



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

158 Acres +/- Holt County, MO

This tract is about half tillable and half outstanding wildlife habitat. It borders a state Conservation area, so you actually get to hunt several hundred more acres!

LOCATION:

These two tracts are approx. 6.5 miles apart. Tract 1 is on Holt 285, 2 miles west off Exit 67 to Highway Y, then North 1.7 miles to Holt 285. The farm is 0.3 miles east on the North side of the road. Tract 2 is located approx. 4.5 miles NE of Forbes, Mo. Go 2.3 miles East of Forbes, MO. on Hwy T then North on Hwy U approx. 1.4 miles, to Holt 325. Tract 2 will be about 0.5 mile on the South side of the Holt 325.

PRICE:

\$3,995.00/taxable acre or \$629,492.15 total

FSA INFORMATION:

Please see attached FSA information.

IMPROVEMENTS:

These tracts are unimproved.

TAXES/TAXABLE ACRES:

2020 taxes were \$259.05 on 157.57 taxable acres

RENTAL STATUS:

160 cash rent was paid to Sellers for 2020 crop season. Buyer may have full possession or negotiate his own Rental Contract or Barnes Realty is happy to help with that!

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. Brokers should call our office for details of our Co-Brokerage Policy.

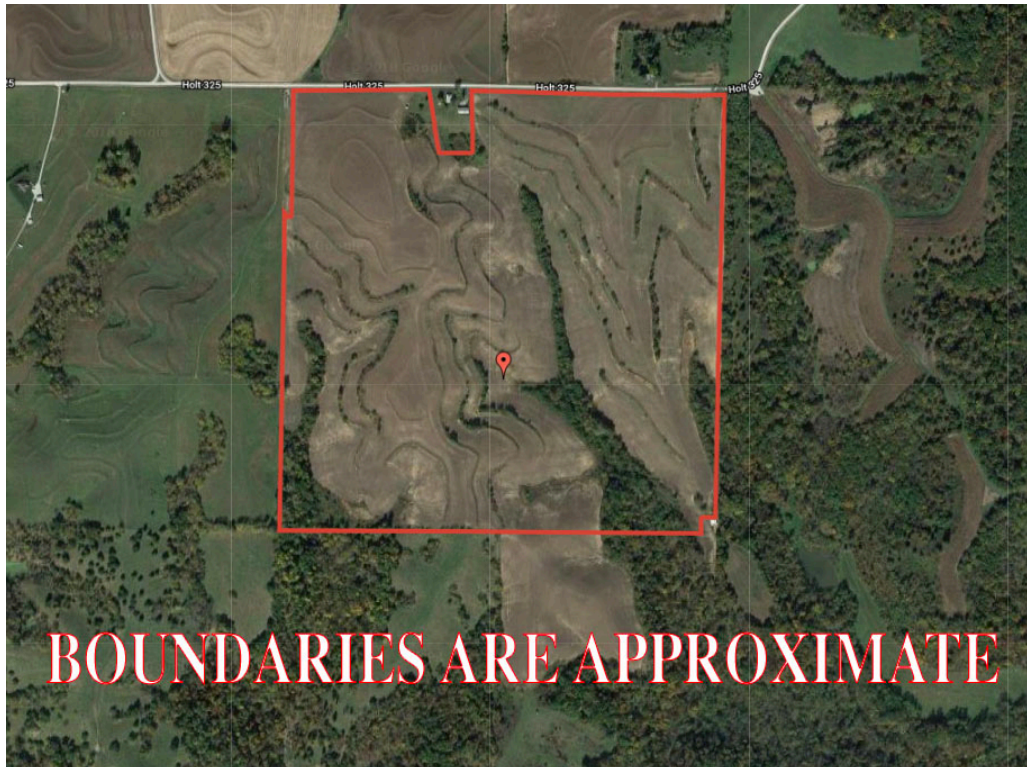
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

158 Acres +/- Holt County, MO
Aerial Map



Tax Map

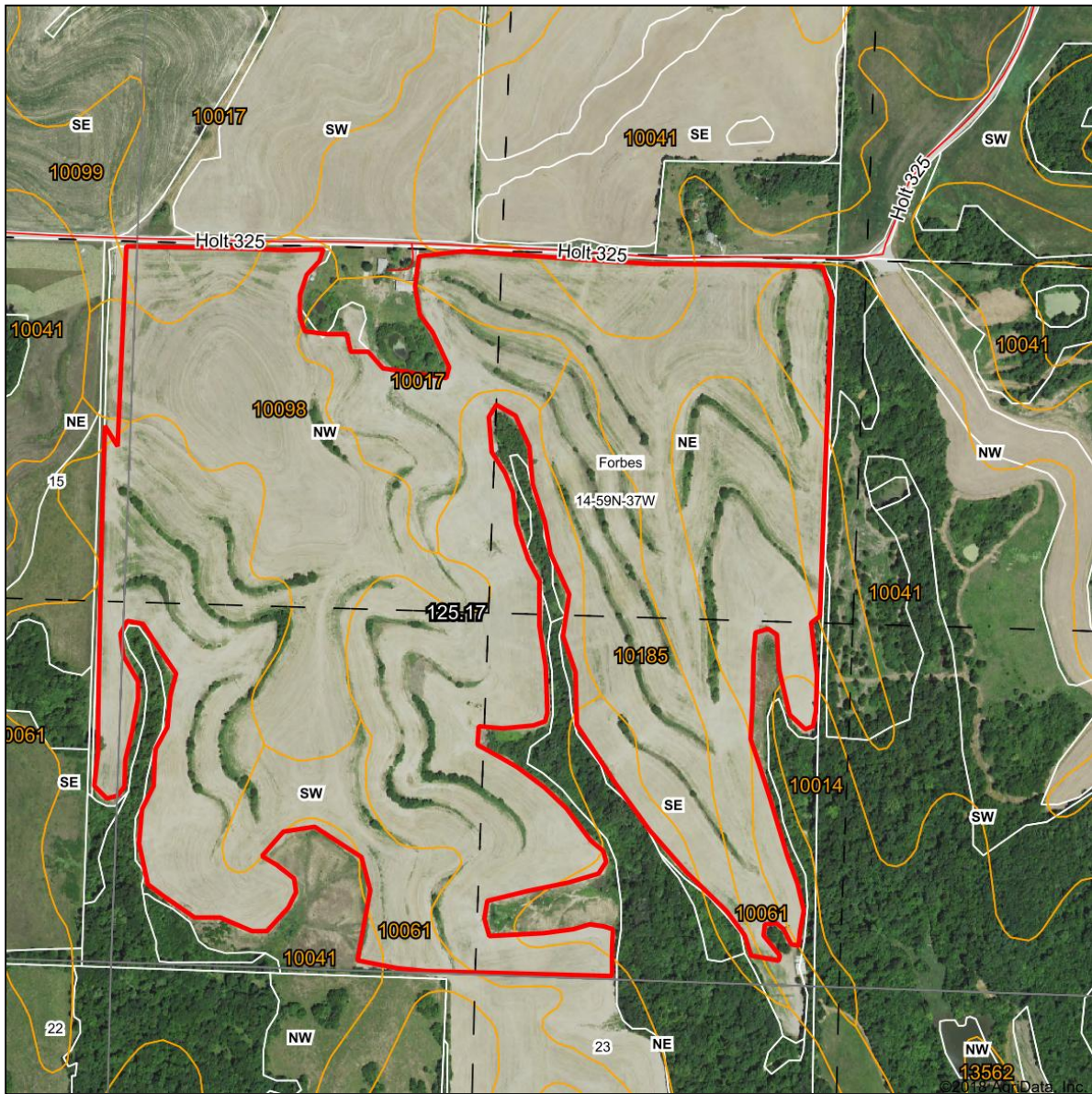


(Small 1 acre parcel on West side)

158 Acres +/- Holt County, MO

Surety Map

Aerial Map



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(800) 648-3177

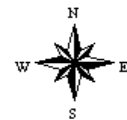
Maps Provided By:



map center: 39° 55' 42.42, -95° 1' 29.49

0ft 564ft 1129ft

14-59N-37W
Holt County
Missouri



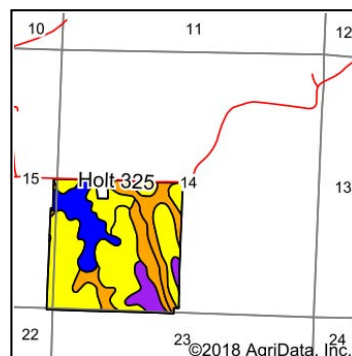
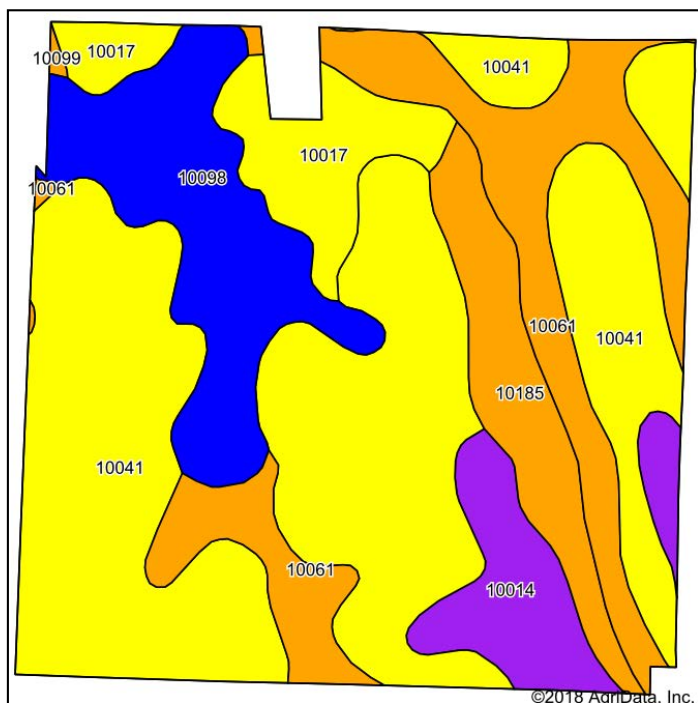
10/24/2018

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

158 Acres +/- Holt County, MO

Soil Map

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **14-59N-37W**
 Township: **Forbes**
 Acres: **157.57**
 Date: **10/24/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 20

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
10041	Knox silt loam, 14 to 20 percent slopes, eroded	77.63	49.3%		IVe	65	65	49	56
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	25.32	16.1%		IIle	66	66	52	60
10098	Marshall silty clay loam, 2 to 5 percent slopes	21.10	13.4%		Ile	86	86	66	74
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	11.41	7.2%		IVe	61	61	55	57
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	11.19	7.1%		IIle	68	68	43	53
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.73	6.8%		VIIe	9	9	3	5
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.19	0.1%		IIle	80	80	51	63
Weighted Average						*n 64.1	*n 64.1	*n 48.6	*n 55.4

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

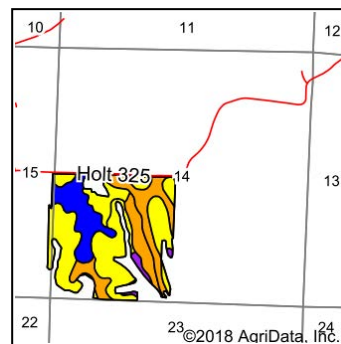
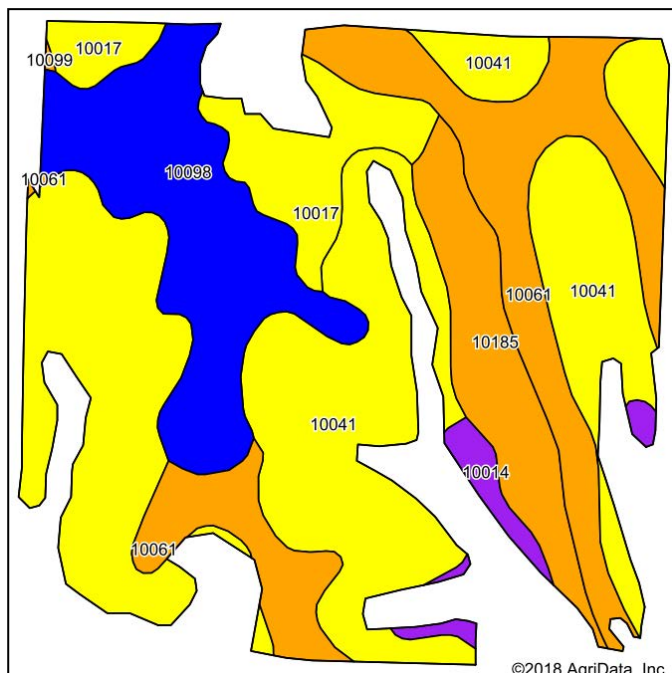
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

158 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **14-59N-37W**
 Township: **Forbes**
 Acres: **125.17**
 Date: **10/24/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 20

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
10041	Knox silt loam, 14 to 20 percent slopes, eroded	58.07	46.4%		IVe	65	65	49	56
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	23.76	19.0%		IIIe	66	66	52	60
10098	Marshall silty clay loam, 2 to 5 percent slopes	20.29	16.2%		Ile	86	86	66	74
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	10.53	8.4%		IIIe	68	68	43	53
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	9.83	7.9%		IVe	61	61	55	57
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	2.62	2.1%		VIIe	9	9	3	5
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.07	0.1%		IIIe	80	80	51	63
Weighted Average						*n 67.4	*n 67.4	*n 51.3	*n 58.4

*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.

158 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-Gr-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: 2021

Created: 10/28/2020

Flown: 2018-10-16

- clu
- crp
- plss

**Farm 4374
Tract 3266**

158 Acres +/- Holt County, MO

FSA 156 EZ

Missouri U.S. Department of Agriculture FARM: 4374
Holt Farm Service Agency Prepared: 12/17/20 2:10 PM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021
Page: 2 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.

Other Producers: None

Tract Number: 3266 Description S14-59-37

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

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2009 - 43

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
159.7	128.27	128.27	0.0	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	128.27	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.41	97	0.00
SOYBEANS	53.39	34	0.00
Total Base Acres:	106.8		

Owners: [REDACTED]

Other Producers: None

158 Acres +/- Holt County, MO

FSA 578 pg 1

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	CRP	001		N	A	9.70	01	SOYBN	COM	GR	N	A	26.10	01	GRASS	SMO	LS	N	A	11.25	
Photo Number/Legal Description: Q9 S27-60-37																					
Cropland: 47.05						Reported on Cropland: 47.05						Difference: 0.00					Reported on Non-Cropland: 0.00				
3266	1	SOYBN		COM	GR		N	C	N	I	A	118.75	Yes		N		5/1/2020		01		
Producer [REDACTED]						Share 100.00 FSA Physical Location Holt, Missouri											NAP Unit 3039 Signature Date 07/14/2020				
	2	GRASS		SMO	LS		N	C	N	I	V	A	2.95	Yes		N				01	
Producer [REDACTED]						Share 100.00 FSA Physical Location Holt, Missouri											NAP Unit 3039 Signature Date 07/14/2020				
	3	GRASS		SMO	LS		N	C	N	I	V	A	0.99	Yes		N				01	
Producer [REDACTED]						Share 100.00 FSA Physical Location Holt, Missouri											NAP Unit 3039 Signature Date 07/14/2020				
	4	GRASS		SMO	LS		N	C	N	I	V	A	3.51	Yes		N				01	
Producer [REDACTED]						Share 100.00 FSA Physical Location Holt, Missouri											NAP Unit 3039 Signature Date 07/14/2020				

FSA 578 pg 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 4374

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 12/17/2020

PAGE: 2

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
3266	6	GRASS	SMO	LS		N	C	N	I V	A	2.07		Yes		N		01	
Producer [REDACTED]						Share 100.00 FSA Physical Location Holt, Missouri						NAP Unit 3039 Signature Date 07/14/2020						

Tract 3266 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	SOYBN	COM	GR	N	A	118.75	01	GRASS	SMO	LS	N	A	9.52										
Photo Number/Legal Description: S14-59-37																							
Cropland: 128.27						Reported on Cropland: 128.27						Difference: 0.00						Reported on Non-Cropland: 0.00					

158 Acres +/- Holt County, MO
Aerial Photos



158 Acres +/- Holt County, MO



158 Acres +/- Holt County, MO

