



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

80 Acres +/- Holt County, MO

Gently rolling, highly productive hill ground right off a well-traveled highway. Land like this won't last long!

LOCATION:

Property is located just Northwest of the C Highway and DD Highway intersection. The tract is North one mile off C Highway on Memphis Road and West one mile off DD Highway on Holt 120.

PRICE:

\$10,000.00/Taxable Acre or \$764,000.00 Total
**PRICE REDUCED! \$9,600.00/Taxable Acre or
\$733,440.00 Total**

FSA INFORMATION:

See information attached.

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2020 taxes were \$309.04 on 76.4 taxable acres.

RENTAL STATUS:

Currently leased annually.

LISTING AGENT:

BP Sharp
(660) 572-0029 or bpsharp@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 The listing may be withdrawn with or without approval.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.



80 Acres +/- Holt County, MO
Google Aerial Map



General Location Map



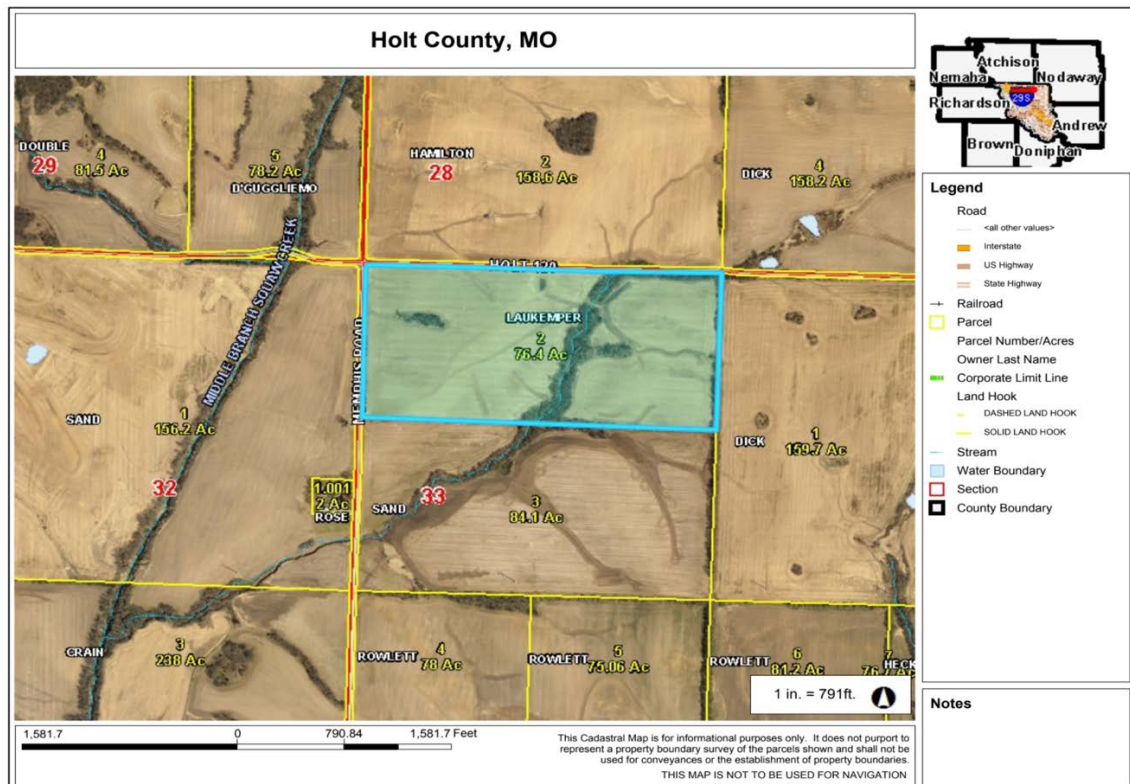
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

80 Acres +/- Holt County, MO

Driving Map

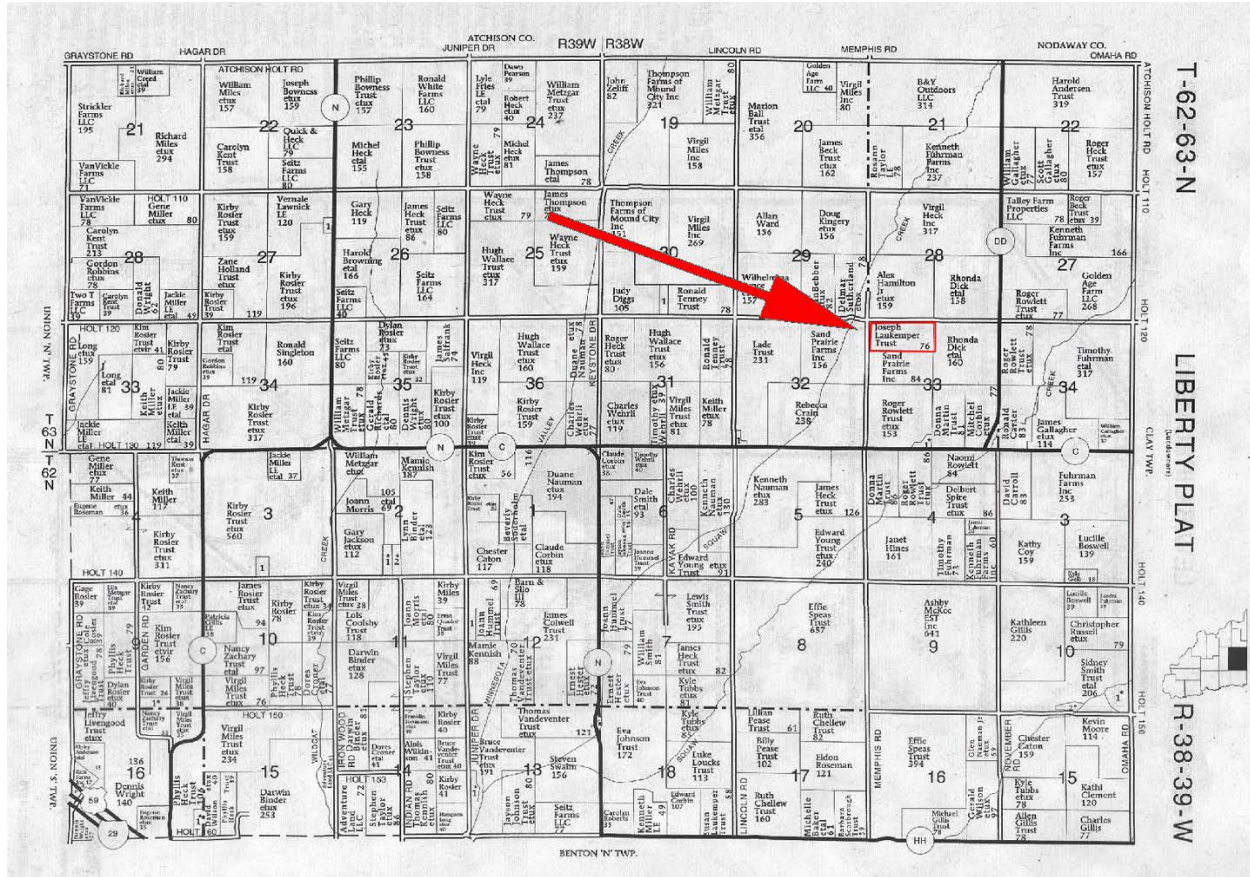


Tax Map



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80 Acres +/- Holt County, MO Plat Map



FSA 578

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 4252

Operator Name and Address

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 05/24/2021

PAGE: 1

Original: CDN

Revision: _____

Cropland: 113.03

Farmland: 146.46

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr.	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
212	1	SOYBN	COM	GR		N	C	N	I	A	41.96		Yes		N	5/6/2020	01	
Produce:						Share	50.00	FSA Physical Location Holt, Missouri								NAP Unit 2551	Signature Date 06/18/2020	
							50.00	Holt, Missouri										
3		SOYBN	COM	GR		N	C	N	I	A	24.61		Yes		N	5/6/2020	01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri								NAP Unit 2551	Signature Date 06/18/2020	
							50.00	Holt, Missouri										

Tract 212 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	SOYBN	COM	GR	N	A	66.57														

Photo Number/Legal Description: L2 S33-63-38

Cropland: 64.97

Reported on Cropland: 66.57

Difference: 1.60

Reported on Non-Cropland: 0.00

80 Acres +/- Holt County, MO
FSA 156EZ

Tract Number : 212

Description : L2 S33-63-38

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
75.36	64.97	64.97	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	64.97	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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MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4252
Prepared : 5/24/21 4:22 PM
Crop Year : 2021

Tract 212 Continued ...

Corn	32.48	0.00	151
Soybeans	32.49	0.00	47
TOTAL	64.97	0.00	

NOTES

80 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-Igs-FG P=MIXFG-Igs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2021

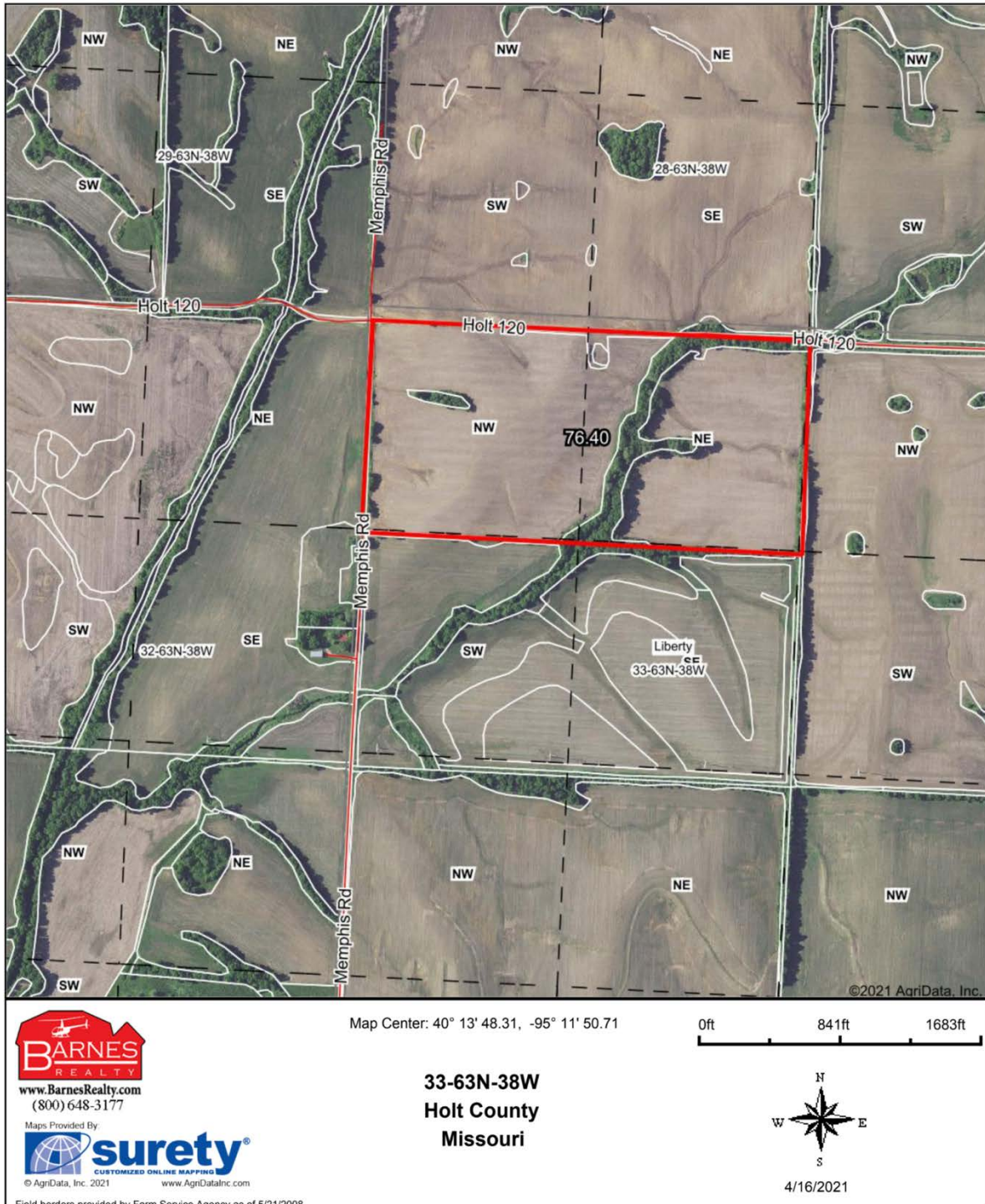
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Flown: 2018-10-16

- clu
- crp
- plss

**Farm 4252
Tract 212**

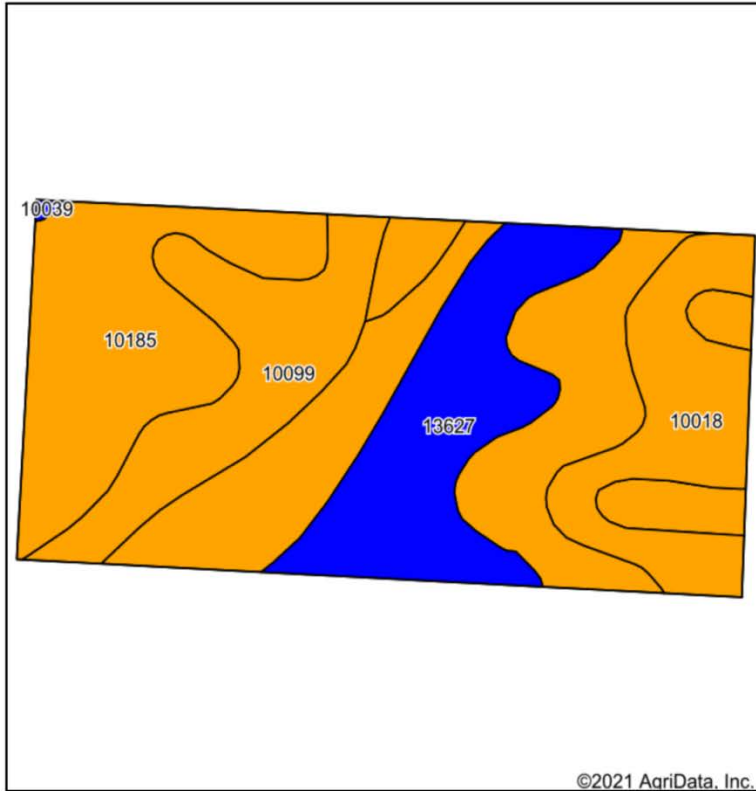
80 Acres +/- Holt County, MO
Surety Map
Aerial Map



80 Acres +/- Holt County, MO

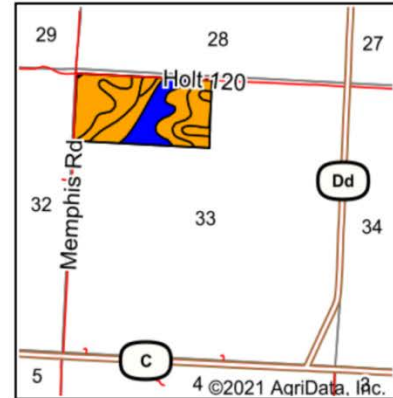
Soil Map

Soils Map



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Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **33-63N-38W**
 Township: **Liberty**
 Acres: **76.4**
 Date: **4/16/2021**



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Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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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
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	35.49	46.5%		IIIe		76	76	55	56
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	14.29	18.7%		IIIe		91	91	67	71
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	14.16	18.5%		IIw		77	77	52	67
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	12.34	16.2%		IIIe		85	85	64	66
10039	Kenridge-Judson complex, 1 to 7 percent slopes	0.12	0.2%		IIw	IIw	84	79	72	74
Weighted Average							*n 80.5	*n 80.4	*n 58.2	*n 62.5

*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.

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Photos



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