



# 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

## ***36.8 Acres, Holt County, MO***

This acreage is close to town and right in the middle of some of the best waterfowl hunting in the continental United States!

### **LOCATION:**

East of Big Lake, MO. From Mound City, take HWY 118 West to Farmers Drive and head South for 1.5 miles. The tract on the East side of the road.

### **PRICE:**

\$13,900.00/Taxable Acre  
or \$511,520.00 Total

### **FSA INFORMATION:**

See attached

### **IMPROVEMENTS:**

The tract is unimproved.

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

2021 taxes were \$280.33 on 36.80 taxable acres

### **RENTAL STATUS:**

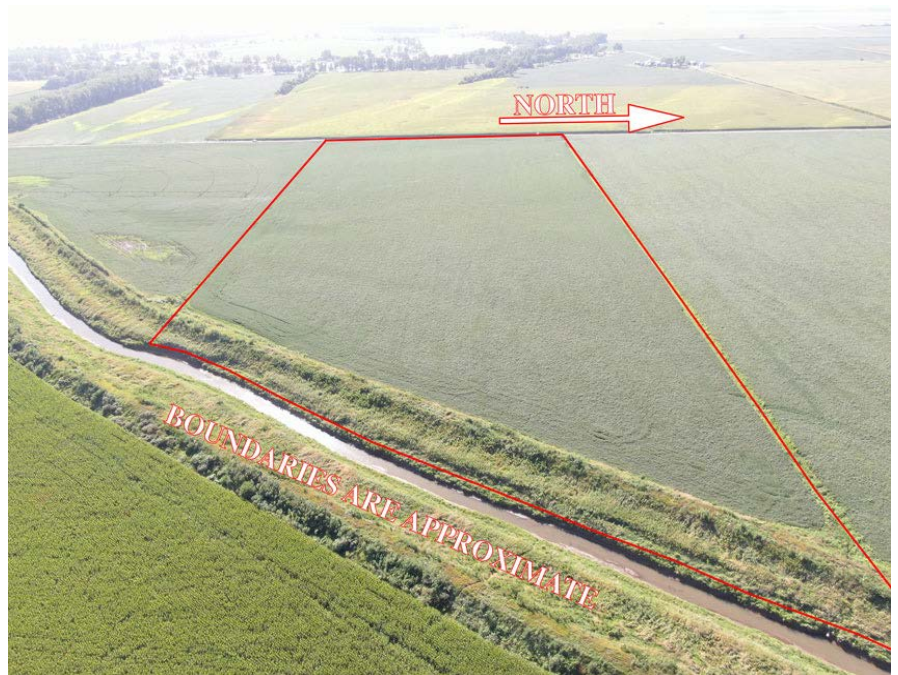
Currently cash rented.

### **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 property on terms satisfactory with the current owners.



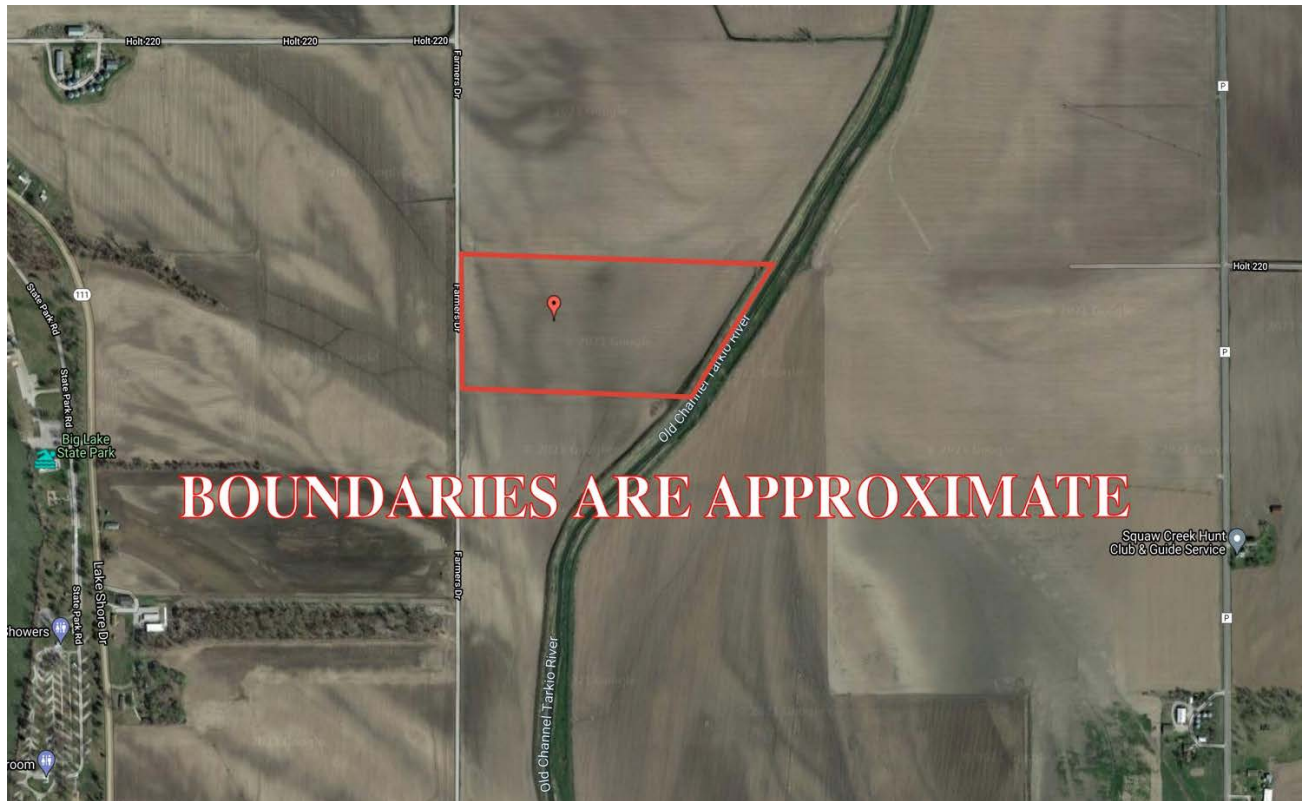
*Setting the trend for how Real Estate is sold in the Midwest.*

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:

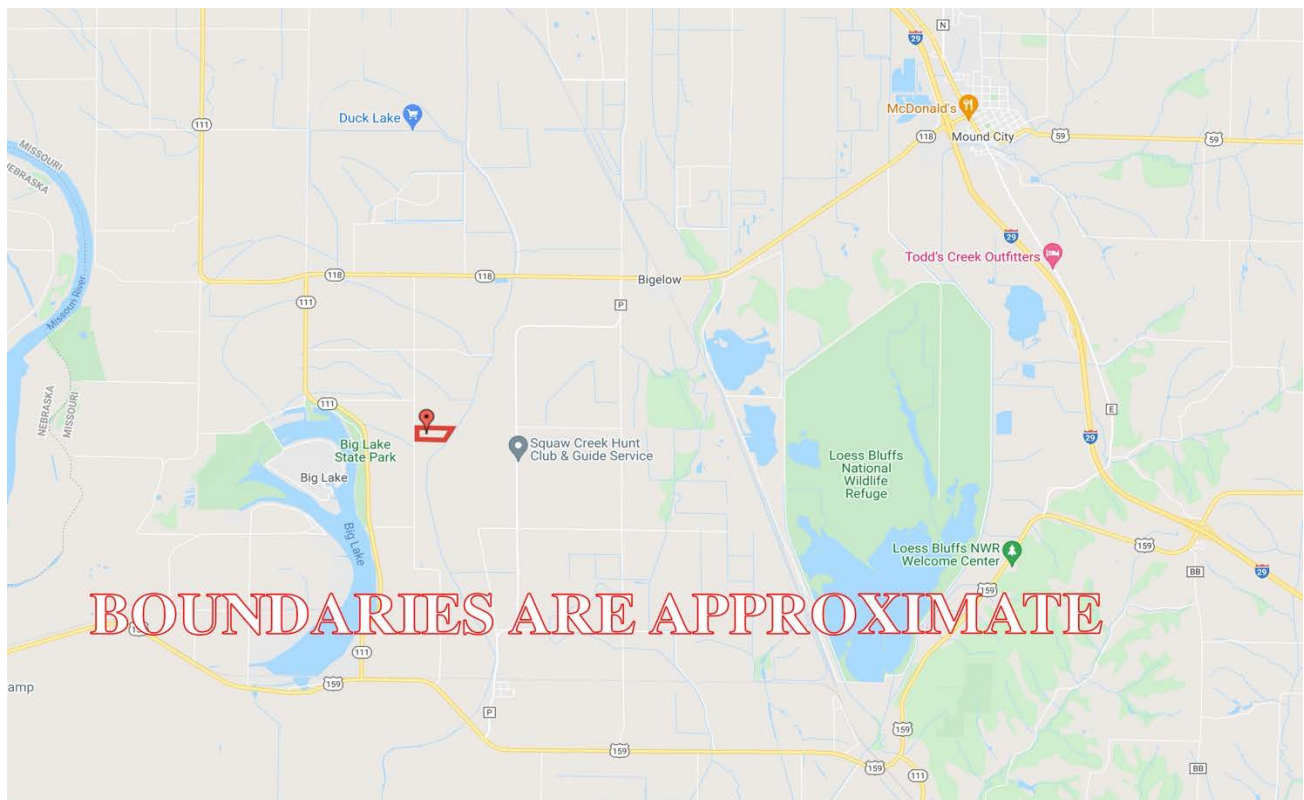
County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The seller further reserves the right to reject 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**

***36.8 Acres, Holt County, MO***  
***Google Aerial***



***Driving Map***



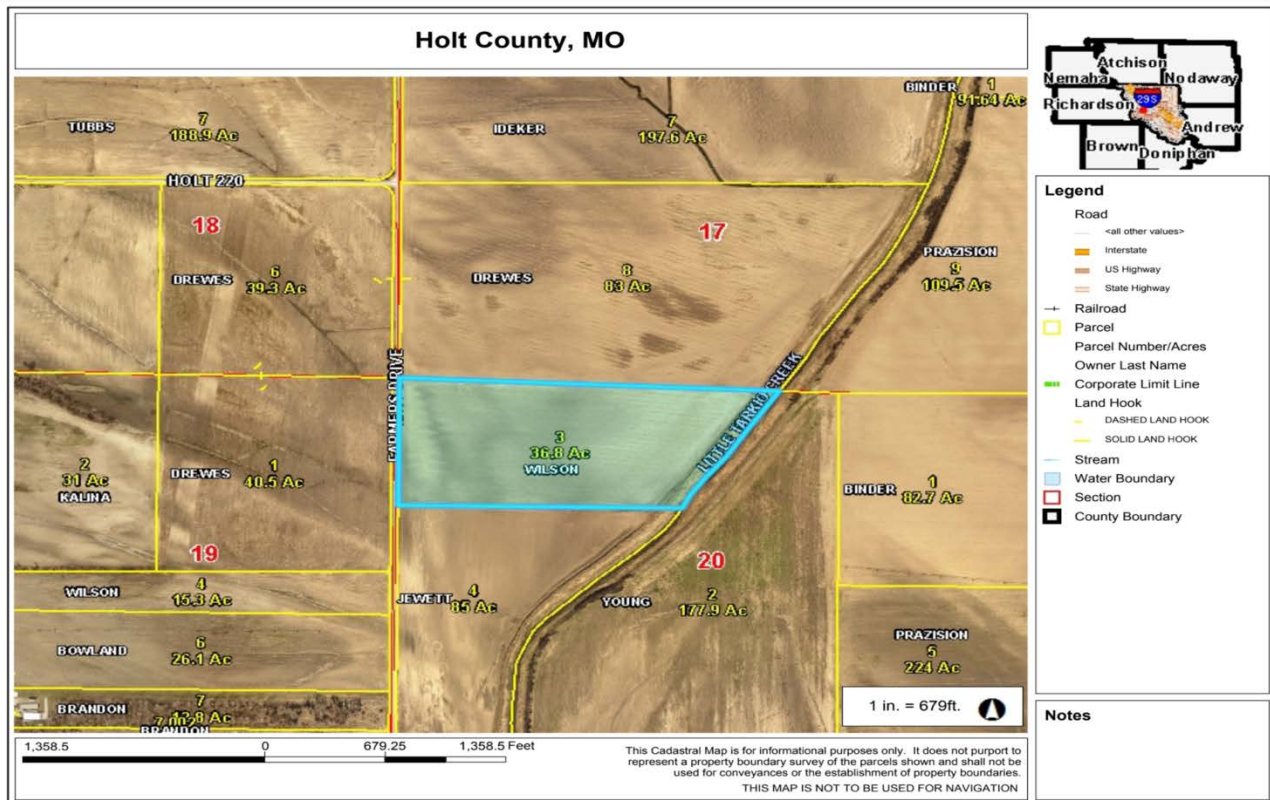


# 36.8 Acres, Holt County, MO

## General Location Map



## Tax Map



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



# 36.8 Acres, Holt County, MO

## Surety Map

### Aerial Map



Map Center: 40° 5' 16.32, -95° 19' 47.29

0ft 648ft 1296ft



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2021 www.AgrIDataInc.com

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

20-61N-39W  
Holt County  
Missouri

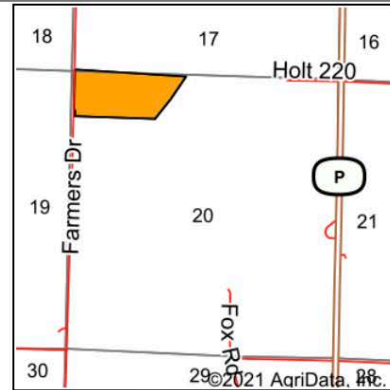
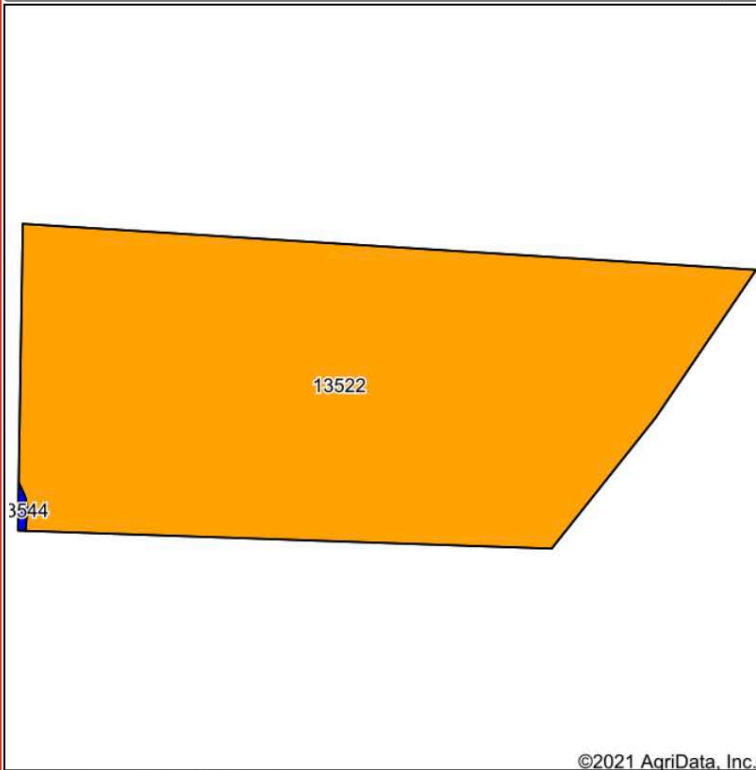


8/24/2021

# 36.8 Acres, Holt County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **20-61N-39W**  
 Township: **Bigelow**  
 Acres: **36.8**  
 Date: **8/24/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 23

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	*n NCCPI Cotton
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	36.74	99.8%		III s	60	57	46	59	7
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	0.06	0.2%		II w	64	62	53	64	0
<b>Weighted Average</b>						<b>*n 60</b>	<b>*n 57</b>	<b>*n 46</b>	<b>*n 59</b>	<b>*n 7</b>

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

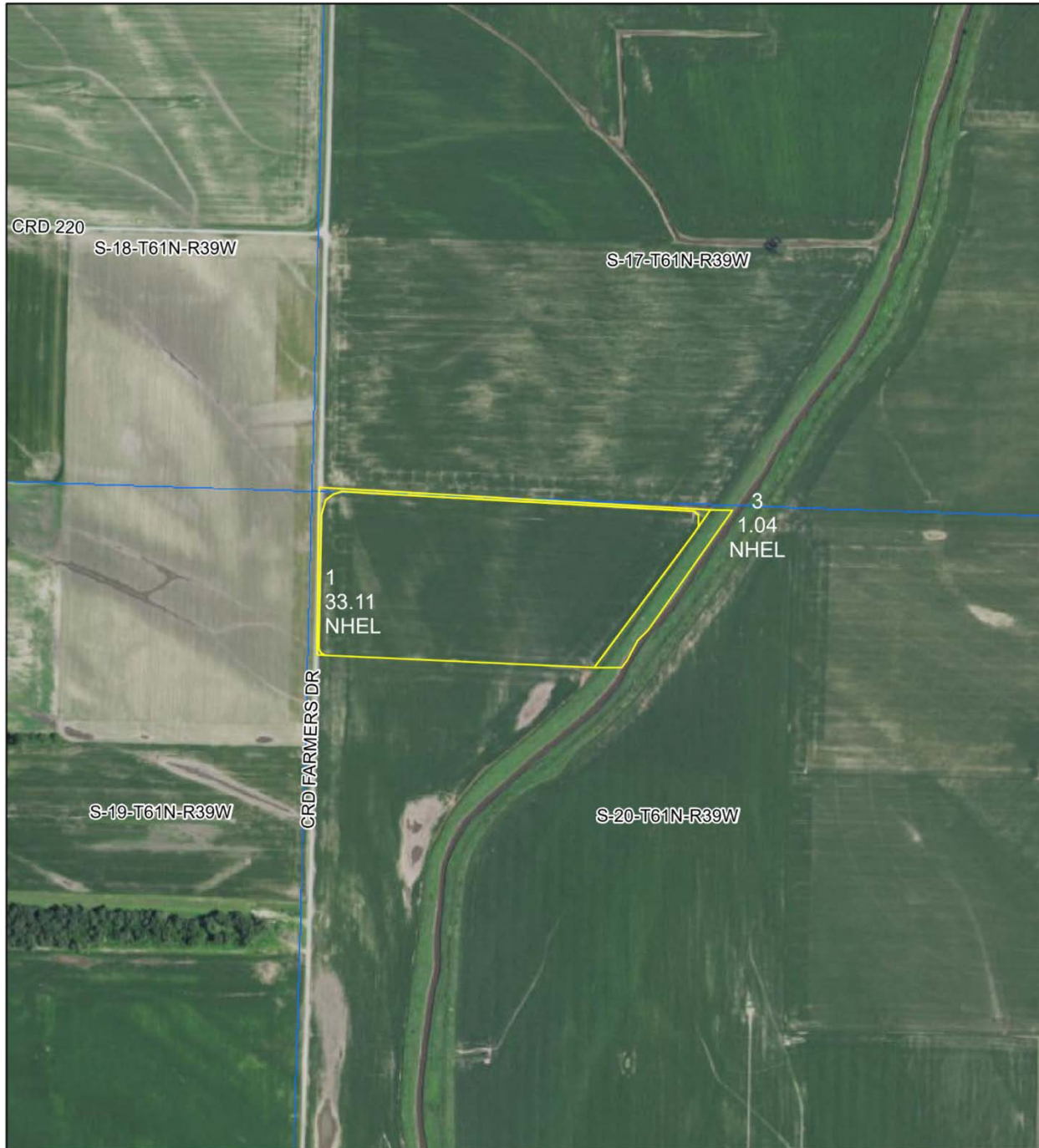
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 36.8 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: 2018-08-18

- clu
- crp
- plss

Farm 3973  
Tract 935

# 36.8 Acres, Holt County, MO

## FSA 156EZ

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 : 3973

Prepared : 9/9/21 4:29 PM

Crop Year : 2021

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.51	34.15	34.15	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	34.15	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	17.60	0.00	133	
Soybeans	16.20	0.00	53	0
<b>TOTAL</b>	<b>33.80</b>	<b>0.00</b>		

#### NOTES

Tract Number : 935

Description : S20-61-39

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 :

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
36.51	34.15	34.15	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	34.15	0.00	0.00	0.00	0.00	0.00

# 36.8 Acres, Holt County, MO

## FSA 578

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3973

Operator Name and Address

### REPORT OF COMMODITIES

### FARM SUMMARY

PROGRAM YEAR: 2021

DATE: 09/09/2021

PAGE: 2

Original: ACG

Revision: \_\_\_\_\_

Cropland: 34.15

Farmland: 36.51

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.

						Crop/ Commodity	Variety/ Type	Share							Crop/ Commodity	Variety/ Type	Share							Crop/ Commodity	Variety/ Type	Share
						GRASS	SMO								SOYBN	COM										
						GRASS	SMO								SOYBN	COM										
						GRASS	SMO								SOYBN	COM										
Planting Period	Crop/ Commodity	Variety/ Type	Int Use	Ir P#	Reporting Unit							Rpt Exp	Det Exp	Rpt Pvt	Det Pvt	Rpt Vol	Det Vol	Rpt NA	Det NA							
01	GRASS	SMO	LS	N	A											1.04										
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	SOYBN	COM	GR	N	A	33.11																				

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)	Title/Relationship of Individual Signing in the Representative Capacity	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.



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

