



## 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

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

***Blacktop road frontage, with the possibility of rock underneath, and the mineral estate is intact! Recreational property with income makes this a great investment for your family, whether you want to build or just get away, or drive by occasionally!***

#### **LOCATION:**

Property is located approx. 14 miles South of Mound City, MO just North of I-29. Turn North off of I-29 on Hwy Y (Upland Rd.) The property is approx. .30 miles North on Upland Rd. on the West side of the road.

#### **PRICE:**

~~\$5,250.00/acre or \$813,750.00 total~~

~~PRICE REDUCED! \$4,903.23/acre or \$760,000.00 total~~

NEW PRICE! \$4,653.41/acre or \$725,000.00 total

#### **FSA INFORMATION:**

See attached

#### **IMPROVEMENTS:**

Historical Richville School House

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

2020 taxes were \$293.36 on 155.8 taxable acres.

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 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.

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 The listing may be withdrawn with or without approval.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



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





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





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





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





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





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





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



***Google Aerial Map***

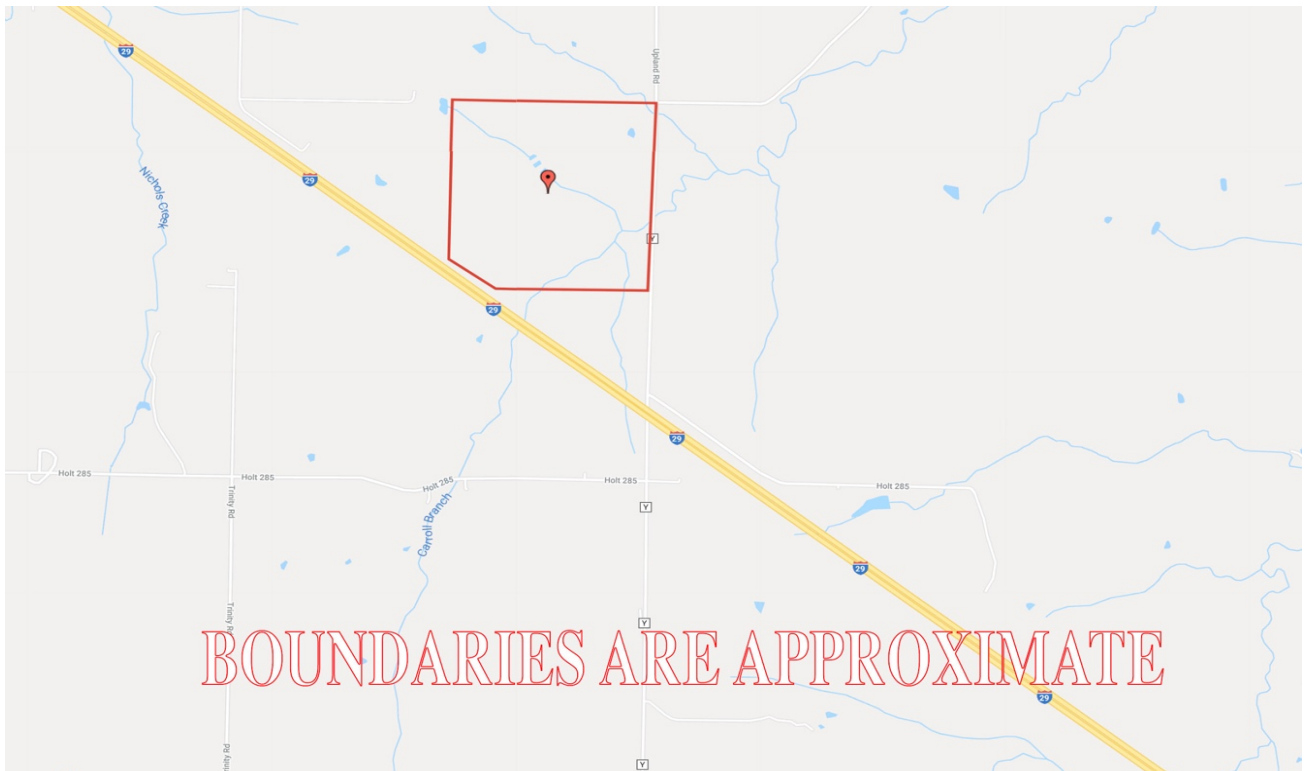




***155 Acres +/- Holt County, MO***  
***General Location Map***



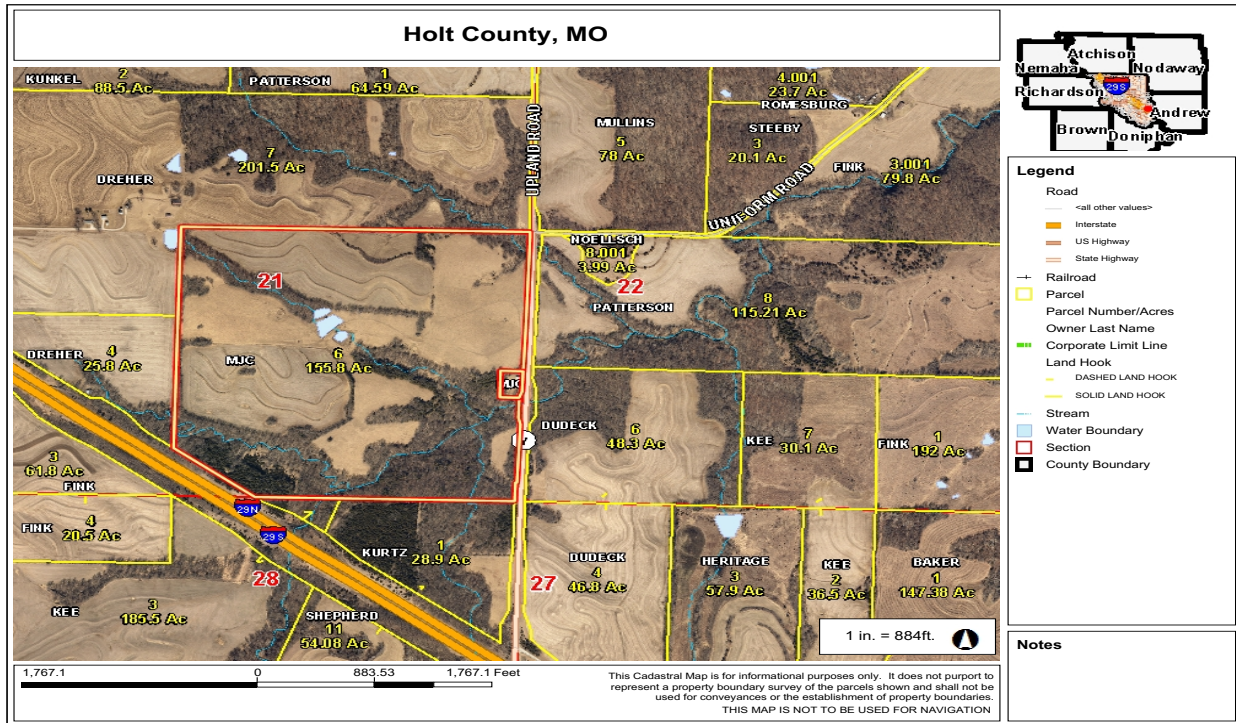
***Driving Map***



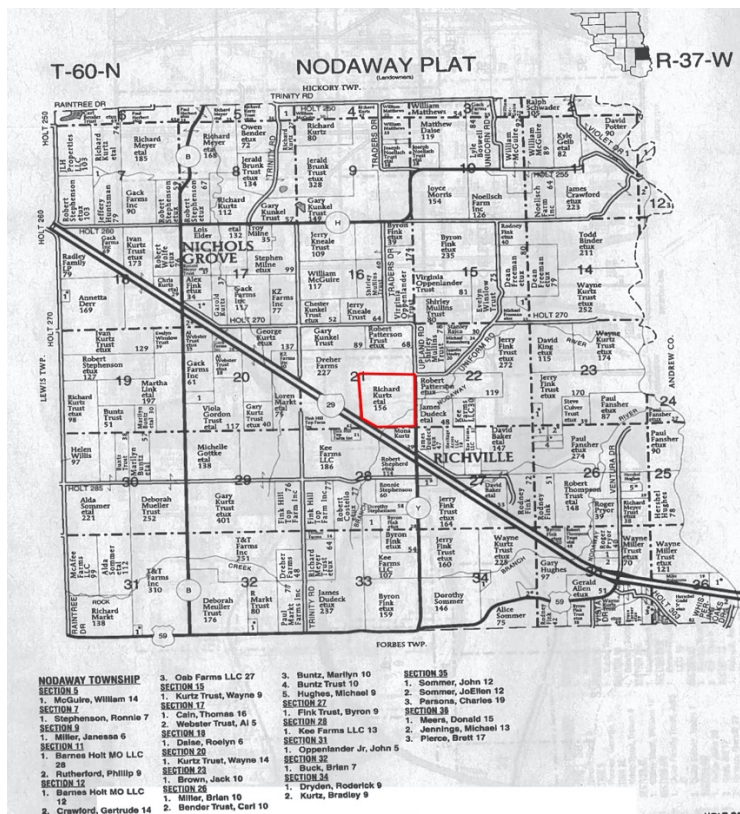
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



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



## Plat Map



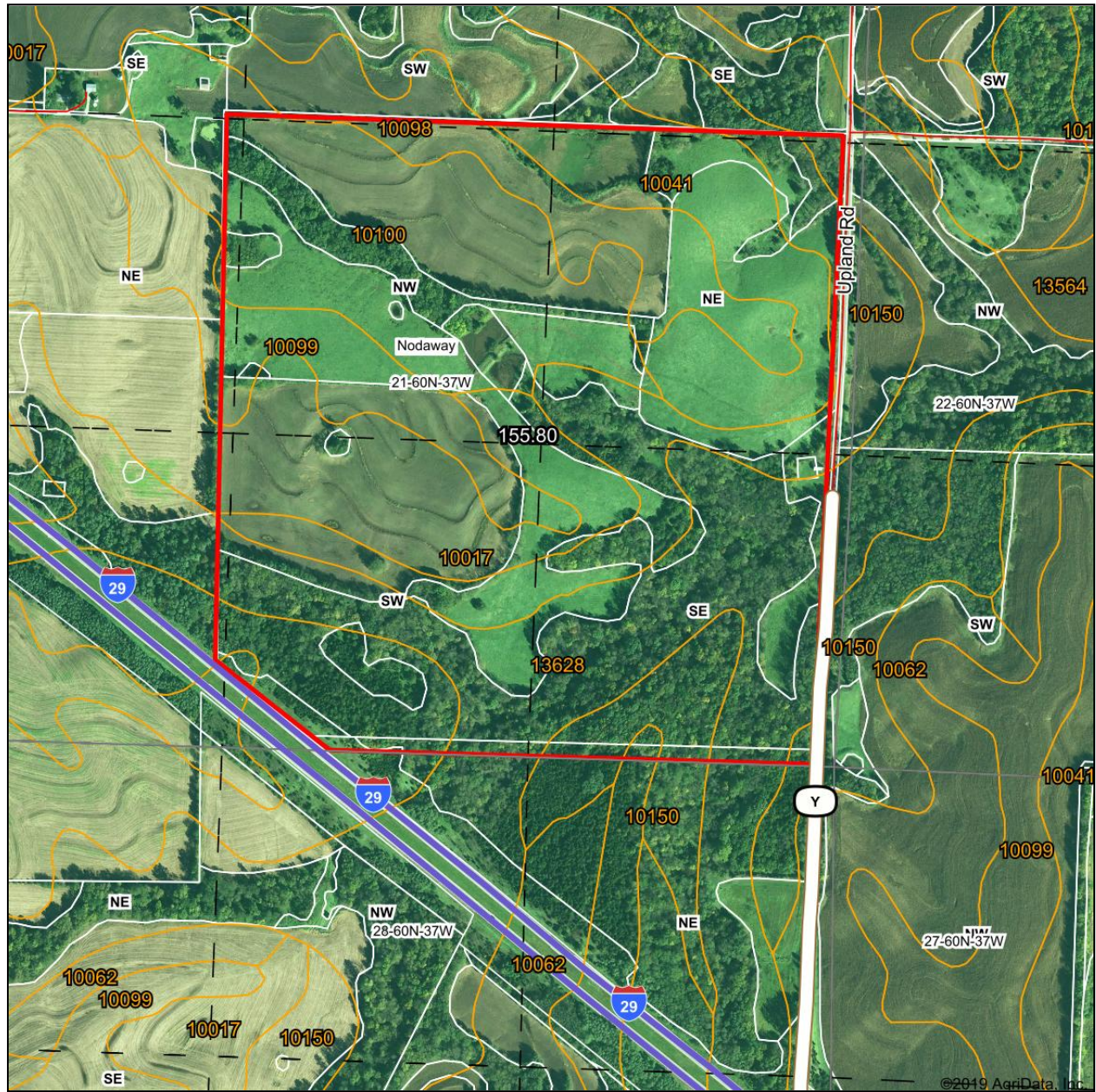
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# 155 Acres +/- Holt County, MO

## Surety Map

### Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:

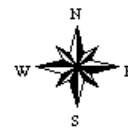


Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 39° 59' 57.68, -95° 3' 6.43

0ft 659ft 1319ft

21-60N-37W  
Holt County  
Missouri



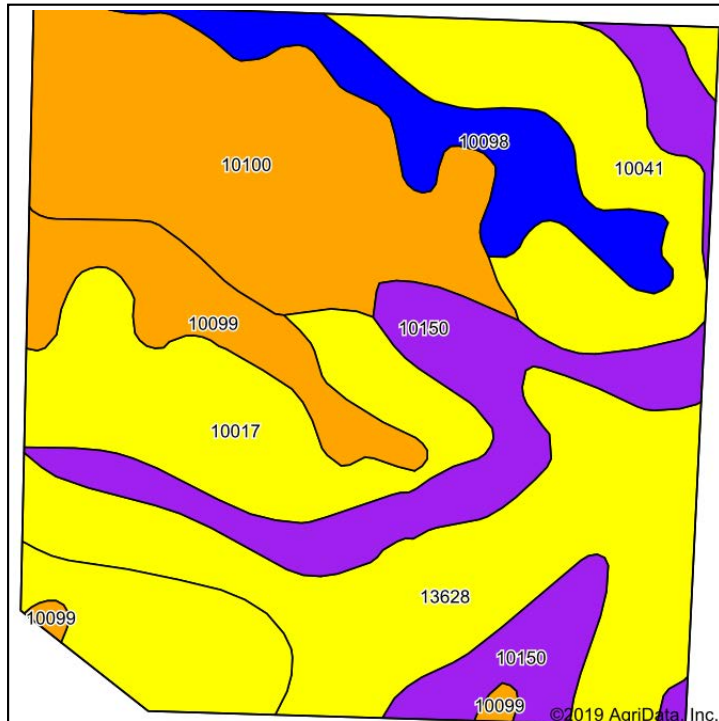
10/1/2019



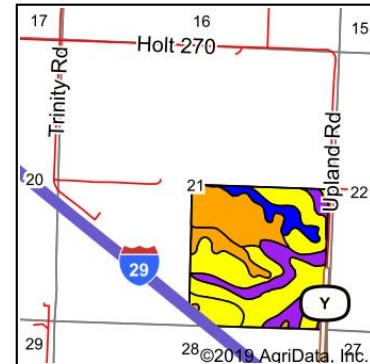
# 155 Acres +/- Holt County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **21-60N-37W**  
 Township: **Nodaway**  
 Acres: **155.8**  
 Date: **10/1/2019**



Maps Provided By:



Area Symbol: MQ087, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13628	Napier-Gullied land complex, 5 to 14 percent slopes	32.43	20.8%		IVe	IIle	9	5	0	5	
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	31.17	20.0%		IIIe		76	76	48	59	
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	29.41	18.9%		IVe		61	61	55	57	
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	24.53	15.7%		Vle		9	8	9	4	
10041	Knox silt loam, 14 to 20 percent slopes, eroded	17.18	11.0%		IVe		65	65	49	56	
10098	Marshall silty clay loam, 2 to 5 percent slopes	10.75	6.9%		Ile		86	86	66	74	
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	10.33	6.6%		IIIe		80	80	51	63	
Weighted Average							*n 48.4	*n 47.4	*n 34.7	*n 39.7	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

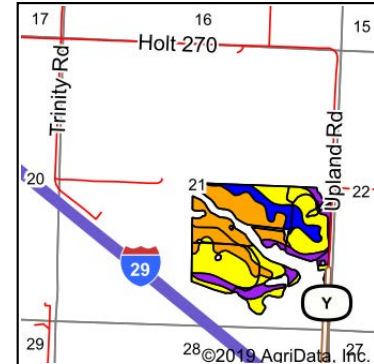
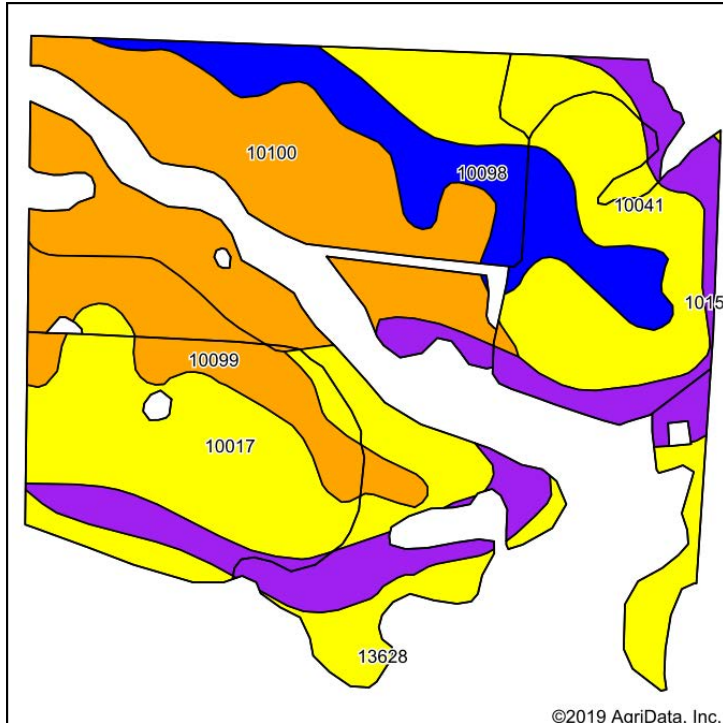
Soils data provided by USDA and NRCS.



# 155 Acres +/- Holt County, MO

## Soil Map Tillable

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **21-60N-37W**  
 Township: **Nodaway**  
 Acres: **101.73**  
 Date: **10/1/2019**

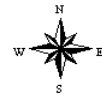


Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MQ087\_Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	24.13	23.7%		IIIe		76	76	48	59
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	18.84	18.5%		IVe		61	61	55	57
10041	Knox silt loam, 14 to 20 percent slopes, eroded	17.43	17.1%		IVe		65	65	49	56
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	13.12	12.9%		VIe		9	8	9	4
10098	Marshall silty clay loam, 2 to 5 percent slopes	10.86	10.7%		IIe		86	86	66	74
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.54	9.4%		IIIe		80	80	51	63
13628	Napier-Gullied land complex, 5 to 14 percent slopes	7.81	7.7%		IVe	IIIe	9	5	0	5
Weighted Average							*n 59	*n 58.6	*n 43	*n 48.9

\*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.



# 155 Acres +/- Holt County, MO

## FSA Aerial 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: 2021**

Created: 10/28/2020

Flown: 2018-10-16

- clu
- crp
- plss

**Farm 4654  
Tract 1547**



# 155 Acres +/- Holt County, MO

## FSA 156 EZ

MISSOURI  
HOLT



United States Department of Agriculture  
Farm Service Agency

**FARM : 4654**

Prepared : 12/11/20 9:16 AM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator : 29-087-4654  
CRP Contract Number(s) : None  
Recon ID : 29-087-2020-3  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.92	67.50	67.50	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	67.50	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	SOYBN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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#### NOTES

Tract Number : 1547  
Description : Q9 S 21-60-37  
FSA Physical Location : MISSOURI/HOLT  
ANSI Physical Location : MISSOURI/HOLT  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
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
154.92	67.50	67.50	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	67.50	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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#### NOTES



# 155 Acres +/- Holt County, MO

## FSA 578 Pg 1 of 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 4654

Operator Name and Address

### REPORT OF COMMODITIES

### FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 12/11/2020  
PAGE: 1

Original: CN  
Revision: \_\_\_\_\_  
Cropland: 67.50  
Farmland: 154.92

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		
1547	1	CORN	YEL	GR		N	C	N	I	A	58.00		Yes		N	5/10/2020	01			
Producer						Share 100.00	FSA Physical Location Holt, Missouri									NAP Unit 3178	Signature Date 06/29/2020			
2		CORN	YEL	GR		N	C	N	I	A	37.00		Yes		N	5/10/2020	01			
Producer						Share 100.00	FSA Physical Location Holt, Missouri									NAP Unit 3178	Signature Date 06/29/2020			
Tract 1547 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	95.00														
Photo Number/Legal Description: Q9 S 21-60-37																				
Cropland: 67.50						Reported on Cropland: 95.00						Difference: 27.50				Reported on Non-Cropland: 0.00				

## FSA 578 Pg 2 of 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 4654

Operator Name and Address

### REPORT OF COMMODITIES

### FARM SUMMARY

PROGRAM YEAR: 2020

DATE: 12/11/2020  
PAGE: 2

Original: CN  
Revision: \_\_\_\_\_  
Cropland: 67.50  
Farmland: 154.92

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.

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	YEL	GR	N	A	95.00									

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 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.