 Signature Date 0 N YEL GR N C N I P A 30.75 Yes N 01

FSA 578 pg 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 395

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 07/08/2020 PAGE: 2

		Top/ Commodity	Va Ty		Act Use	lrr. Pr.	Org Stat			₹pt Init	Rpt Qty	Det Qty	Crop Land	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
1832 1	0 1	MIXFG	IGS	FG		N	С	N	1 /	\	9.21		Yes		N	3/3/2015	01	CC
Prod	ducer				Sha	re 100.00	FSA P	hysical Loc	ation Hol	t, Misso	uri				NAP L	Jnit 2763	Signature Da	ile 07/08/2016
1	1 1	MIXFG	IGS	FG		Ν	C	Ν	1 A	١.	6.59		Yes		N	3/3/2003	01	CC
Proc	ducer				Sha	re 100.00	FSA P	hysical Loc	ation Hol	l, Misso	uri				NAP L	Jnit 2763	Signature Da	ite 07/08/2016
1	2 N	MIXFG	IGS	FG		N	С	Ν	1 4		4.76		Yes		N	3/3/2003	01	CC
Proc	ducer				Shar	re 100.00	FSA P	hysical Loc	ation Hol	l, Misso	uri				NAP U	Jnit 2763	Signature Da	ite 07/08/2016
Tract 1832 Su	ımmary																	
PP Cr/Co 01 MIXEG	Var/Type IGS	Int Use FG	Irr Pr N	Rpt Unit	Rpt Qty 23.89		Cr/Ce SOYBN	Var/Type COM	Int Us	e Irr P	Rpt Unit	Rpt Q 222.0		PP Cr/Co 01 SOYBN	Var/Type COM	Int Use Irr Pr	Rpt Unit	Rpt Qty 62.40
01 CORN	YEL	GR	1	Α	453.00	01	CORN	YEL	GR	Ν	A	200.6	66					02.70
Photo Numb	er/Legal D	escription	N12 S1	,2-58-38 & S	35,36-59-38													
	Croplan	d: 961.95		Rep	orted on Cr	opland: 96	31.95			Differe	ence: 0.00			Reported o	n Non-Cropk	and: 0.00		

1,042 Acres +/- Holt County, MO FSA 578 pg 3

REPORT OF COMMODITIES

Holt Missouri

FSA - 578 (09-13-16)

FARM SUMMARY Farm Number: 395 Operator Name and Address

PROGRAM YEAR: 2020

DATE: 07/08/2020

PAGE: 3

Original: CN Revision: CN Cropland: 961.95

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 information in the system of Records in soft required to one to require to a collection of information unless it displays a valid OMB control number. The valid OMB control number. The valid OMB control number for the valid OMB control number. The valid OMB control number for reviewing instructions, searching 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 COMPLETEO FORM TO YOUR COUNTY FSA OFFICE. the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

				Crop/ Commodity SOYBN	Variety/ Type COM	Share 100.00	Crop/ Commodity CORN	Variety/ Type YEL	Share 100.00		Crep/ Commedity MIXFG	Variety/ Type IGS	Share 100.00	Crop/ Commodity	Variety/ Type	Share	
Planting Period	Crop/ Commodity	Variety/ Type	Int Use	Irr Prac	Rpt Exp		Det	Rpt Pvt		Det Pvt		Rpt Vol	Det		Rpt NA		Det
01	CORN	YEL	GR	1				20.00									
01	CORN	YEL	GR	Ν				86.31									
Dia-Ga-	Cuant	Mandanat	Interdes	Lasiantina	Describes	Description	Datamaiaad		Planting		Cron/ Va	rietu/ Intune	lad Irrigatio	Penarting	Deported	Dotarmi	

Planting	Crop/	Variety/	Intended	Irrigation	Reporting	Reported	Determined	Planting	Crop/		Intended	Irrigation	Reporting	Reported	Determined
Period	Commodity	Type	Use	Practice	Unit	Quantity	Quantity	Period	Commedity	Type	Use	Practice	Unit	Quantity	Quantity
01	CORN	YEL	GR	1	Α	433.00		01	SOYBN	COM	GR	1	Α	222.00	
01	SOYBN	COM	GR	N	A	62.40		01	CORN	YEL	GR	N	A	114.35	
01	MIXFG	IGS	FG	N	A	23.89									

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)

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, sex, gender identity (including gender expression), sexual orientation, disability, age, martial status, finding based on race, color, national origin, regigion, sex, gender identity (including gender expression), sexual orientation, disability, age, martial 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 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.

1,042 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 welland boundaries and determinations, or contact NRCS.

*Unless notated on Map

POP=Com-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-Igs-FG P=MIXFG-Igs-GZ All fields non-irrigated

1:12,980

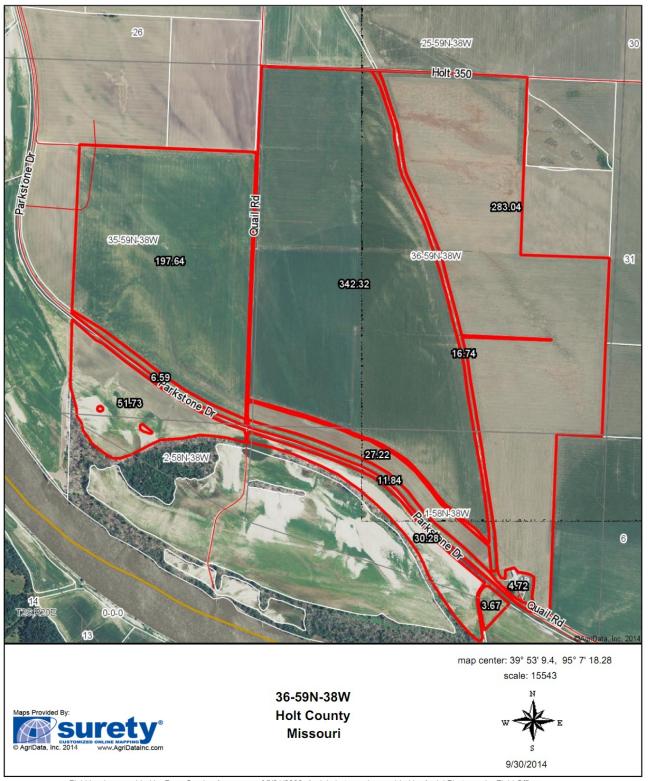
Program Year: 2020

Created: 1/23/2020 Flown: 2018-10-16



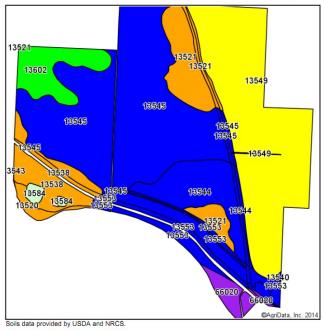
Farm 395 **Tract 1832**

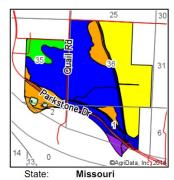
1,042 Acres +/- Holt County, MO Surety Map



1,042 Acres +/- Holt County, MO Soil Map

Soil Map





 County:
 Holt

 Location:
 36-59N-38W

 Township:
 Forbes

 Acres:
 975.79

 Date:
 9/30/2014





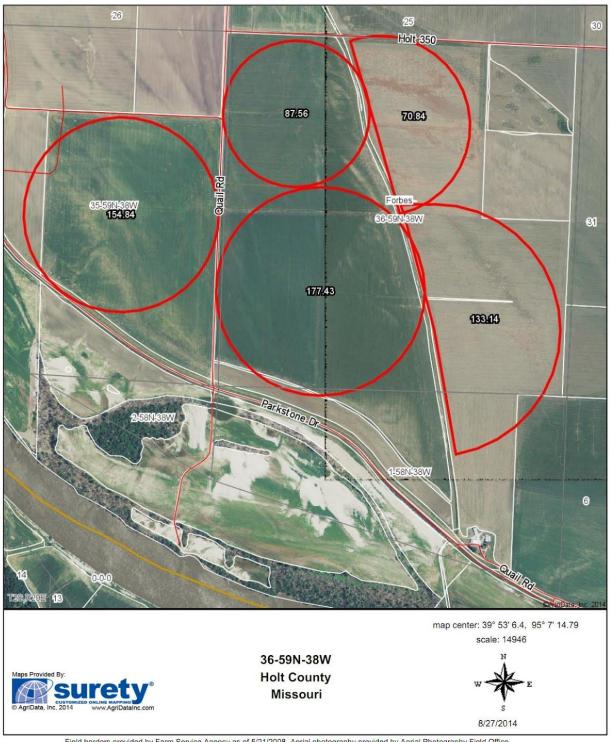
Aroa	Symbol: MO087, Soil Area Version: 13								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Cotton
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	341.21	35.0%		llw	72	72	53	0
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	265.16	27.2%		IVw	42	42	40	0
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	77.82	8.0%		llw	51	51	47	0
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	77.50	7.9%		llw	59	59	50	0
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	72.48	7.4%		Ills	58	58	46	9
13538	Kenmoor-Grable complex, 0 to 2 percent slopes, rarely flooded	53.11	5.4%		Ills	49	49	38	3
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	52.04	5.3%		- 1	62	62	54	0
66020	Haynie silt loam, 0 to 2 percent slopes, frequently flooded	19.97	2.0%		Vw	46	46	21	0
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	9.59	1.0%		IIIw	52	52	30	9
13584	Udifluvents, 0 to 2 percent slopes, frequently flooded	6.07	0.6%	îl l		42	26	42	0
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	0.72	0.1%		llw	56	56	49	0
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	0.12	0.0%		Illw	50	50	29	0
				Weighte	d Average	57.4	57.3	46.5	0.9

Area Symbol: MO087, Soil Area Version: 13

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

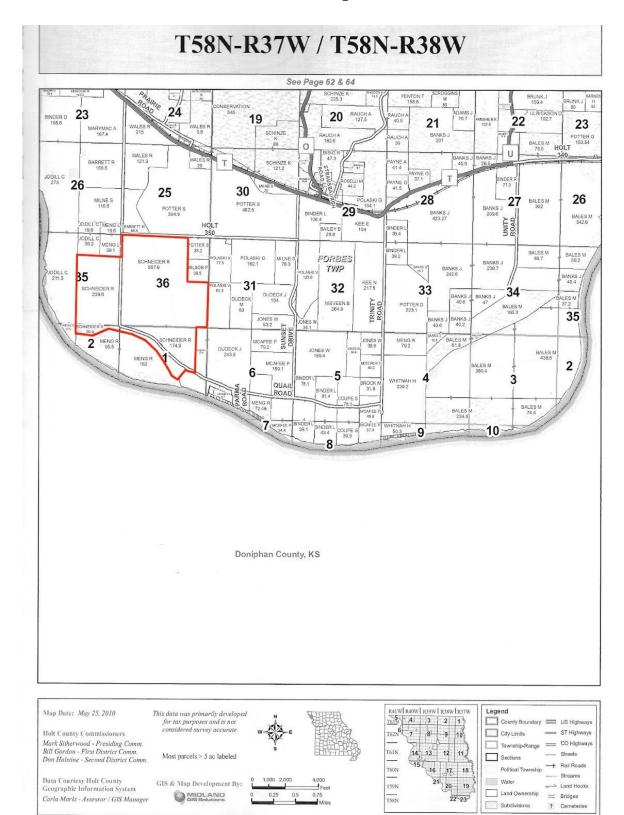
1,042 Acres +/- Holt County, MO Map of Pivots

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

1,042 Acres +/- Holt County, MO Plat Map



1,042 Acres +/- Holt County, MO Tax Table 2020

	PARCEL #22-1-01-00-00-02.000		PARCEL #20-7-35-00-00-03.000		PARCEL #20-7-36-00-00-02.000		Levee 7 Maint & Bond Totals	PARCEL #22-1-02-00-00-01.000	
	Taxable acres	174.9	Taxable acres	239.8	Taxable acres	557.6		Taxable acres	29.4
	Ambulance	\$95.29	Ambulance	\$53.60	Ambulance	\$99.55		Ambulance	\$3.13
	County	\$131.59	County	\$74.02	County	\$137.48		County	\$4.32
	Southern Fire	\$71.60	Southern Fire	\$40.28	Southern Fire	\$74.81		Southern Fire	\$2.35
	Johnson Grass	\$12.04	Johnson Grass	\$6.77	Johnson Grass	\$12.58		Johnson Grass	\$0.39
	Levee 7 Maint	\$357.47	Levee 7 Maint	\$765.53	Levee 7 Maint	\$2,074.82	\$3,197.82	South Holt School District	\$36.34
	South Holt School District	\$1,107.94	South Holt School District	\$623.26	South Holt School District	\$1,157.53		Common Road & Bridge	\$4.37
	Common Road & Bridge	\$133.22	Common Road & Bridge	\$74.94	Common Road & Bridge	\$139.18		Senior Citizen Fund	\$0.50
	Senior Citizen Fund	\$15.10	Senior Citizen Fund	\$8.50	Senior Citizen Fund	\$15.78		State	\$0.32
	State	\$9.79	State	\$5.51	State	\$10.22			
	Levee 7 Bond	\$1,824.84	Levee 7 Bond	\$3,910.90	Levee 7 Bond	\$10,592.65	\$16,328.39		
		\$3,758.88		\$5,563.31		\$14,314.60	\$19,526.21		\$51.72
	Total Real Estate	\$4,162.30							
Per Taxable Acre	Total Levee 7 Maintenance & Bon	d \$19,526.21							
\$23.65	Total 2020 Taxes	\$23,688.51							

Aerial Photos



1,042 Acres +/- Holt County, MO





1,042 Acres +/- Holt County, MO





1,042 Acres +/- Holt County, MO





1,042 Acres +/- Holt County, MO





1,042 Acres +/- Holt County, MO











