



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

69.30 Acres, Holt County, MO

Here is a nice smaller bottomland tract with a great location. This property will make an excellent investment over the years!

LOCATION:

Property is less than a mile North of Craig, MO on Highway 59.

PRICE:

\$8,300.00/Acre or
\$575,190.00 Total

FSA INFORMATION:

See Attached.

IMPROVEMENTS:

Tract is unimproved

TAXES:

2021 taxes are \$546.19 on
69.3 taxable acres.

AGENT:

Rick Barnes
(660) 851-1152 or
Rickey@BarnesRealty.com



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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 The listing may be withdrawn with or without approval.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 all offers.

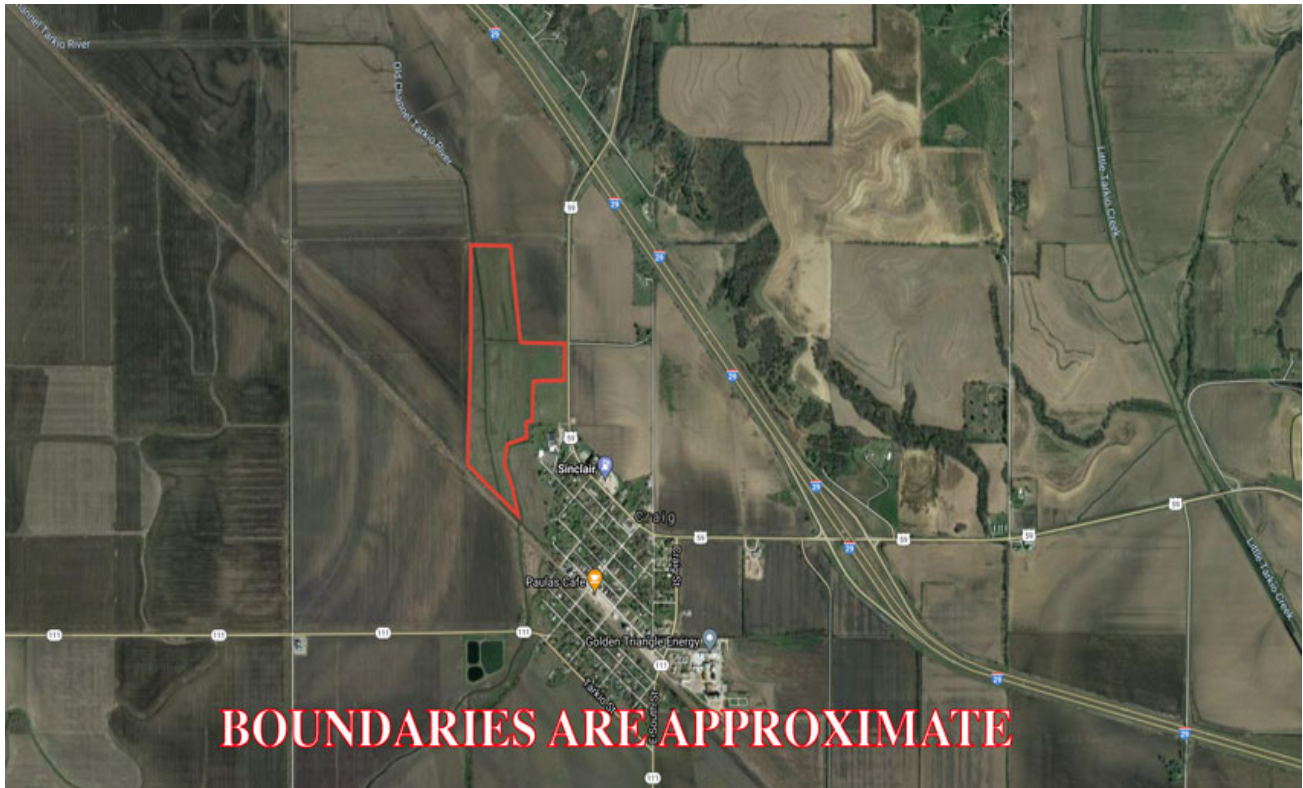
All inquiries, inspections, appointments, and offers must be sent through:

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

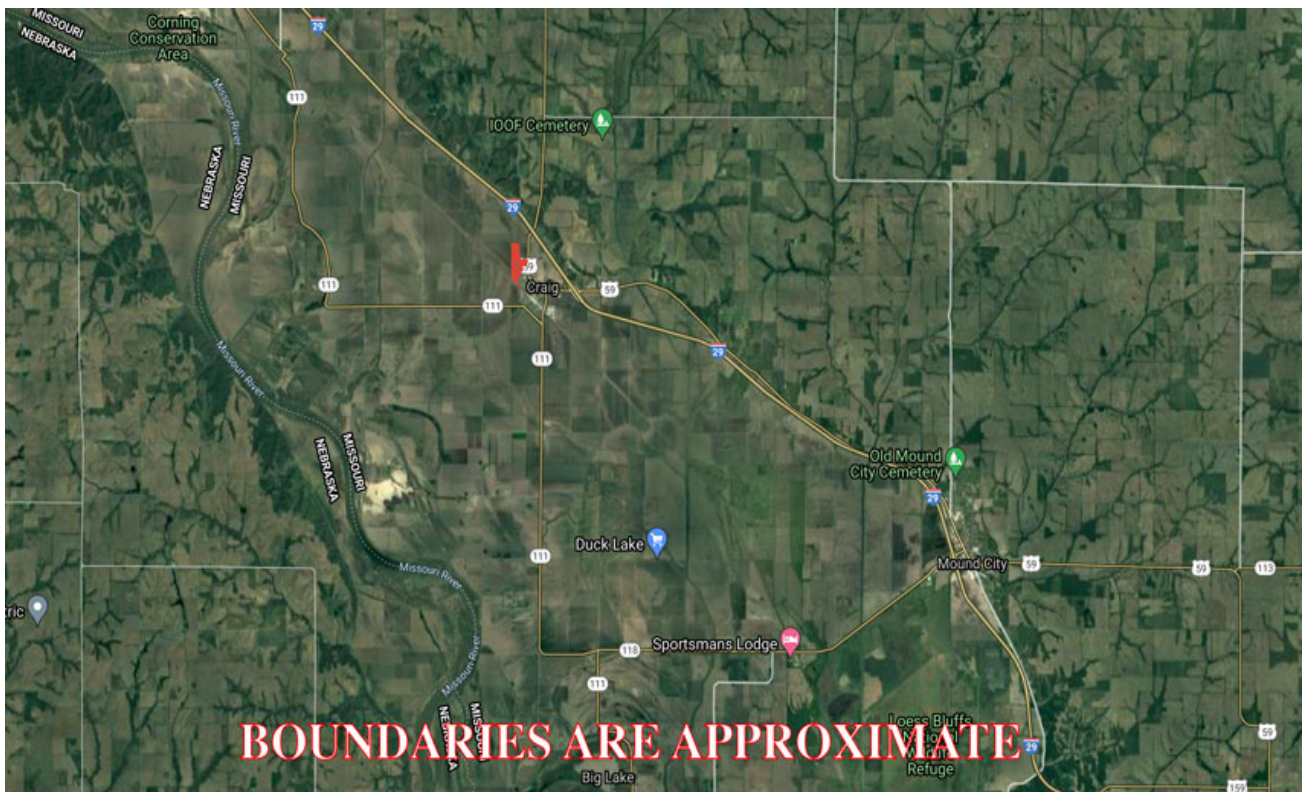
69.30 Acres, Holt County, MO
Aerial Photos



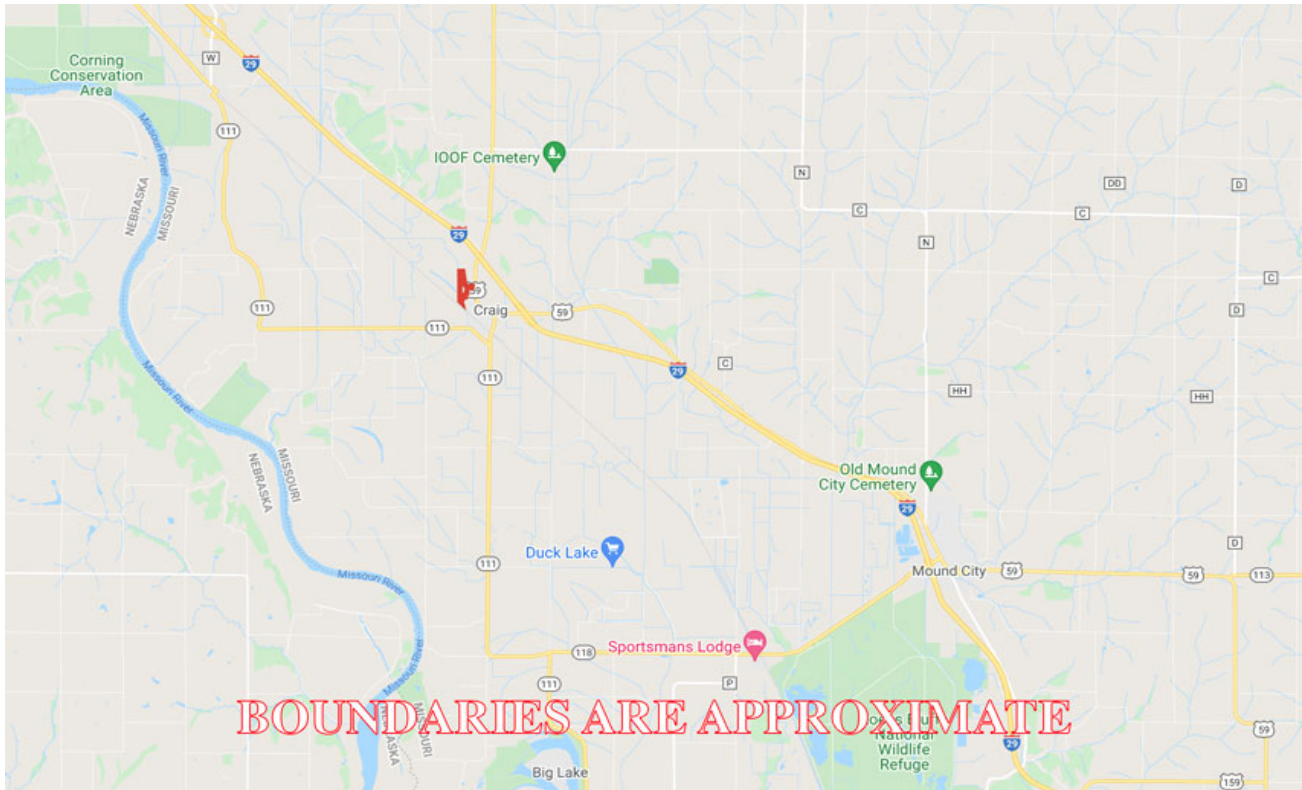
69.30 Acres, Holt County, MO
Google Aerial Map



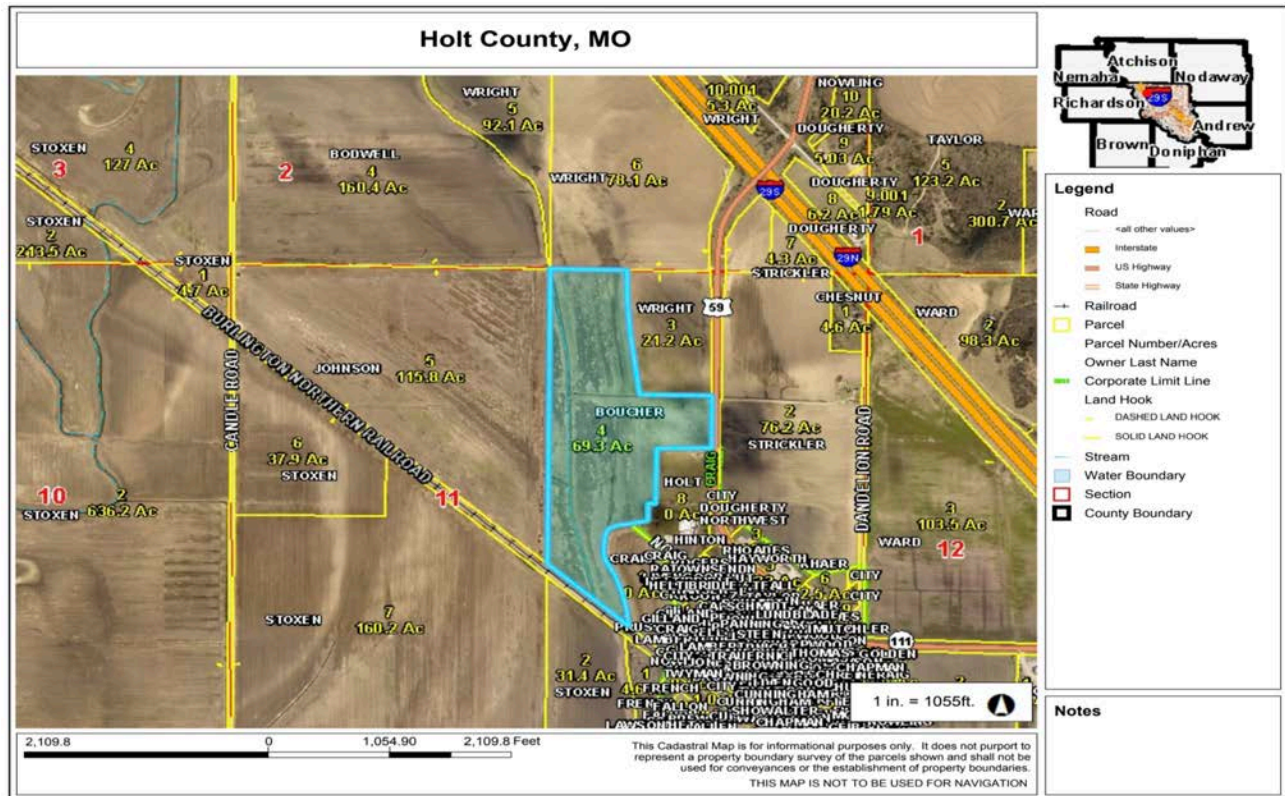
General Location Map



69.30 Acres, Holt County, MO Driving 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.

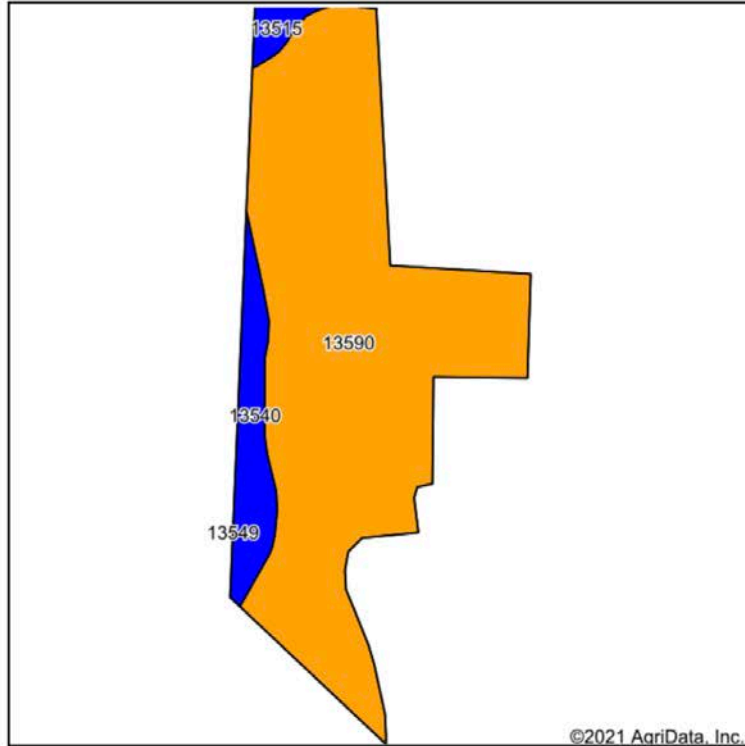
69.30 Acres, Holt County, MO

Surety Map

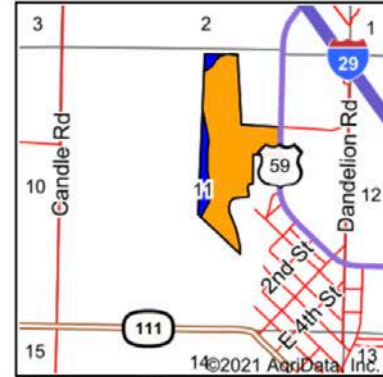


69.30 Acres, Holt County, MO

Total Acres Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **11-62N-40W**
 Township: **Union**
 Acres: **69.3**
 Date: **12/22/2021**



Maps Provided By:



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
13590	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	61.60	88.9%		Illw	51	49	51	45
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	6.30	9.1%		Ilw	59	58	52	59
13515	Dupo silt loam, 0 to 2 percent slopes, rarely flooded	1.40	2.0%		Ilw	81	81	70	70
Weighted Average					2.89	*n 52.3	*n 50.5	*n 51.5	*n 46.8

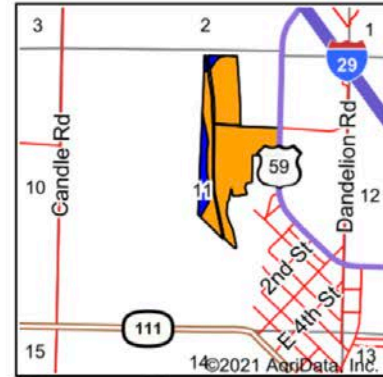
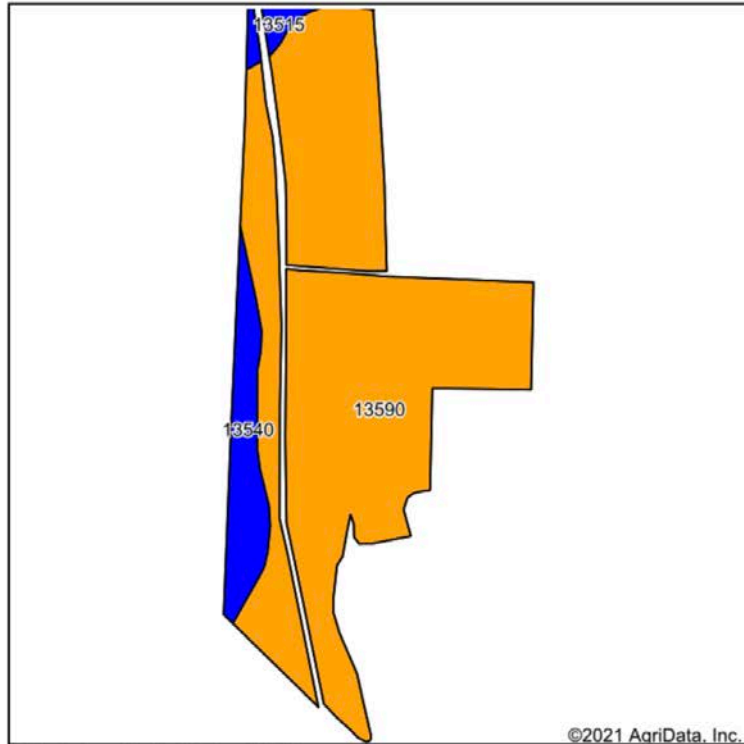
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

69.30 Acres, Holt County, MO

Tillable Acres Soil Map



State: **Missouri**
 County: **Holt**
 Location: **11-62N-40W**
 Township: **Union**
 Acres: **63.75**
 Date: **12/22/2021**



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
13590	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	56.78	89.1%		Illw	51	49	51	45
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	5.87	9.2%		Ilw	59	58	52	59
13515	Dupo silt loam, 0 to 2 percent slopes, rarely flooded	1.10	1.7%		Ilw	81	81	70	70
Weighted Average					2.89	*n 52.3	*n 50.4	*n 51.4	*n 46.7

*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.

69.30 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: 2022

Created: 10/5/2021

Flown: 2018-08-18

- clu
- crp
- plss

Farm 1290
Tract 282

69.30 Acres, Holt County, MO

FSA 156EZ

MISSOURI HOLT Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1290 Prepared : 1/19/22 10:58 AM Crop Year : 2022
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Operator Name :
Farms Associated with Operator : 29-087-1290, 18-059-5309, 18-059-5310, 29-147-5546
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/V/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
70.95	69.01	69.01	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	69.01	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	49.20	0.00	142	
Soybeans	16.40	0.00	52	
TOTAL	65.60	0.00		

NOTES

Tract Number : 282
Description : F3 S11-62-40
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.95	69.01	69.01	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	69.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield