



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

65.75 Acres, Holt County, MO

*Here's an awesome waterfowl hunting area just Northwest of the Squaw Creek National Wildlife Refuge. This property has a proven history, is equipped with a pump and is highly tillable.
Who said you can't own hunting property and get a good return?!*

LOCATION:

Tract is approximately 0.5 miles East of Highway 111 on Holt 180, about 3.5 miles Southeast of Craig, MO.

PRICE:

\$10,500.00/Taxable Acre or \$690,375.00 Total

FSA Information:

See Attached

TAXES/TAXABLE ACRES:

2021 taxes are \$572.35 on 65.75 acres

RENTAL STATUS:

Available for the 2022 farming season

IMPROVEMENTS:

This property benefits from a shared dewatering pump. After a couple large rains drainage of the Slough area south can get full. During those conditions, the neighbors have set up a five-horse electric lift pump on an automatic float switch that's intended to keep the drainage open during these conditions. The Electric line that provides power to this pump goes across south high bank.

This electric bill is split equally during the growing season for the pump's operation between the two property owners.



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.

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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 The listing may be withdrawn with or without approval.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.

65.75 Acres, Holt County, MO
Aerial Photos



65.75 Acres, Holt County, MO



65.75 Acres, Holt County, MO



65.75 Acres, Holt County, MO
Google Aerial Map

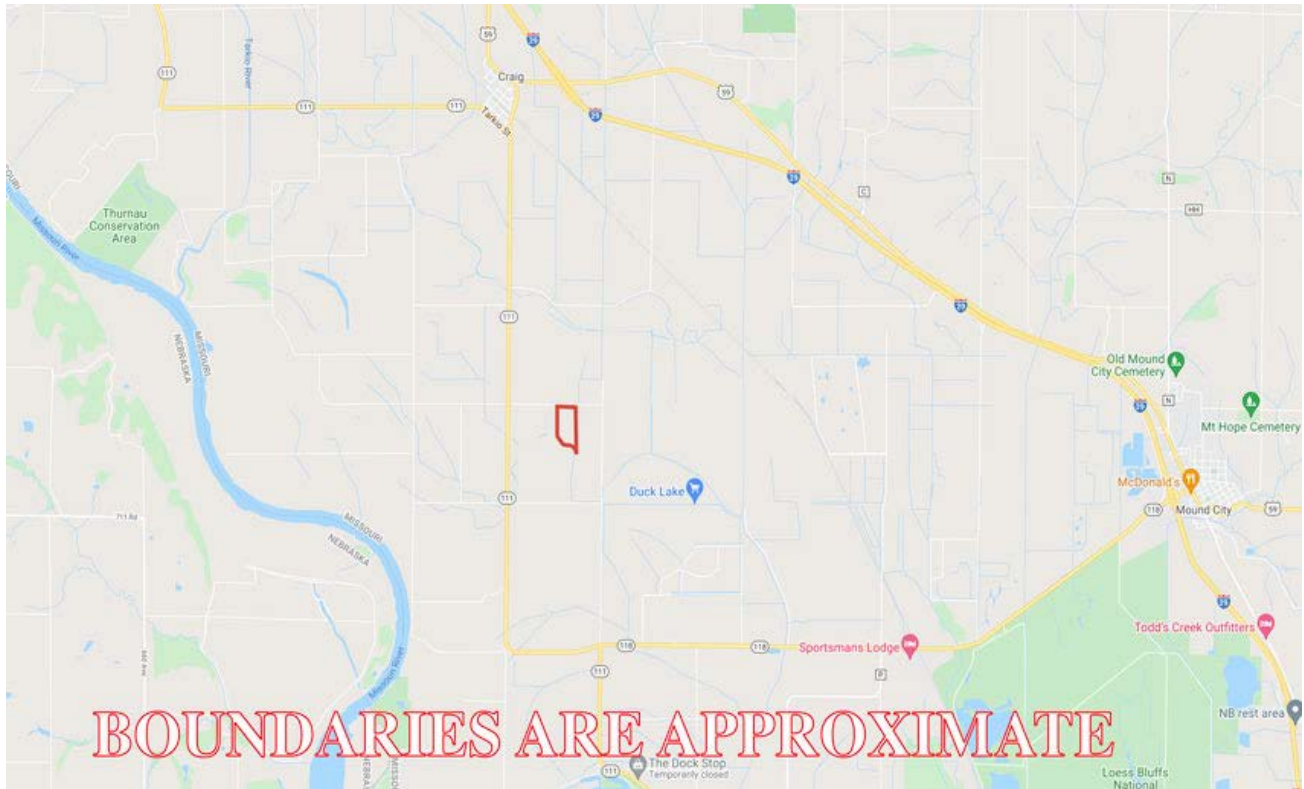


General Location Map

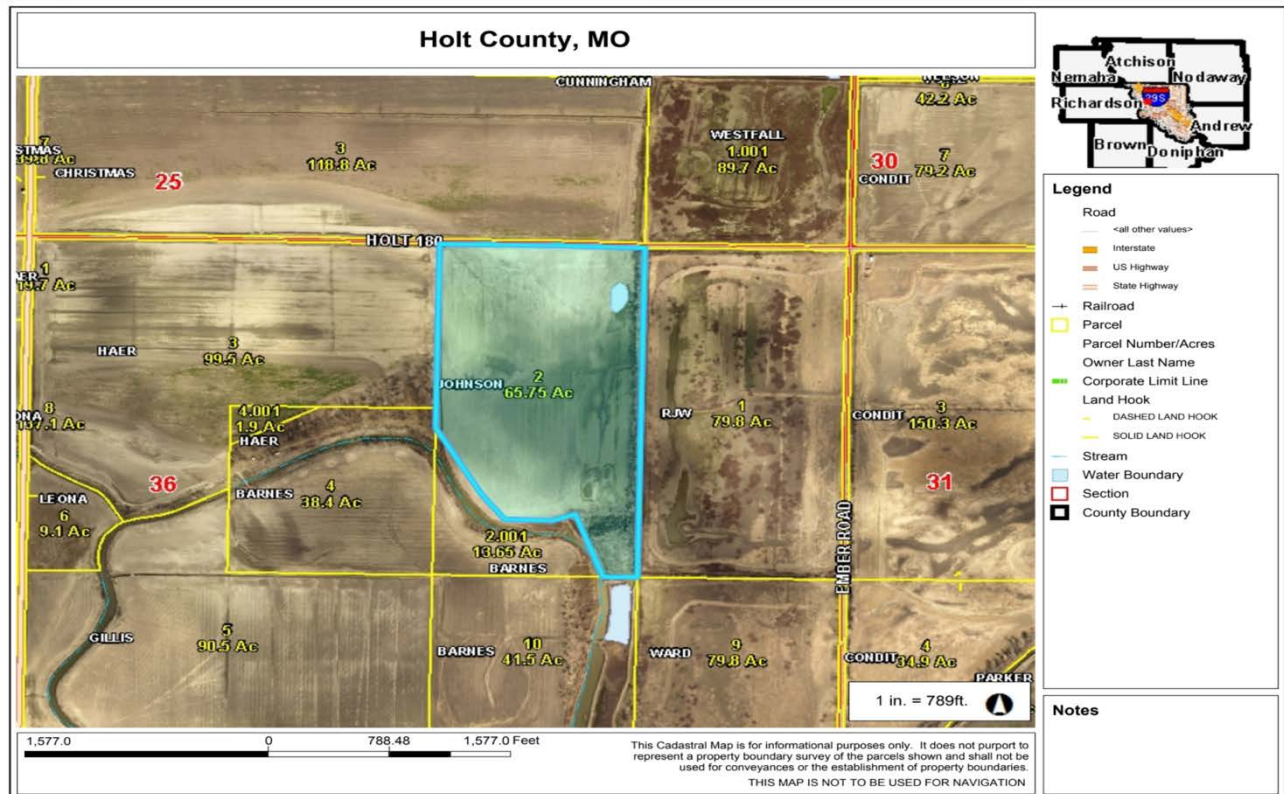


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

65.75 Acres, Holt County, MO Driving Map



Tax Map



PHOTOS PROVIDED BY: KICK BARNES, BROKER, BARNES REALTY COMPANY, 18150 HWY 59, MOUND CITY, MO 64400 PHONE NUMBER: 1-660-442-3177.

65.75 Acres, Holt County, MO

Surety Map



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Maps Provided By:



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

Map Center: 40° 8' 26.71, -95° 21' 39.02

0ft 650ft 1300ft

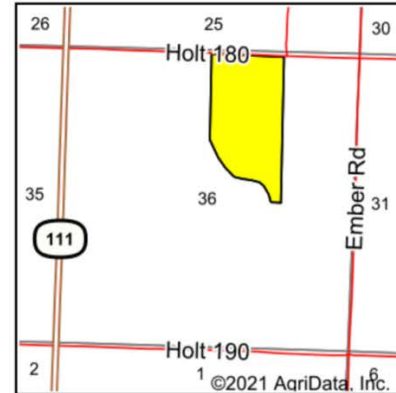
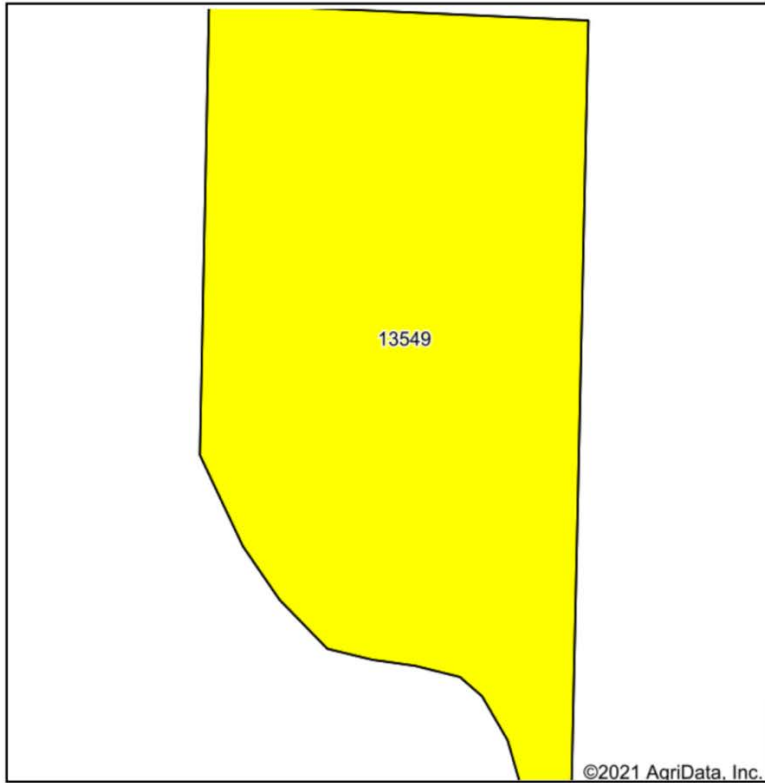
36-62N-40W
Holt County
Missouri



12/21/2021

65.75 Acres, Holt County, MO

Total Acres Soil Map



State: **Missouri**
 County: **Holt**
 Location: **36-62N-40W**
 Township: **Union**
 Acres: **65.75**
 Date: **12/21/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 24

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
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	65.75	100.0%		IVw	48	43	46	47
Weighted Average					4.00	*n 48	*n 43	*n 46	*n 47

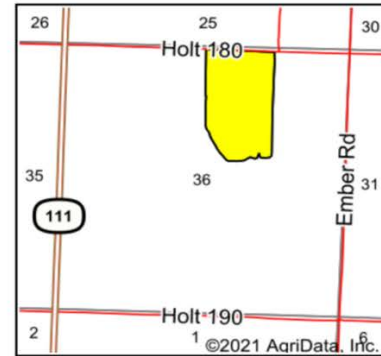
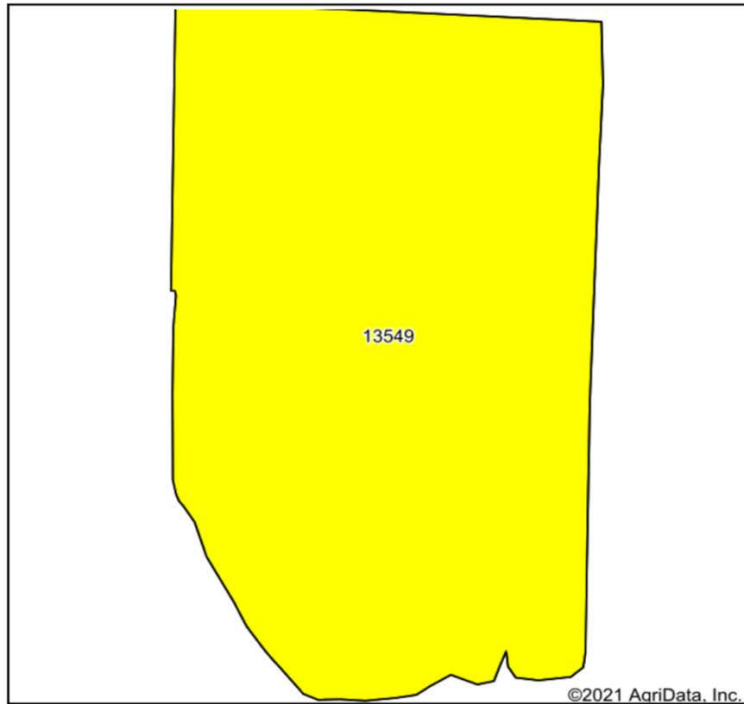
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

65.75 Acres, Holt County, MO

Tillable Acres Soil Map



State: **Missouri**
 County: **Holt**
 Location: **36-62N-40W**
 Township: **Union**
 Acres: **59.62**
 Date: **12/21/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 24

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
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	59.62	100.0%		IVw	48	43	46	47
Weighted Average					4.00	*n 48	*n 43	*n 46	*n 47

*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.

FSA 578

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3846

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2021

DATE: 12/23/2021

PAGE: 1

Original: JRS

Revision: _____

Cropland: 59.62

Farmland: 66.04

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	
2939	1	CORN	YEL	GR		N	C	N	I	A	59.62		Yes		N	5/6/2021	01		
Producer Share 100.00 FSA Physical Location Holt, Missouri NAP Unit 2119 Signature Date 06/14/2021																			
Tract 2939 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	59.62														
Photo Number/Legal Description: G5 S36-62-40																			
Cropland: 59.62					Reported on Cropland: 59.62					Difference: 0.00					Reported on Non-Cropland: 0.00				

65.75 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=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-lgs-FG P=MIXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920

Program Year: 2022

Created: 10/5/2021

Flown: 2018-08-18

- clu
- crp
- plss

**Farm 3846
Tract 2939**

65.75 Acres, Holt County, MO

FSA 156 EZ

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 : 3846

Prepared : 12/23/21 1:44 PM

Crop Year : 2022

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
66.04	59.62	59.62	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	59.62	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.60	0.00	112	
TOTAL	59.60	0.00		

NOTES

Tract Number : 2939

Description : G5 S36-62-40

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 : 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
66.04	59.62	59.62	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	59.62	0.00	0.00	0.00	0.00	0.00