



Land Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
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18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

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

102.6 Acres, Holt County, MO

Missouri River bottom is always in high demand!! If you are an out of area investor purchaser?... Check with us- you'll be surprised at the level of cash rent bids! Underground pipe stations every 600 feet and a well included with property. With 12 Acres +/- of riverfront, it has reasonable access and borders a state conservation area. Consider Tesla's Powerwall and solar panel kit, you can build a remote cabin here above base flood elevation and TRULY get away! Look for the eagle's nests across the river.

LOCATION:

Tract is located SW of Craig, MO on Holt 185.

PRICE:

\$9,250.00/Taxable Acre or
\$949,050.00 Total

FSA INFORMATION:

See attached.

IMPROVEMENTS:

Underground pipe stations
Irrigation well

TAXES/TAXABLE ACRES:

2022 taxes were \$1,157.84 on 102.6
taxable acres

RENTAL STATUS:

Inquire with Listing Agent.

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 The listing may be withdrawn with or without approval.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.

102.6 Acres, Holt County, MO
Aerial Photos



102.6 Acres, Holt County, MO
Aerial Photos



102.6 Acres, Holt County, MO
Google Aerial Map

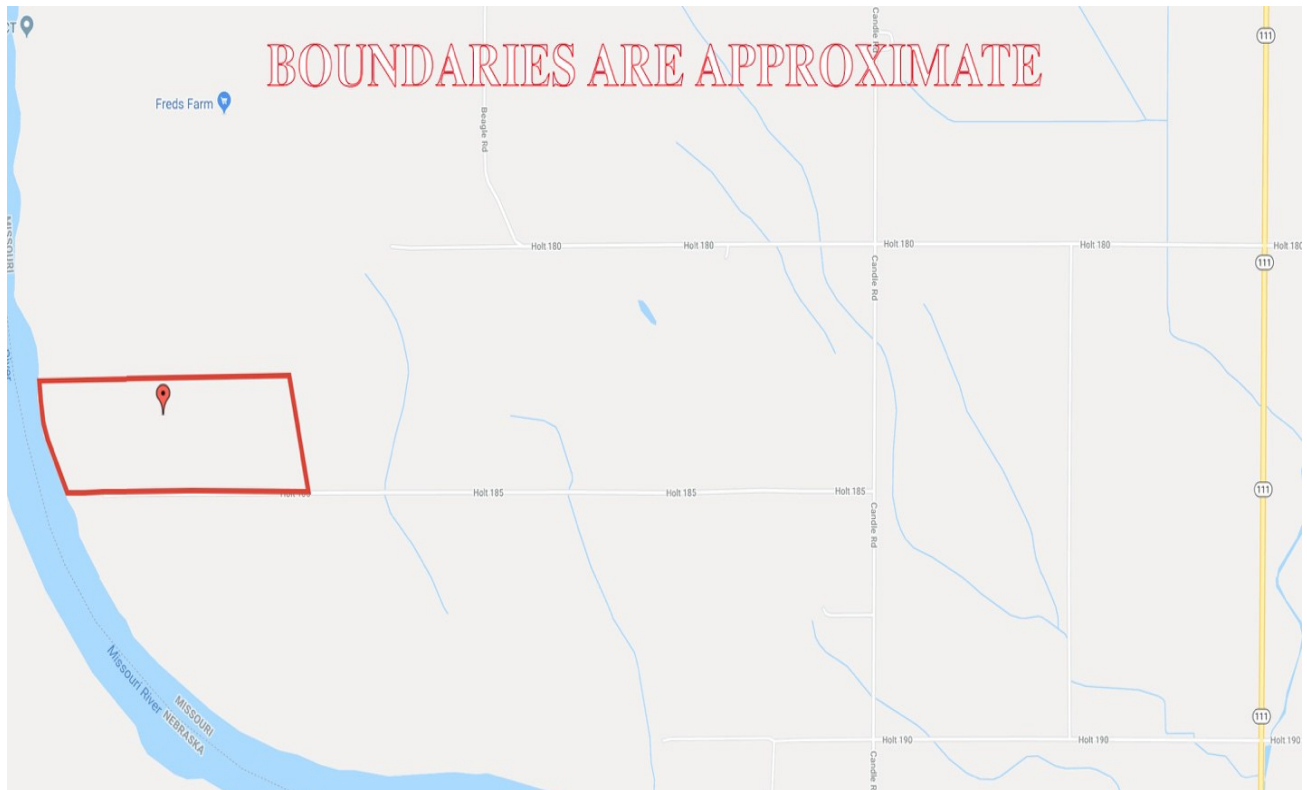


General Location Map

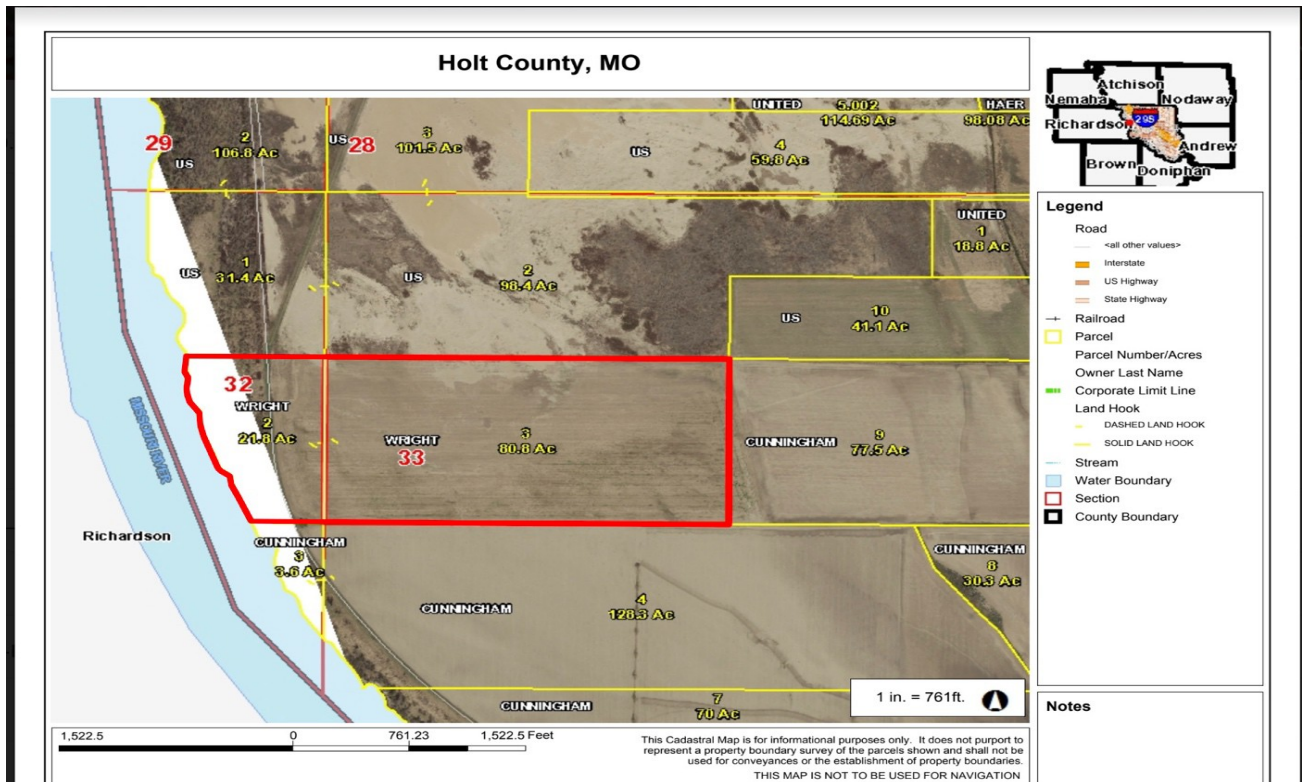


102.6 Acres, Holt County, MO

Driving Map



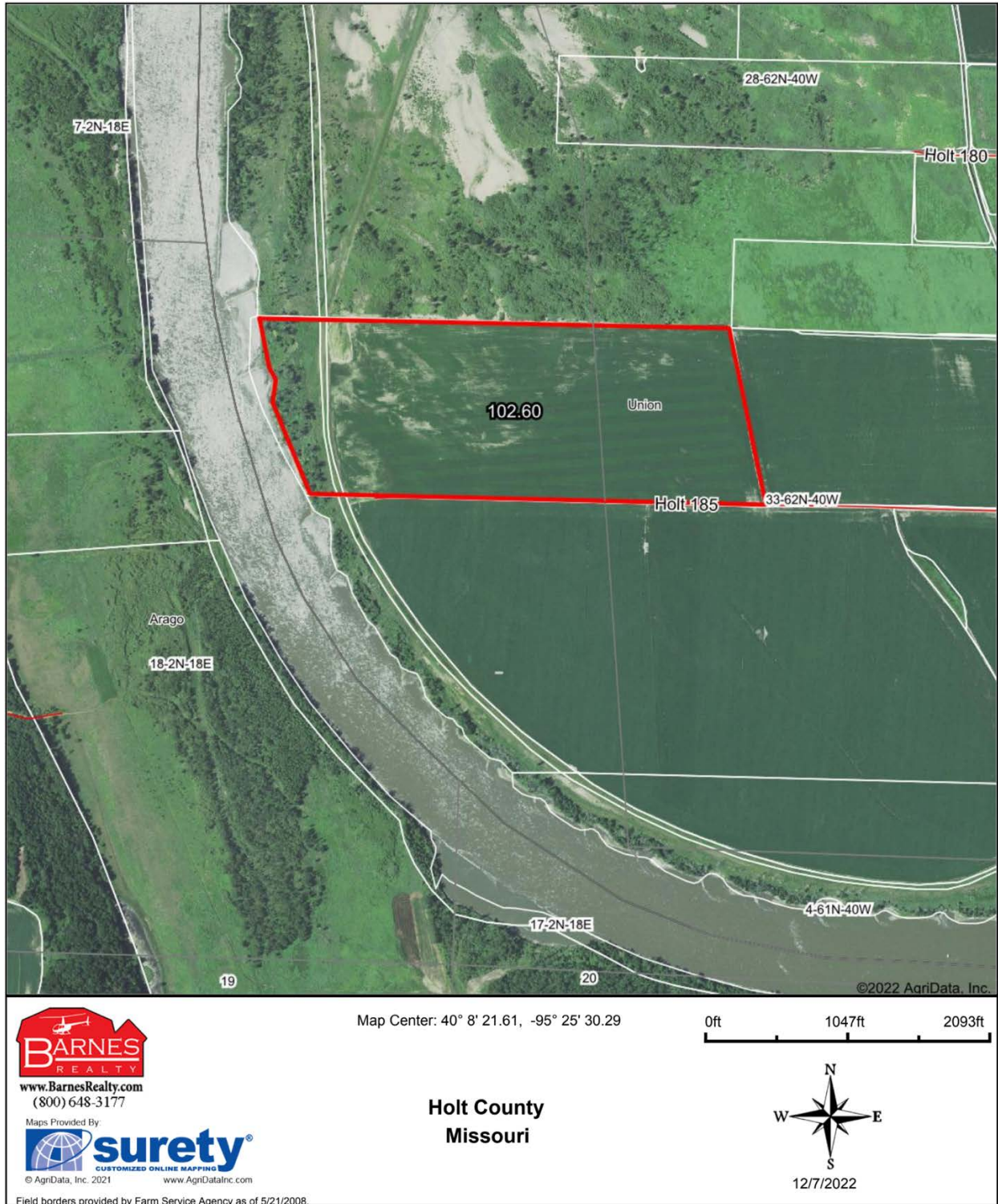
Tax Map



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

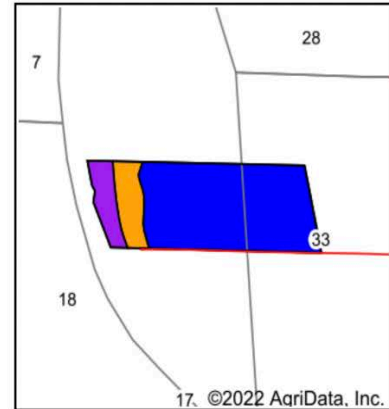
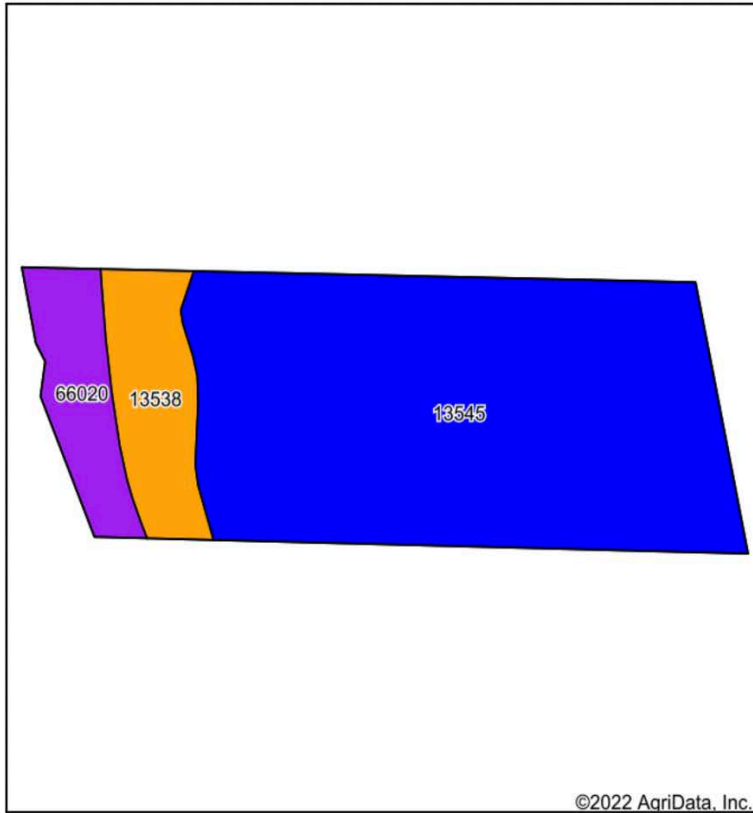
102.6 Acres, Holt County, MO

Surety Map



102.6 Acres, Holt County, MO

Soil Map



State: **Missouri**
 County: **Holt**
 Location: **40° 8' 21.61, -95° 25' 30.29**
 Township: **Union**
 Acres: **102.6**
 Date: **12/7/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 25										
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
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	80.65	78.6%		IIw	74	73	60	59	
13538	Kenmoor-Grable complex, 0 to 2 percent slopes, rarely flooded	12.05	11.7%		IIIc	50	48	42	42	3
66020	Haynie silt loam, 0 to 2 percent slopes, frequently flooded	9.90	9.6%		Vw	19	6	19	2	
Weighted Average					2.41	*n 65.9	*n 63.6	*n 53.9	*n 51.5	*n 0.4

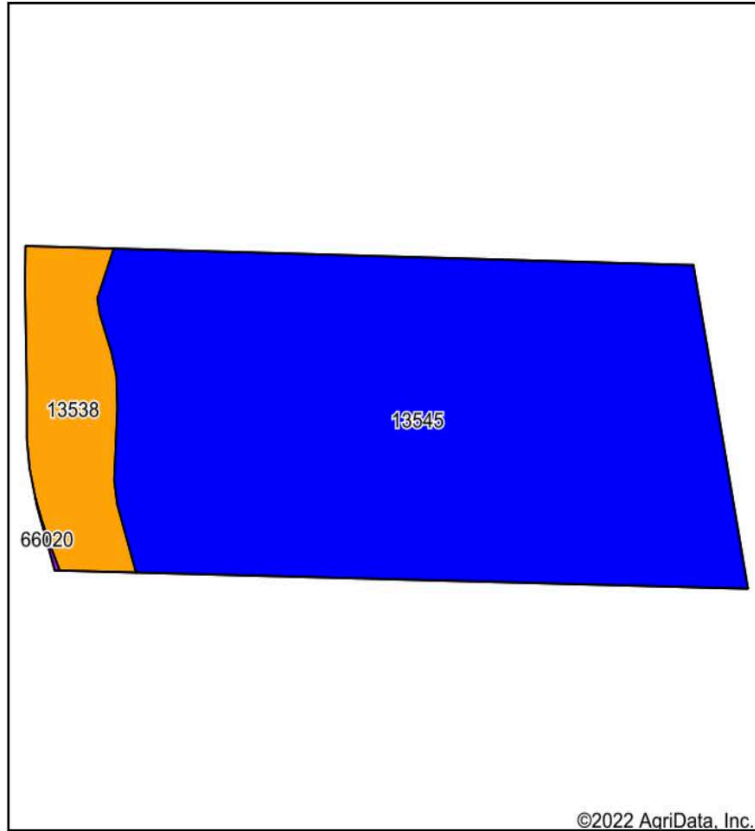
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

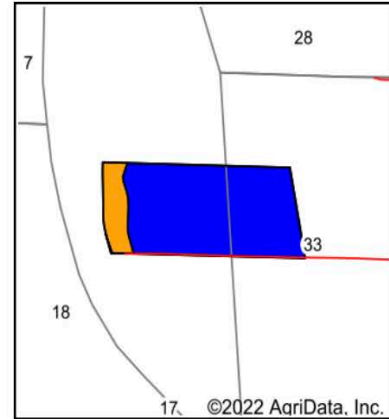
Soils data provided by USDA and NRCS.

102.6 Acres, Holt County, MO

Soil Map- Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **40° 8' 21.61, -95° 25' 30.29**
 Township: **Union**
 Acres: **93.44**
 Date: **12/7/2022**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 25

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
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	82.12	87.9%		Ilw	74	73	60	59	
13538	Kenmoor-Grable complex, 0 to 2 percent slopes, rarely flooded	11.26	12.1%		Ills	50	48	42	42	3
66020	Haynie silt loam, 0 to 2 percent slopes, frequently flooded	0.06	0.1%		Vw	19	6	19	2	
Weighted Average					2.12	*n 71.1	*n 69.9	*n 57.8	*n 56.9	*n 0.4

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

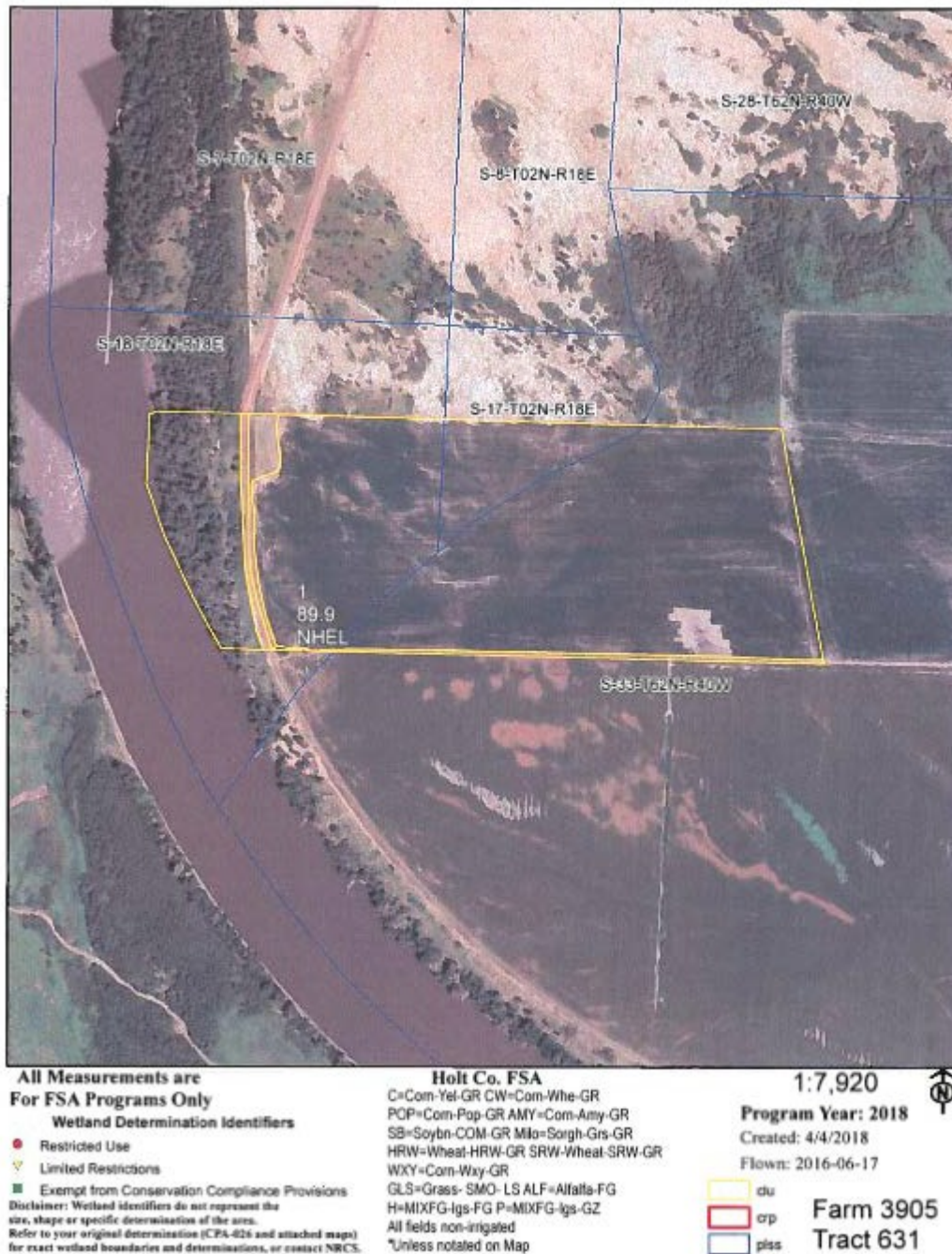
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

102.6 Acres, Holt County, MO

FSA Aerial Map

-updated map coming soon



102.6 Acres, Holt County, MO

FSA 156EZ

-updated info coming soon!

Tract Number : 631							
Description : E4 S33-62-40							
FSA Physical Location : MISSOURI/HOLT							
ANSI Physical Location : MISSOURI/HOLT							
BIA Unit Range Number :							
HEL Status : NHSL: No agricultural commodity planted on undetermined fields							
Wetland Status : Tract does not contain a wetland							
WL Violations : None							
Owners :							
Other Producers :							
Recon ID : None							
Land Use							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
107.55	89.90	89.90	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	89.90	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield			
Corn	67.41	0.00	0	103			
Soybeans	22.47	0.00	0	37			
TOTAL	89.88	0.00					