



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

39 Acres +/- Holt County, MO Online Only Auction

Bidding ends on March 22, 2023 at 11:00 AM

Sellers have agreed to clear the trees the deeded access area and due to weather, scheduling surveyor, and completion of this work, have decided to scoot the auction timeline back to: March 22, 2023.

Timbered upland Near the National Wildlife Refuge does not come available for sale very often! Now available with good access and a well and old pit blinds on the ridge for goose hunting, and views of the Missouri River Bottom Second to none, this property is a great opportunity for all types of hunting or any other recreation this terrain and location provides.

LOCATION:

Property is located just South of the Loess Bluff National Wildlife Refuge approximately 7 miles South of Mound City, MO on Hwy 159. This tract adjoins the McCormack Conservation Area.

OPENING BID:

\$2,000.00/Taxable Acre or
\$78,400.00 Total

TAXES/TAXABLE ACRES:

2022 taxes: \$31.98 on 39.2 taxable acres.

RENTAL STATUS:

Inquire with Agent

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or
jamie@barnesrealty.com
Garrett Barnes
(660) 851-1495 or
Garrett@barnesrealty.com



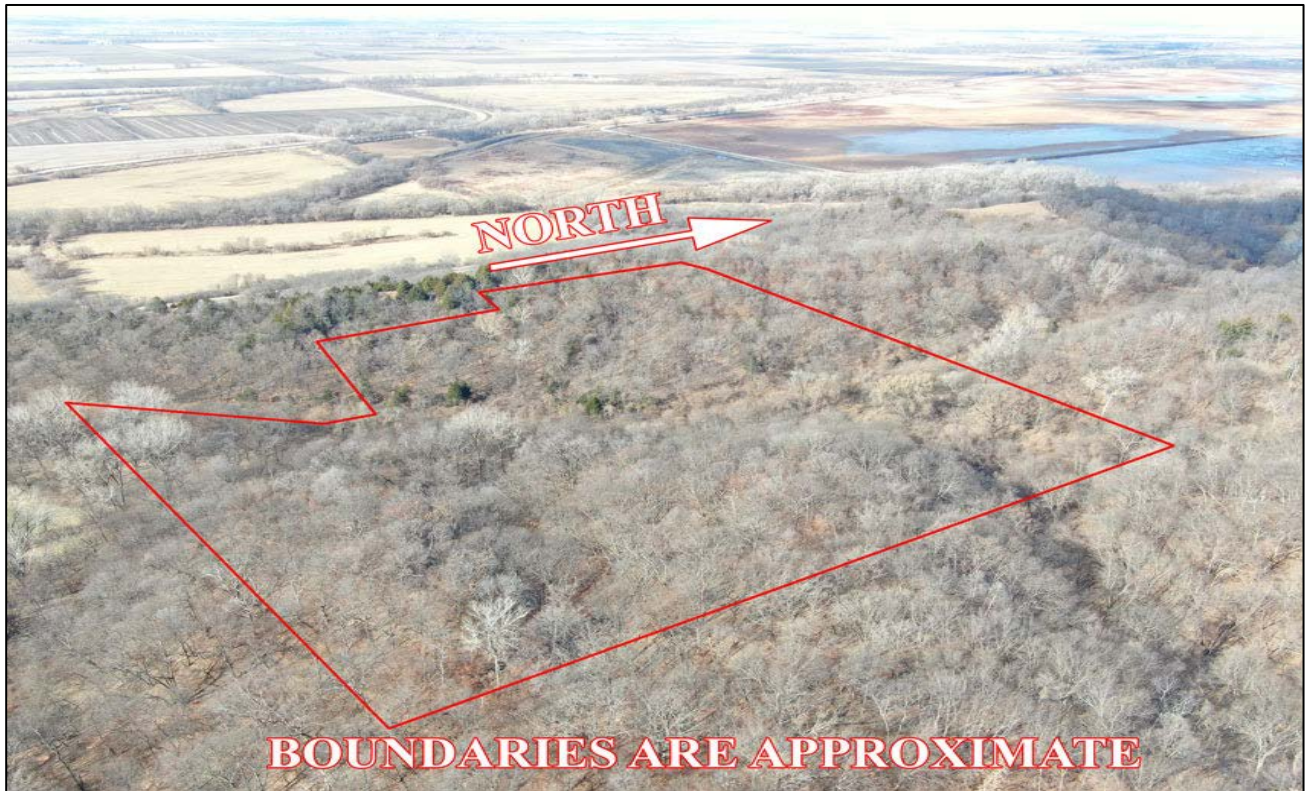
Setting the trend for how Real Estate is sold in the Midwest.

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. If sellers reserve is met, high bidder shall get early possession upon deposit of earnest money for recreational purposes and hunting prior to closing. Closing will occur on or before **April 26, 2023 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.

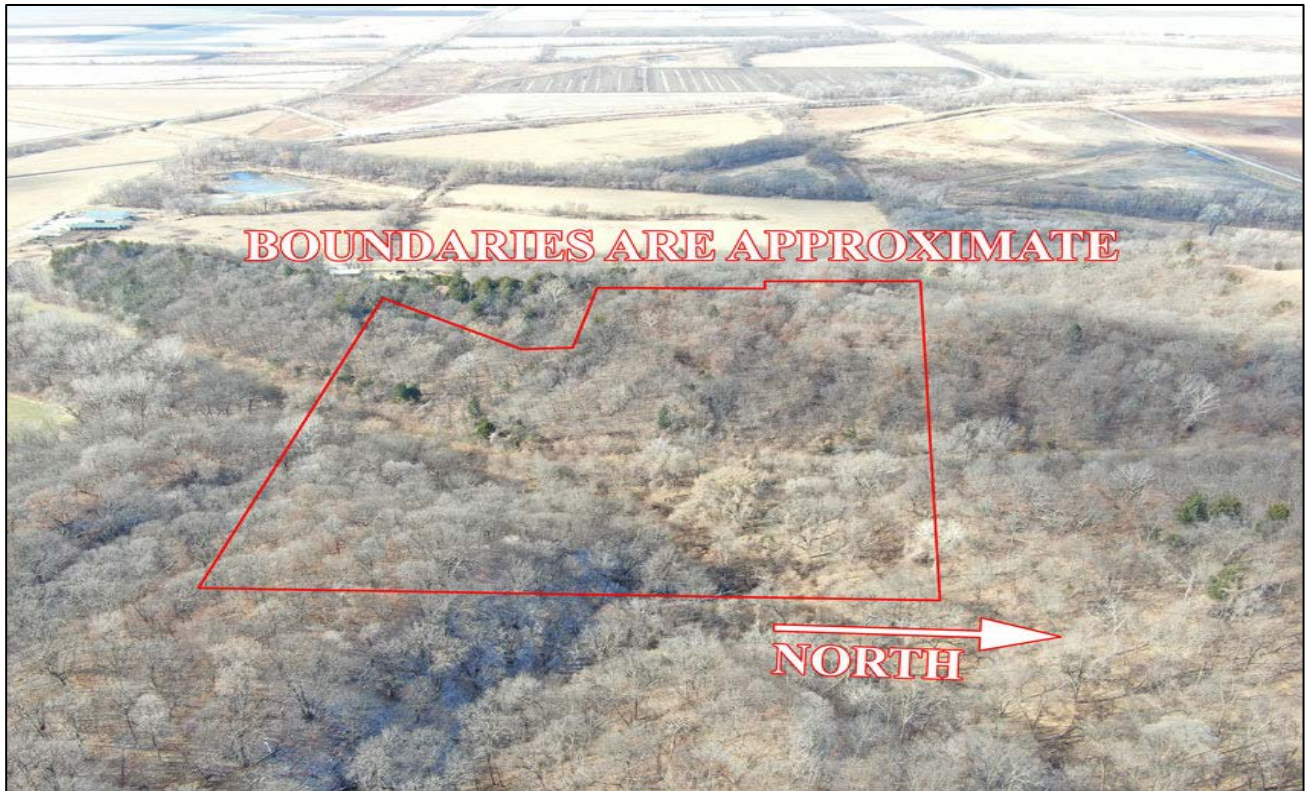
A loan policy, if any, paid by Buyer. **Barnes Realty is agent for the Seller.**

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

39 Acres +/- Holt County, MO
Aerial Photos



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Aerial Photos

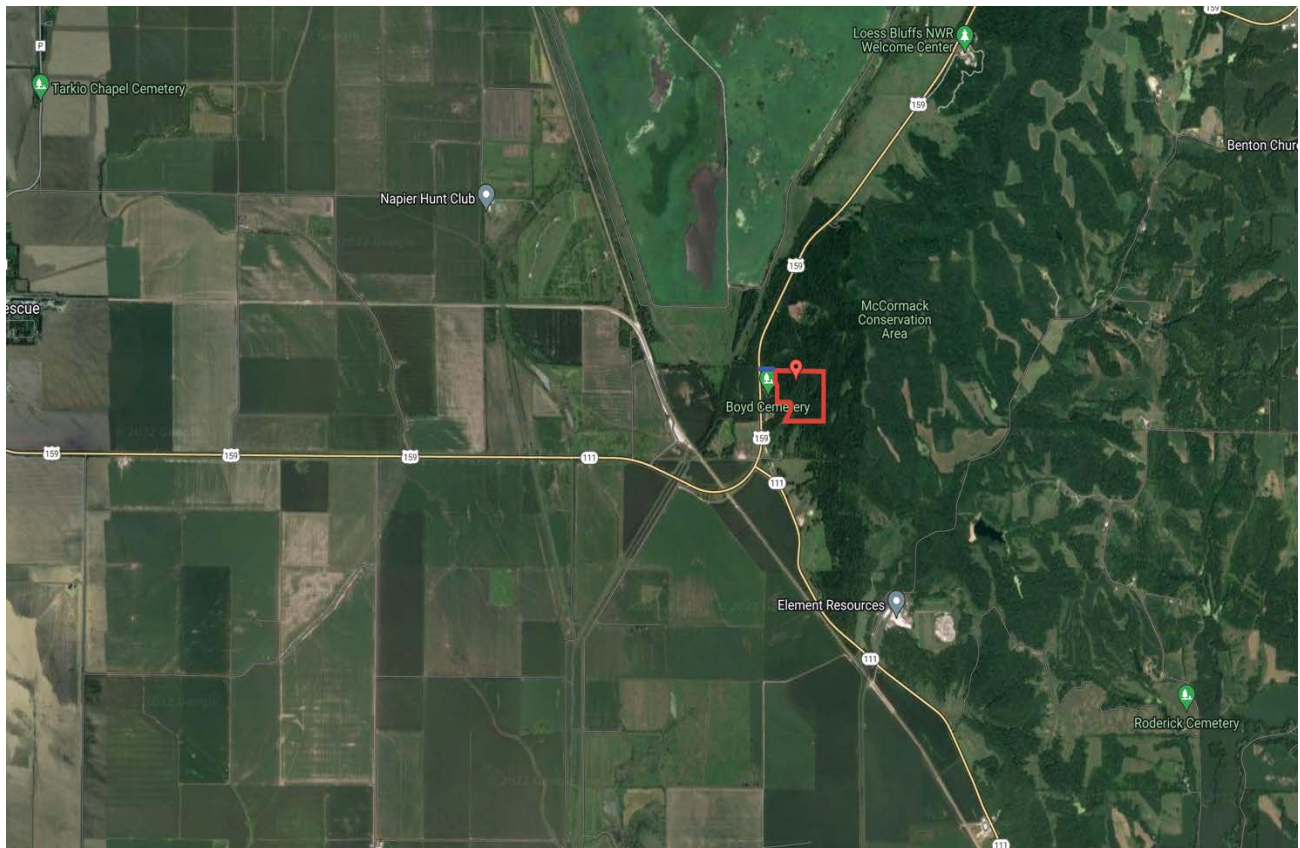


39 Acres +/- Holt County, MO

Google Aerial Map



General Location Map



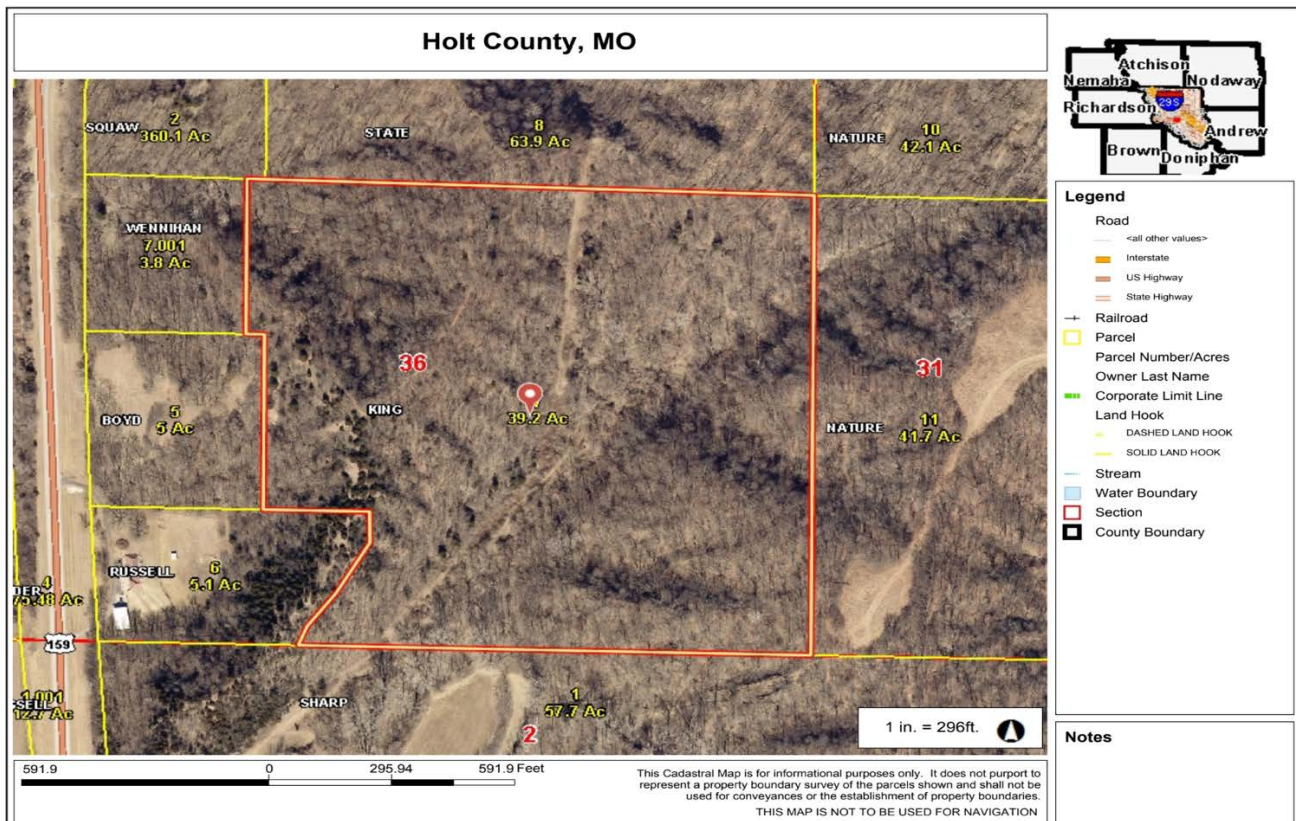
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

39 Acres +/- Holt County, MO

Driving Map



Tax Map



39 Acres +/- Holt County, MO

Surety Map



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www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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Map Center: 40° 2' 46.56, -95° 14' 31.47

36-61N-39W
Holt County
Missouri

0ft 613ft 1227ft

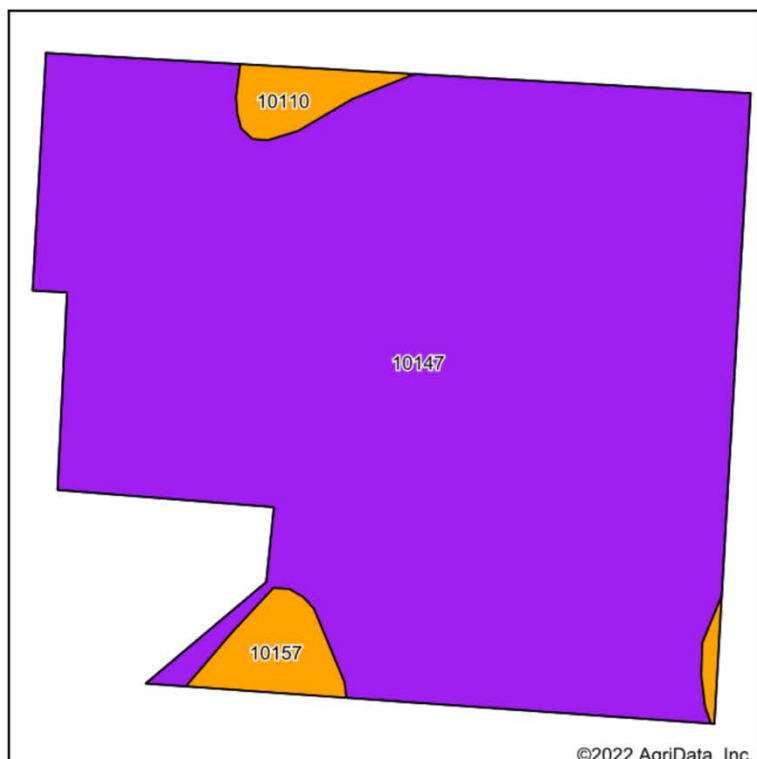


11/14/2022

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

39 Acres +/- Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **36-61N-39W**
 Township: **Minton**
 Acres: **39.2**
 Date: **11/14/2022**



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
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	37.28	95.1%		Vlle	25	25	21	18
10157	Timula silt loam, 2 to 7 percent slopes	1.02	2.6%		Ille	70	70	61	69
10110	Monona silt loam, 5 to 9 percent slopes, eroded	0.90	2.3%		Ille	81	81	66	76
Weighted Average					6.80	*n 27.5	*n 27.5	*n 23.1	*n 20.7

*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.