



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

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.



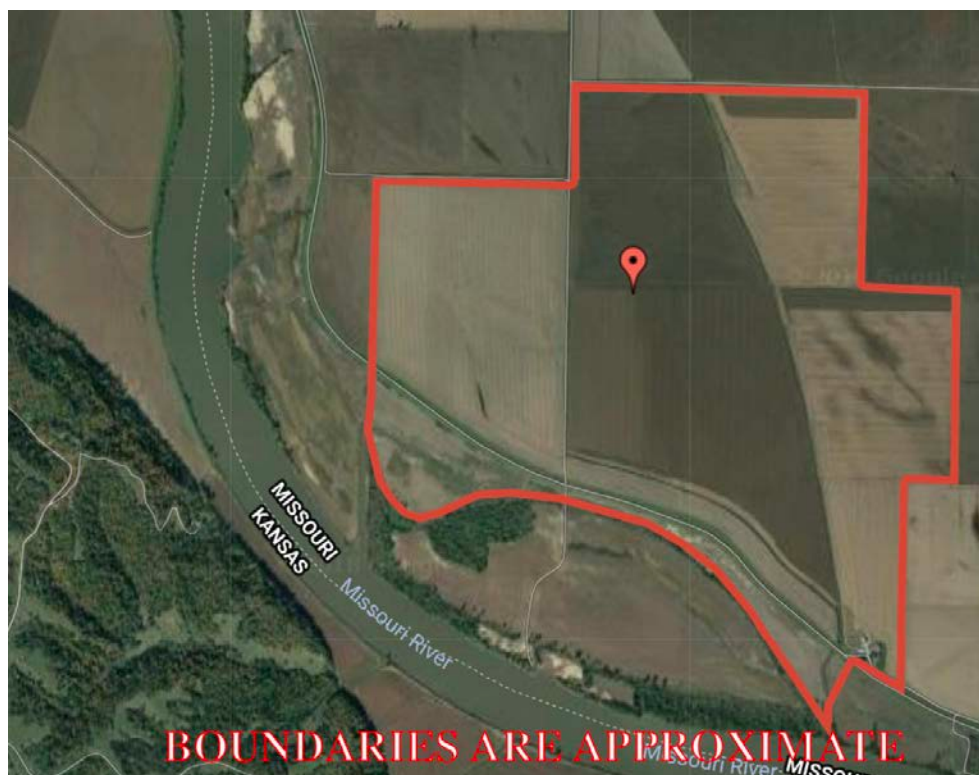
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

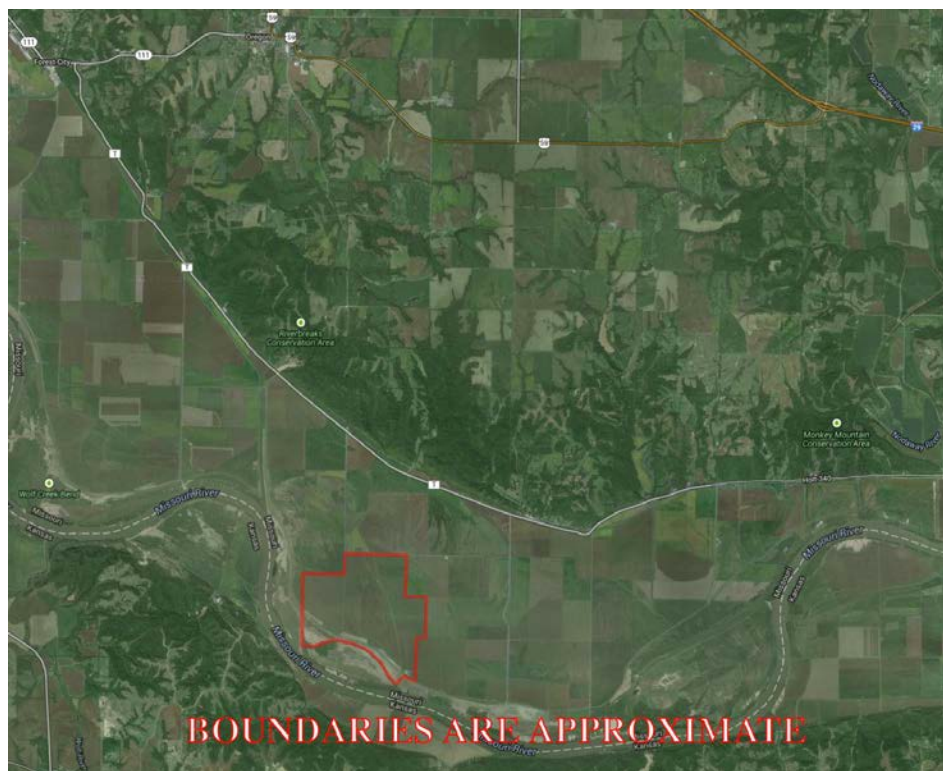
All inquiries, inspections, appointments, and offers must be sent thorough:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

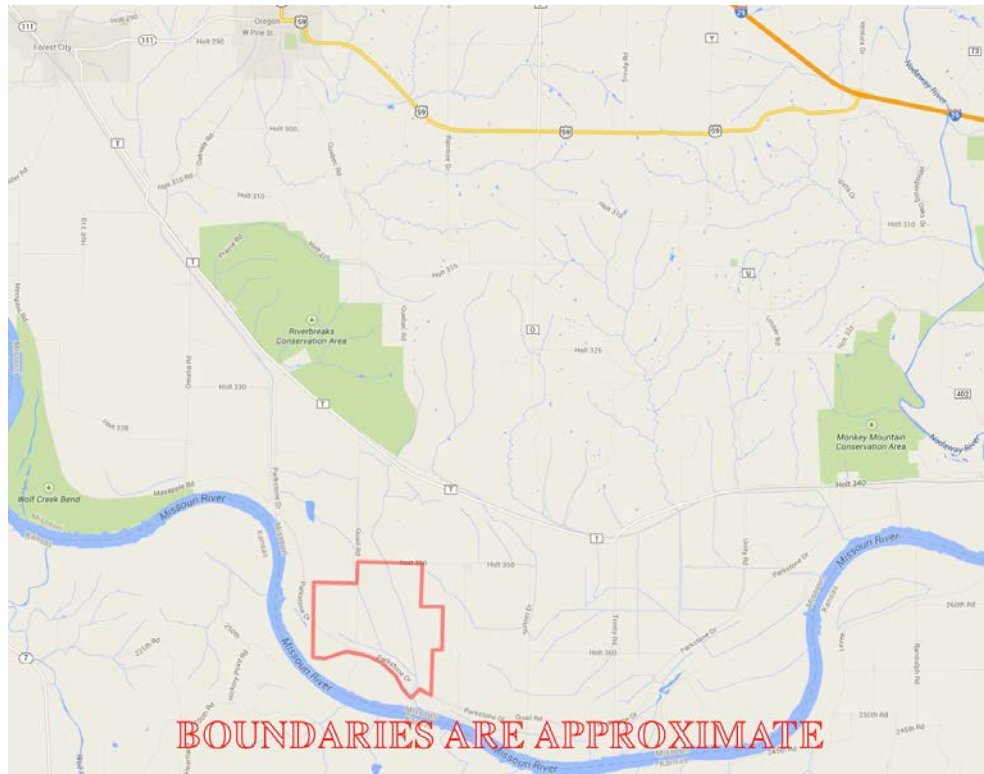
1,042 Acres +/- Holt County, MO
Google Aerial



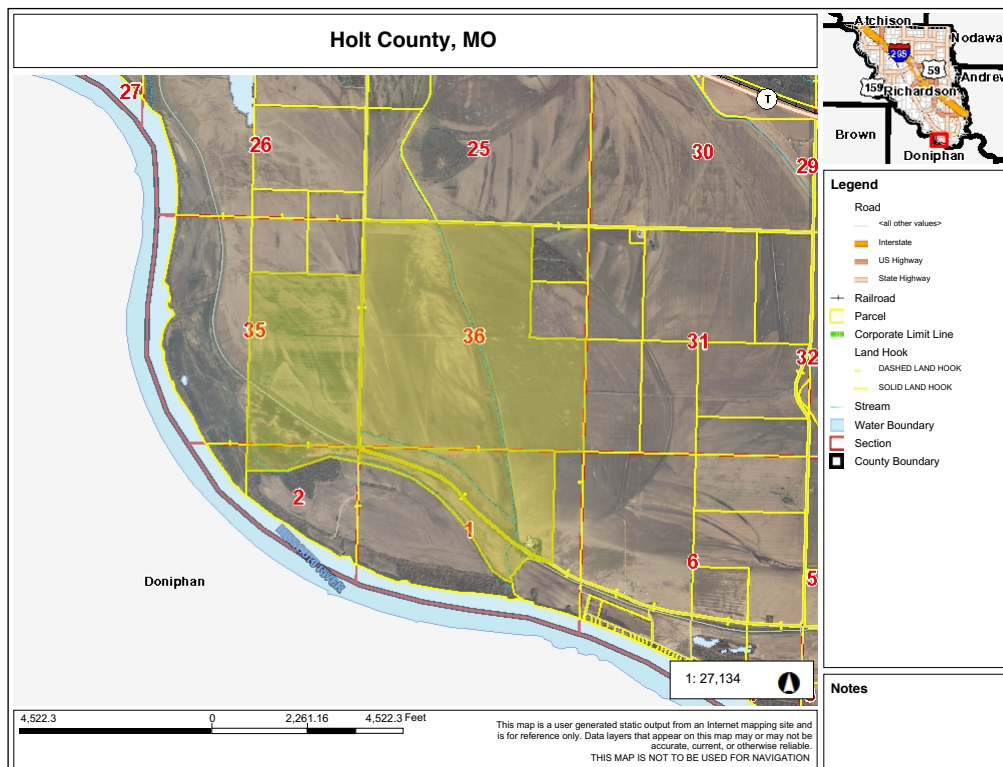
General Location Map



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 Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 395 Prepared : 7/8/20 1:04 PM Crop Year : 2020
--	--	--

Operator Name :			
Farms Associated with Operator :			
CRP Contract Number(s) :	None		
Recon ID :	None		
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 :	1832
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							
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 Acres	PLC Yield

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

MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 395
Prepared : 7/8/20 1:04 PM
Crop Year : 2020

Tract 1832 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, 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) 720-2500 (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.

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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

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
1832	1A	CORN	YEL	GR		I	C	N	I	A	168.00		Yes		N	5/6/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	1B	CORN	YEL	GR		N	C	N	I	A	29.64		Yes		N	5/6/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	2	CORN	YEL	GR		N	C	N	I P	A	49.34		Yes		N		01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	3A	CORN	YEL	GR		I	C	N	I	A	76.00		Yes		N	5/10/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	3B	CORN	YEL	GR		N	C	N	I	A	56.16		Yes		N	5/10/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	3C	CORN	YEL	GR		I	C	N	I	A	189.00		Yes		N	5/10/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	3D	CORN	YEL	GR		I	C	N	I P	A	20.00		Yes		N		01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	4	CORN	YEL	GR		N	C	N	I	A	28.55		Yes		N	5/5/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	5A	SOYBN	COM	GR		I	C	N	I	A	92.00		Yes		N	5/11/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	5B	SOYBN	COM	GR		I	C	N	I	A	130.00		Yes		N	5/11/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	5C	SOYBN	COM	GR		N	C	N	I	A	62.40		Yes		N	5/11/2020	01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	6	CORN	YEL	GR		N	C	N	I P	A	2.47		Yes		N		01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	7	MIXFG	IGS	FG		N	C	N	I	A	3.33		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 07/08/2016		
	8	CORN	YEL	GR		N	C	N	I P	A	3.75		Yes		N		01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		
	9	CORN	YEL	GR		N	C	N	I P	A	30.75		Yes		N		01	
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 06/22/2020		

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

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
1832	10	MIXFG	IGS	FG		N	C	N	I	A	9.21		Yes		N	3/3/2015	01	CC
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 07/08/2016		
	11	MIXFG	IGS	FG		N	C	N	I	A	6.59		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 07/08/2016		
	12	MIXFG	IGS	FG		N	C	N	I	A	4.76		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Holt, Missouri								NAP Unit 2763	Signature Date 07/08/2016		

Tract 1832 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	MIXFG	IGS	FG	N	A	23.89	01	SOYBN	COM	GR	I	A	222.00	01	SOYBN	COM	GR	N	A	62.40
01	CORN	YEL	GR	I	A	453.00	01	CORN	YEL	GR	N	A	200.66							

Photo Number/Legal Description: N12 S1,2-58-38 & S35,36-59-38

Cropland: 961.95

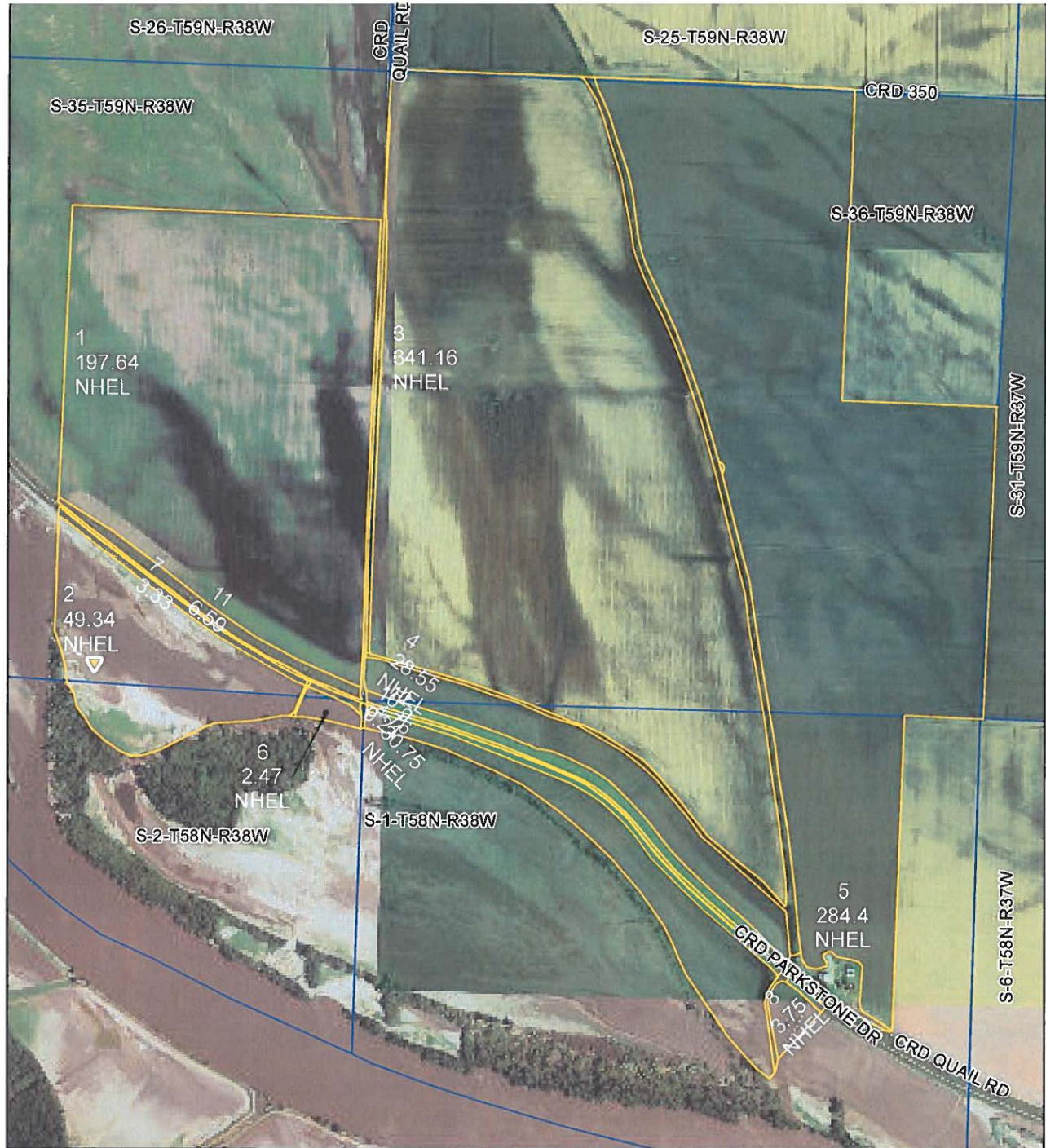
Reported on Cropland: 961.95

Difference: 0.00

Reported on Non-Cropland: 0.00

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, audiotope, 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 wetland boundaries and determinations, or contact NRCS.

Holt Co. FSA

C=Com-Yel-GR CW=Corn-Whe-GR
 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
 *Unless notated on Map

1:12,980

Program Year: 2020

Created: 1/23/2020

Flown: 2018-10-16

clu
 crp
 plss

**Farm 395
Tract 1832**

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



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

36-59N-38W
Holt County
Missouri

map center: 39° 53' 9.4, 95° 7' 18.28

scale: 15543



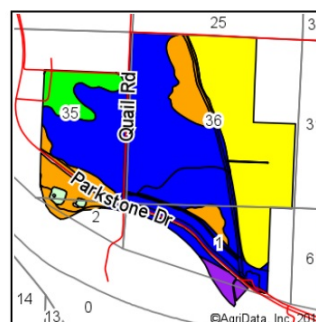
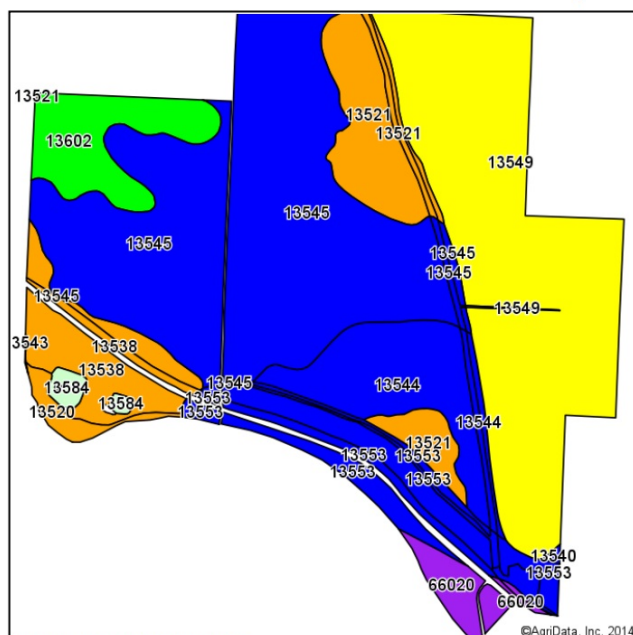
9/30/2014

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

Soil Map

Soil Map



State: **Missouri**
 County: **Holt**
 Location: **36-59N-38W**
 Township: **Forbes**
 Acres: **975.79**
 Date: **9/30/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 13

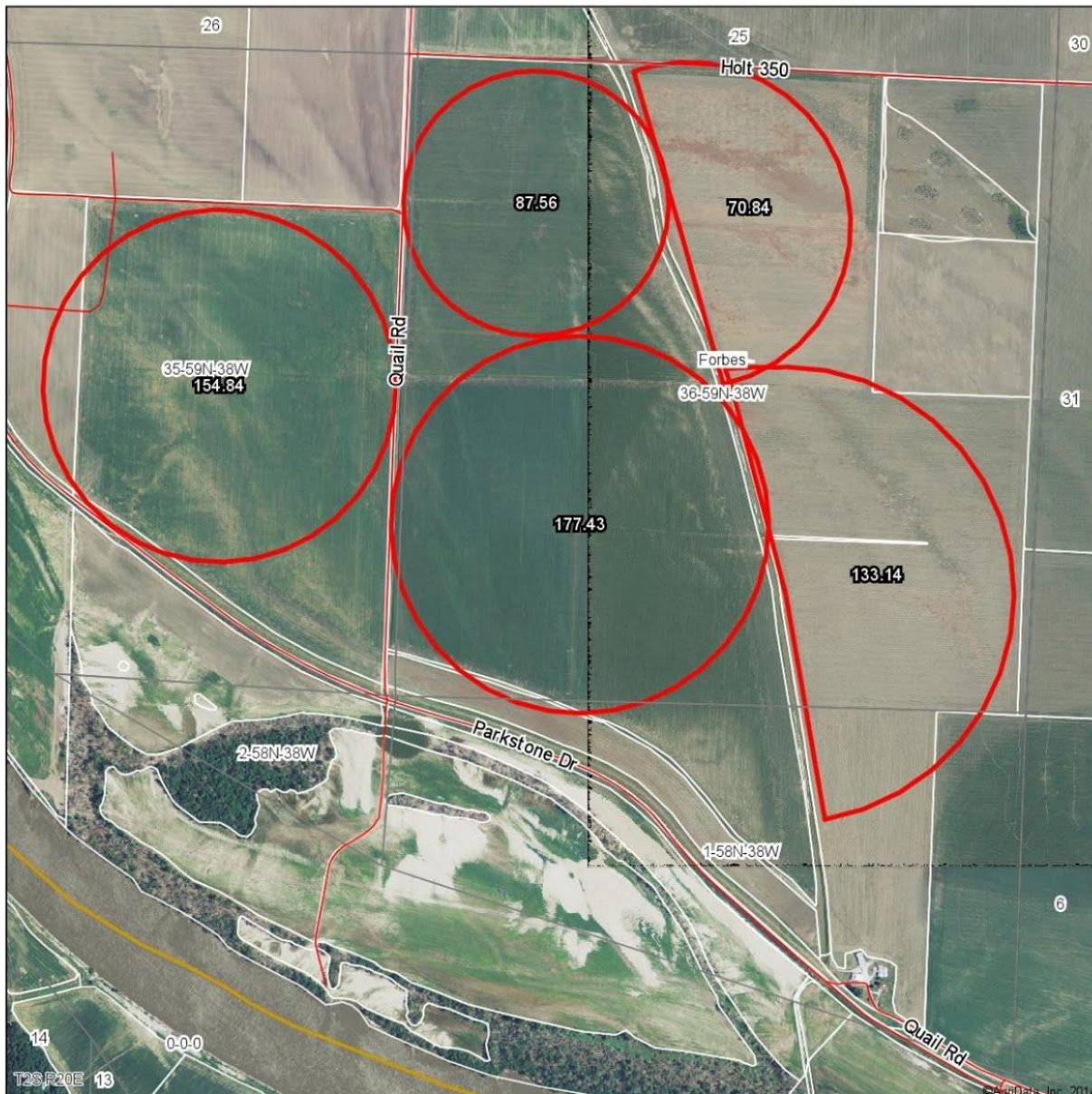
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Cotton
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	341.21	35.0%		IIw	72	72	53	0
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	265.16	27.2%		IVw	42	42	40	0
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	77.82	8.0%		IIw	51	51	47	0
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	77.50	7.9%		IIw	59	59	50	0
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	72.48	7.4%		IIIs	58	58	46	9
13538	Kenmoor-Grable complex, 0 to 2 percent slopes, rarely flooded	53.11	5.4%		IIIs	49	49	38	3
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	52.04	5.3%		I	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%		IIlw	52	52	30	9
13584	Udfluvents, 0 to 2 percent slopes, frequently flooded	6.07	0.6%			42	26	42	0
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	0.72	0.1%		IIw	56	56	49	0
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	0.12	0.0%		IIlw	50	50	29	0
Weighted 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



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

36-59N-38W
Holt County
Missouri

map center: 39° 53' 6.4, 95° 7' 14.79
scale: 14946



8/27/2014

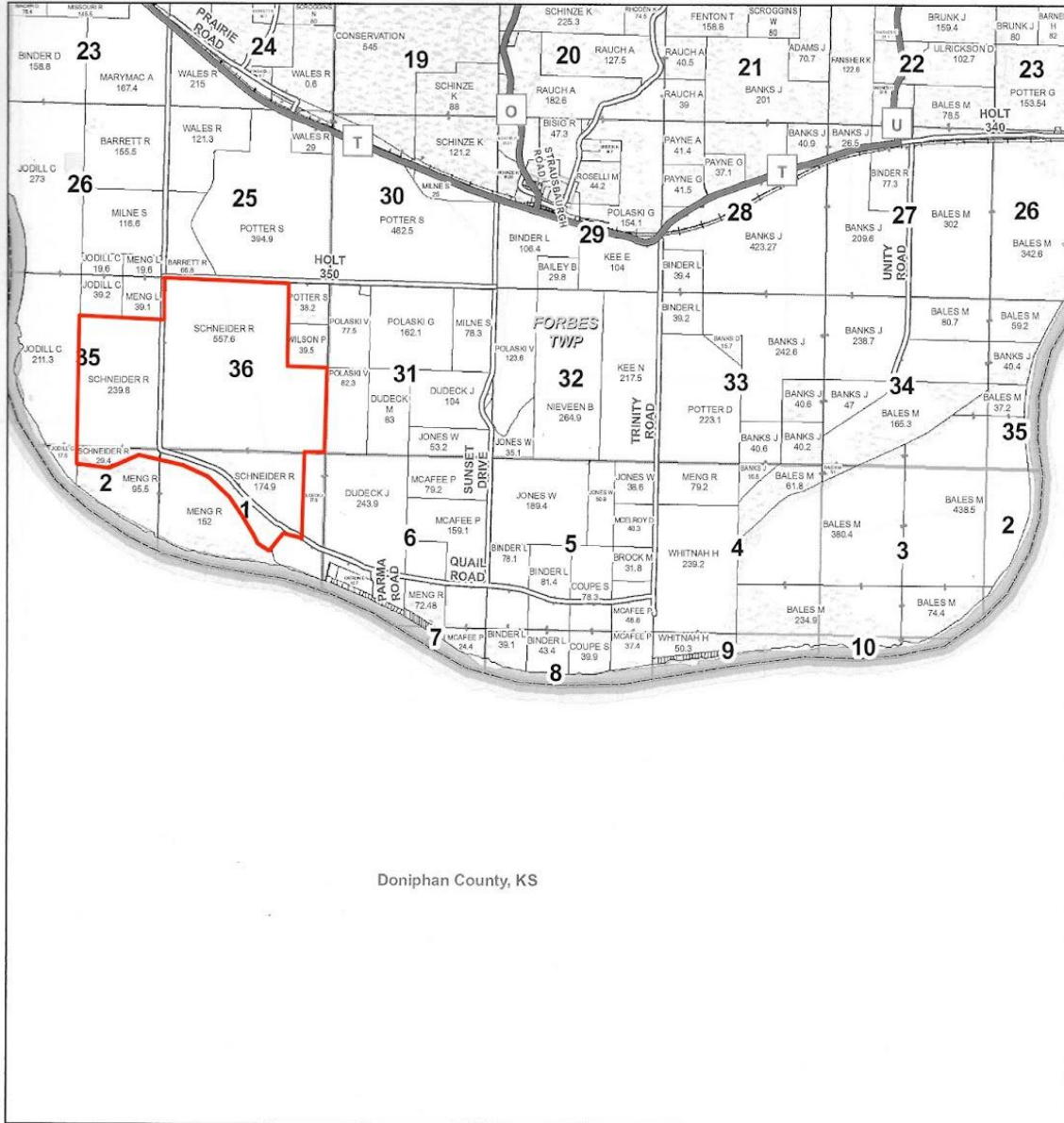
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

This does not include end gun patterns.

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

T58N-R37W / T58N-R38W

See Page 62 & 64



Map Date: May 25, 2010

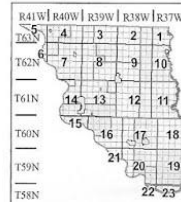
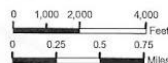
Holt County Commissioners
Mark Sutherwood - Presiding Comm.
Bill Gordon - First District Comm.
Don Holstine - Second District Comm.

Data Courtesy Holt County
Geographic Information System
Carla Mark - Assessor / GIS Manager

This data was primarily developed
for tax purposes and is not
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



Legend

- County Boundary
- City Limits
- Township-Range
- Sections
- Political Township
- Water
- Land Ownership
- Subdivisions
- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Land Hooks
- Bridges
- Cemeteries

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	
Total Taxable Acres	Taxable acres	174.9	Taxable acres	239.8	Taxable acres	557.6		Taxable acres	29.4
1001.7	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 & Bond	\$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

