



## 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  
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(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***52.6 Acres, Holt County, MO***

*Located in the Bluffs near Forest city this tract is surrounded by timber and highly productive Upland. Wildlife is abundant here; it has a great ratio of tillable so you can invest in land and enjoy the great outdoors as well!*

#### **LOCATION:**

Off Interstate I-29, take Exit 79 onto Highway 159 South towards Rulo, NE for approx. 4 miles. Head South on Highway 111 and follow for approx. 4.5 miles. Tract is on the Northeast side of the road.

#### **PRICE:**

\$4,750.00/Taxable Acre or \$249,850.00  
Total

#### **IMPROVEMENTS:**

There are no improvements to this tract of land.

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

2020 taxes were \$47.85 on 52.6 acres.

#### **RENTAL STATUS:**

Inquire with listing agent for details.

#### **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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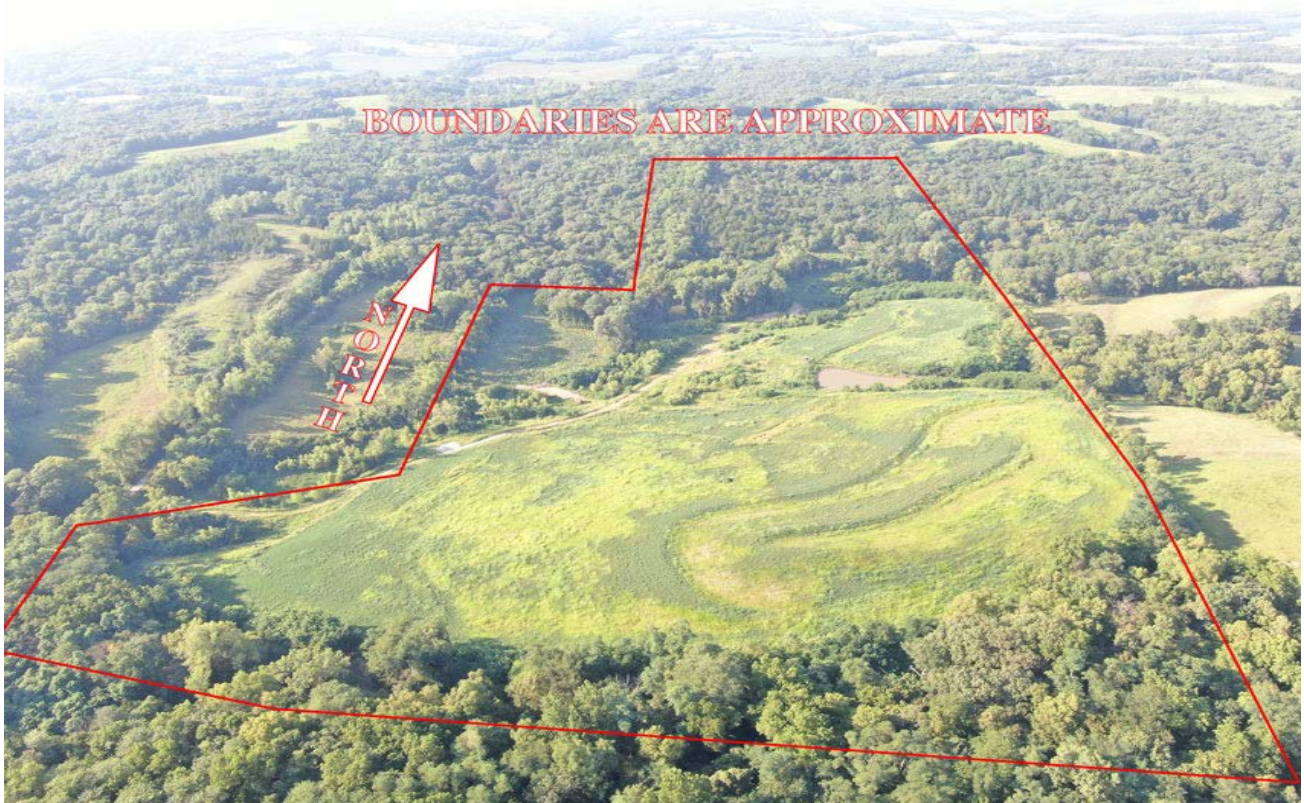
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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.**



***52.6 Acres, Holt County, MO***  
***Aerial Photos***





## 52.6 Acres, Holt County, MO





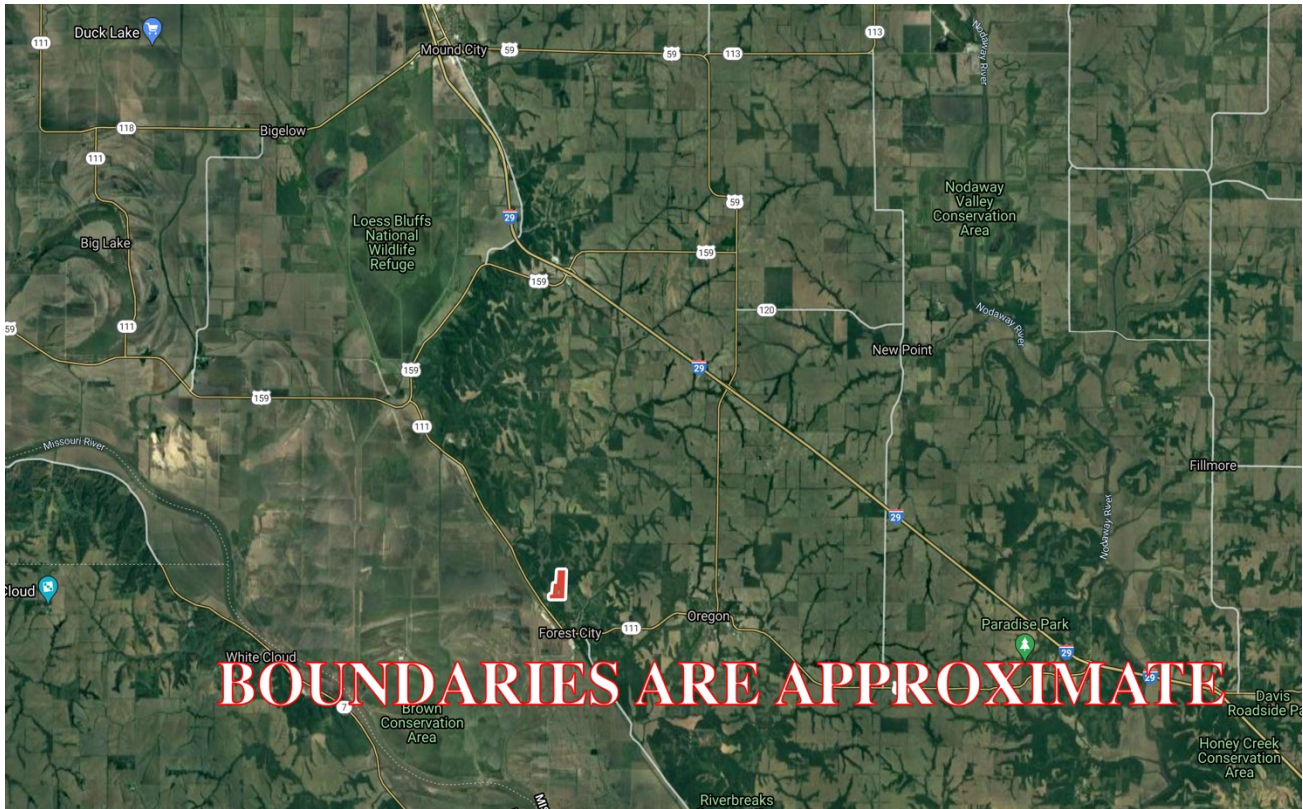
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**BOUNDARIES ARE APPROXIMATE**



# ***52.6 Acres, Holt County, MO***

## ***General Location Map***



## ***Driving Map***

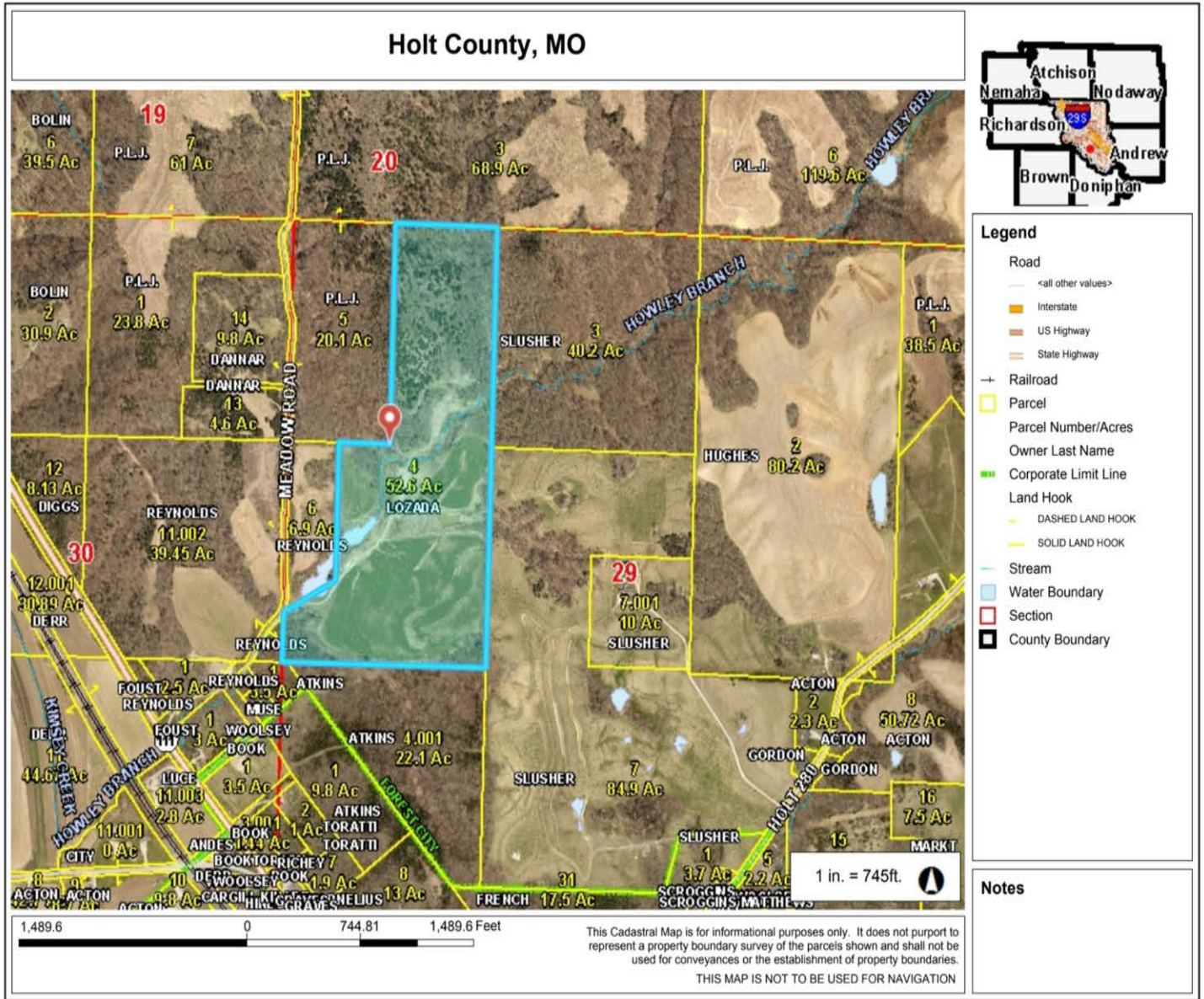


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



## ***52.6 Acres, Holt County, MO***

### ***Tax Map***





**52.6 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' 40.71, -95° 11' 49.3

**29-60N-38W**  
**Holt County**  
**Missouri**

0ft 662ft 1323ft

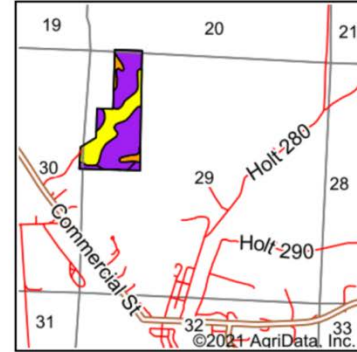
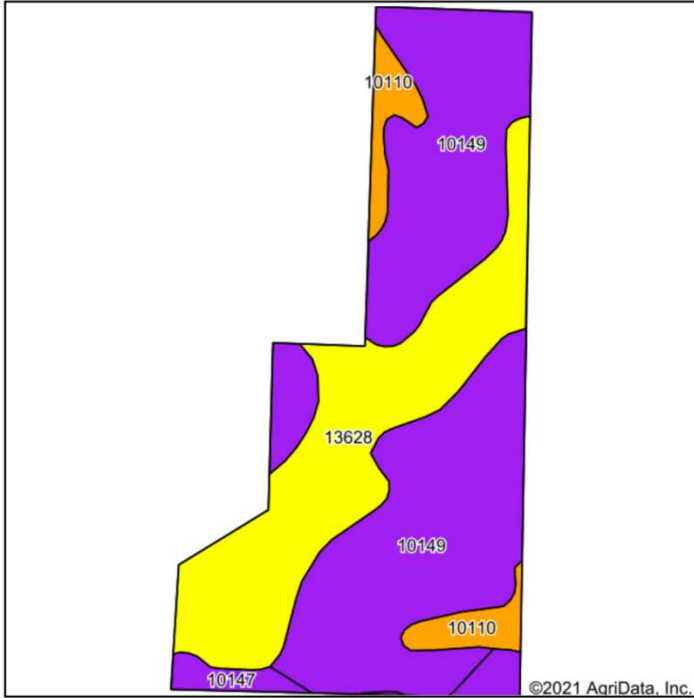


8/9/2021

# 52.6 Acres, Holt County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **29-60N-38W**  
 Township: **Forest**  
 Acres: **52.6**  
 Date: **8/9/2021**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 23

| 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 |
|------------------|---|-------|------------------|----------------------|------------------|--------------|------------------|---------------|-----------------------|-------------------|
| 10149            | Timula-Knox silt loams, 14 to 35 percent slopes     | 31.21 | 59.3%            |                      | Vle              |              | 18               | 18            | 15                    | 11                |
| 13628            | Napier-Gullied land complex, 5 to 14 percent slopes | 16.33 | 31.0%            |                      | IVe              | IIle         | 11               | 9             | 10                    | 10                |
| 10110            | Monona silt loam, 5 to 9 percent slopes, eroded     | 3.16  | 6.0%             |                      | IIIe             |              | 83               | 83            | 67                    | 78                |
| 10147            | Timula-Hamburg silt loams, 14 to 90 percent slopes  | 1.90  | 3.6%             |                      | Vlle             |              | 18               | 18            | 15                    | 11                |
| Weighted Average |   |       |                  |                      |                  |              | *n 19.7          | *n 19.1       | *n 16.6               | *n 14.7           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.