



FARMLAND AUCTION

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

103.5 Acres, Holt County, MO **Online Only Auction**

Bidding ends on March 8, 2023 at 11:00 AM

Irrigated Missouri river bottom land is always in high demand. This tract is well located and has blacktop access.

LOCATION:

Both tracts are located on both sides of Highway 111, approximately 5 miles Northwest of Craig, MO.

IMPROVEMENTS:

One irrigation pivot system on Tract 1.
The drive motor on the pivot is not included in the sale.

FSA INFORMATION:

Coming Soon!

TAXES/TAXABLE ACRES:

2022 taxes are \$3,516.80 on 241.5 taxable acres.

RENTAL STATUS:

Inquire with Agent.

AGENTS:

Rick Barnes
(660)851-1152 or Rickey@BarnesRealty.com
Jamie Barnes
(660) 851-1125 or
Jamie@BarnesRealty.com



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

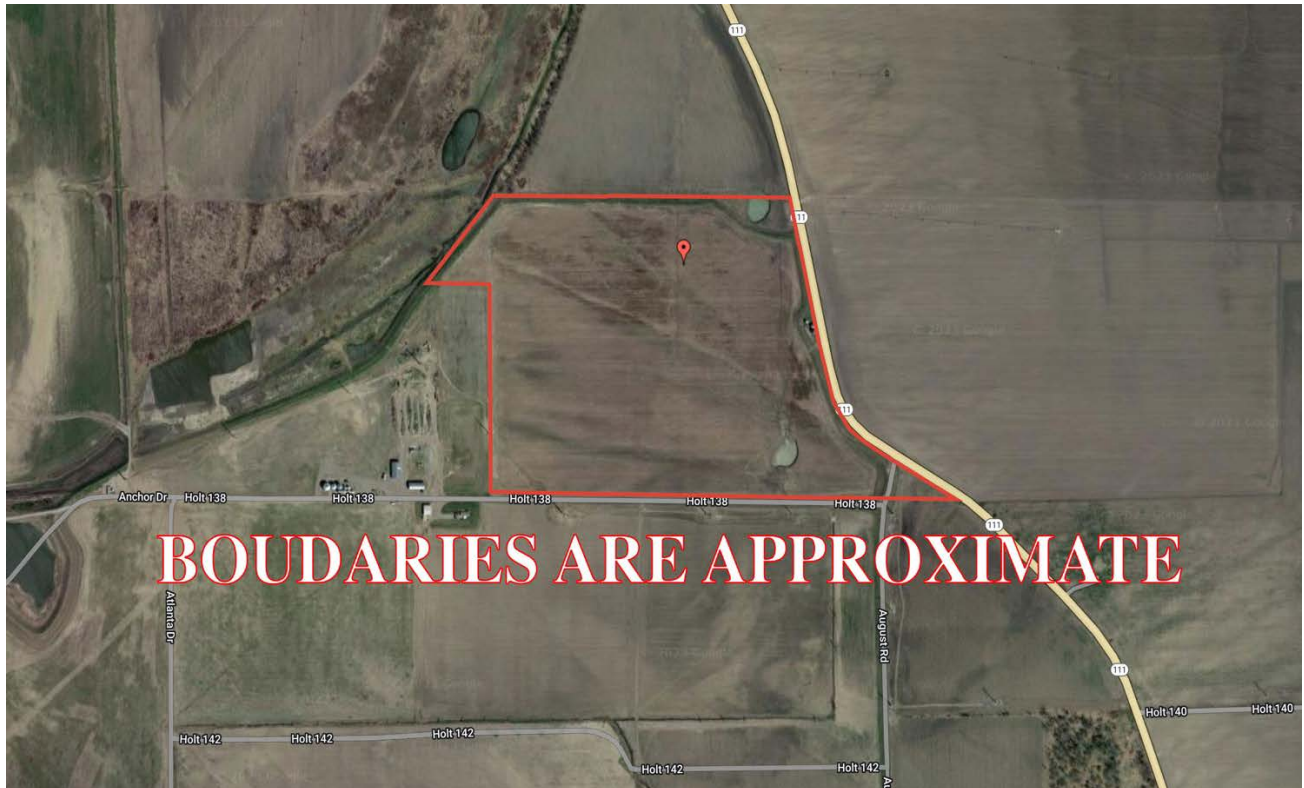
Terms: 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur after 2023 harvest or on/before December 31 2023, whichever happens sooner. Closing will occur at First American Title, 2301 Village Drive, St. Joseph, MO 64506. 2023 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer.

Barnes Realty is agent for the Seller.

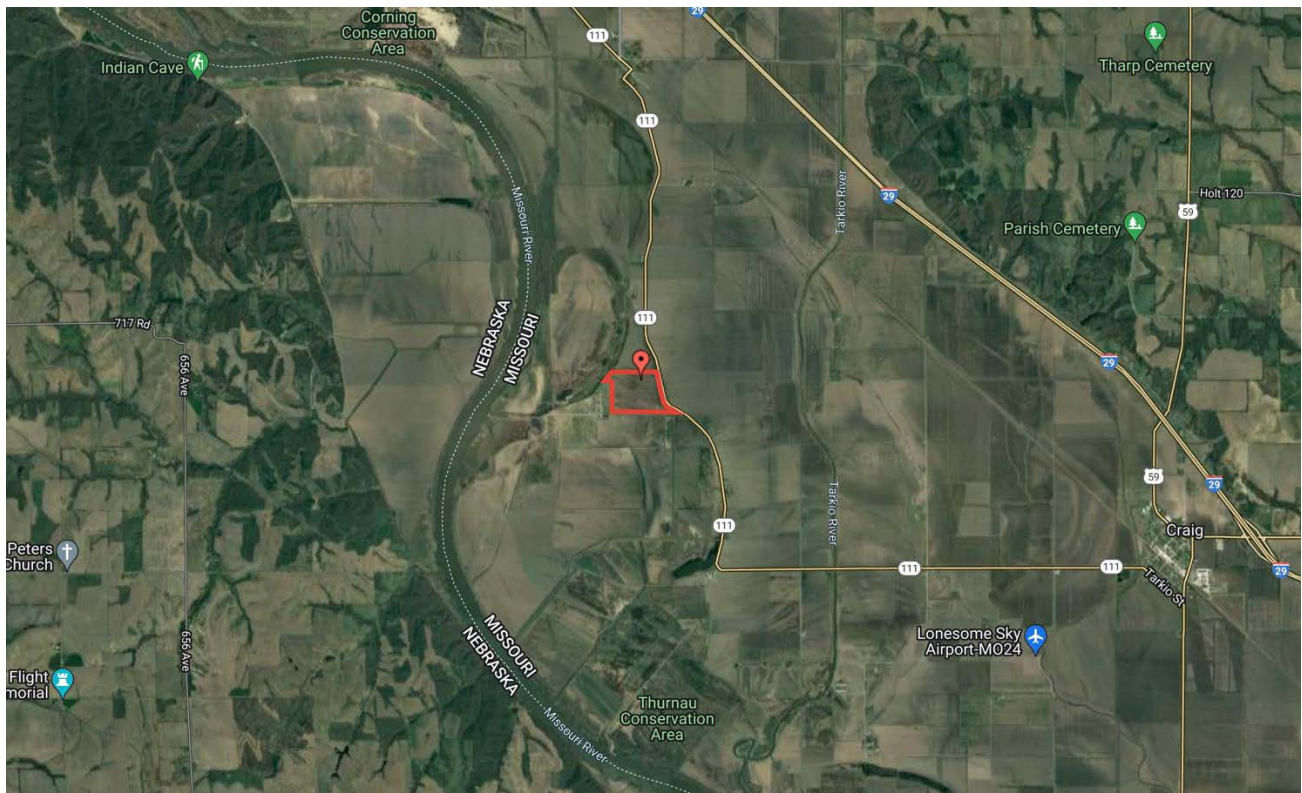
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

Aerial Photos Coming Soon!

103.5 Acres, Holt County, MO
Google Aerial Map



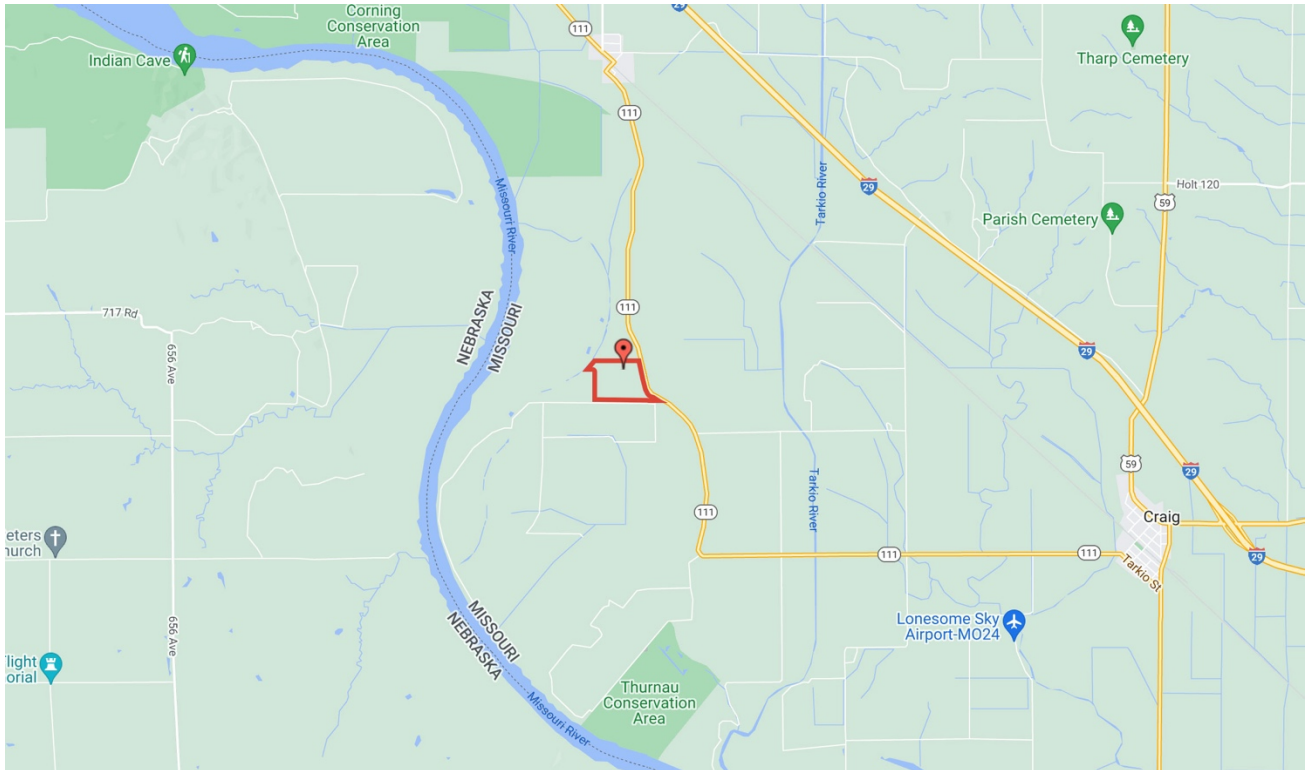
General Location Map



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

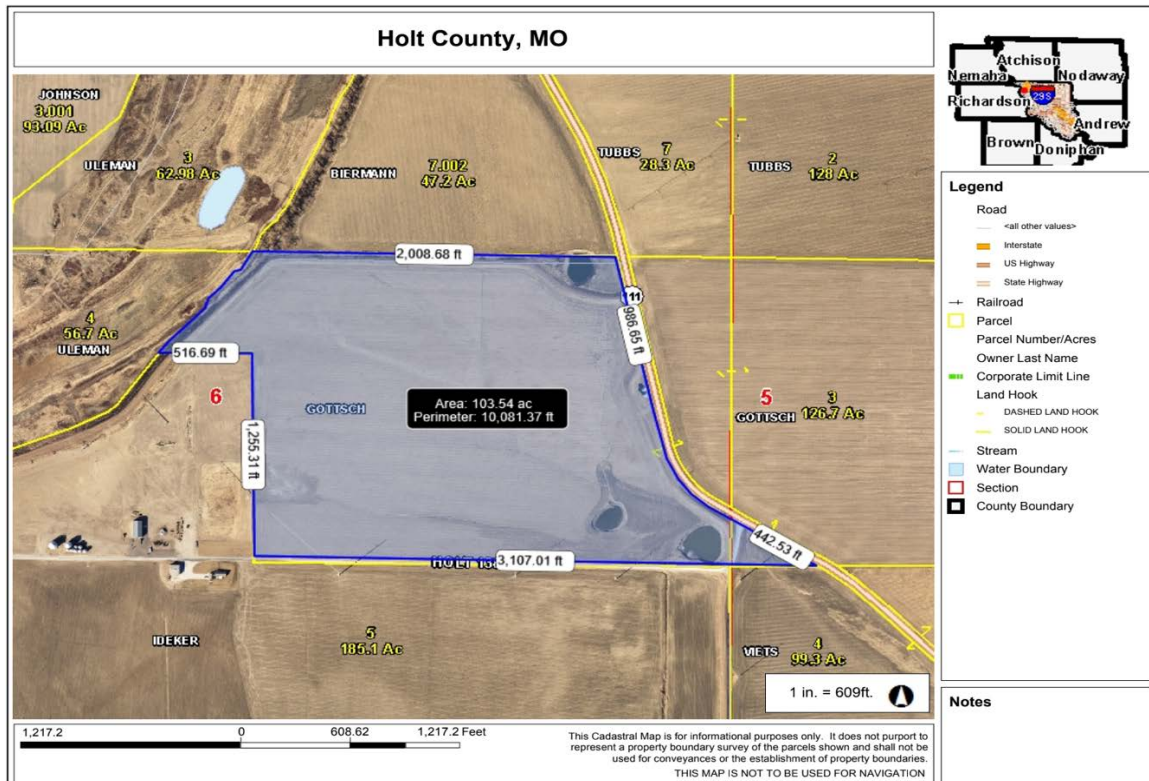
103.5 Acres, Holt County, MO

Driving Map



Tax Map

BOUNDARIES ARE APPROXIMATE



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103.5 Acres, Holt County, MO

Surety Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

Map Center: 40° 12' 38.09, -95° 27' 13.58

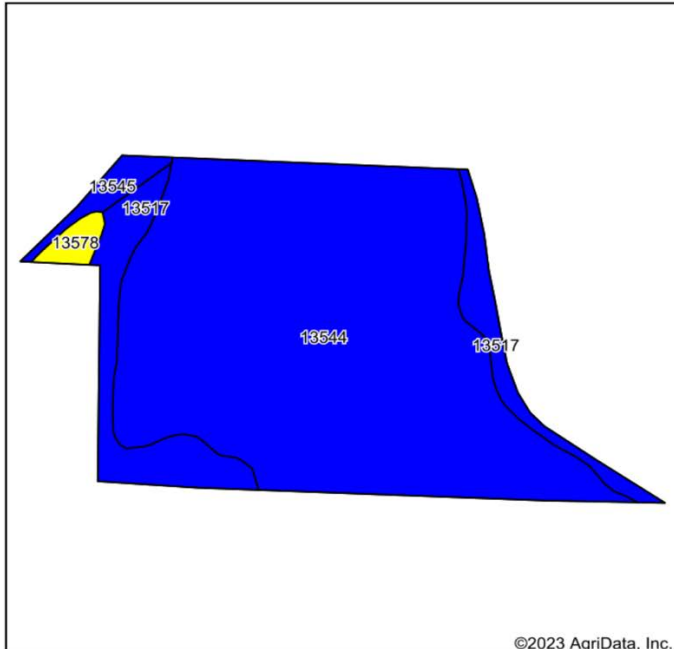
0ft 902ft 1805ft

6-62N-40W
Holt County
Missouri

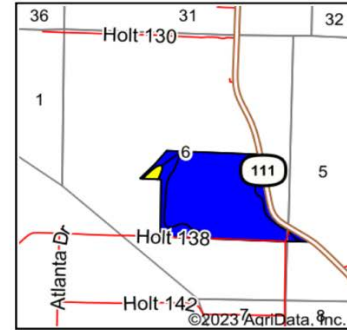


103.5 Acres, Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **6-62N-40W**
 Township: **Lincoln**
 Acres: **103.5**
 Date: **1/19/2023**



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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	85.08	82.2%		IIw	225	65	62	53	65	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	14.58	14.1%		IIw	0	83	82	71	72	
13545	Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded	2.28	2.2%		IIw	0	74	73	60	59	
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	1.56	1.5%		IVs	318	29	23	23	28	8
Weighted Average					2.03	189.7	*n 67.2	*n 64.5	*n 55.2	*n 65.3	*n 0.1

*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 Info Coming Soon!