



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

78.8 Acres, Holt County, MO Online Only Auction

Bidding ends at 11:00 AM on June 14, 2023

Get ready to bid from the comfort of your own home! Our upcoming online auction features prime upland farmland located in the coveted New Point area of Holt County. This is a rare opportunity to own highly productive land in an area where properties rarely become available. With excellent tillable acreage and a picturesque pond, this property is perfect for agricultural use and offers a serene countryside retreat. Don't miss out on the chance to own a valuable piece of real estate in this desirable location. Join us online for the auction and place your bids to secure this exceptional farmland.

LOCATION:

Property is located just South of Hwy 113 approximately 1 mile on Raintree Drive. This tract is Southeast of the Hwy 59 & 113 intersection.

IMPROVEMENTS:

Home & 1.5 Acres are sold separately.

FSA INFORMATION:

Coming Soon!

TAXES/TAXABLE ACRES:

2022 taxes were \$710.62 on 80.3 taxable acres.

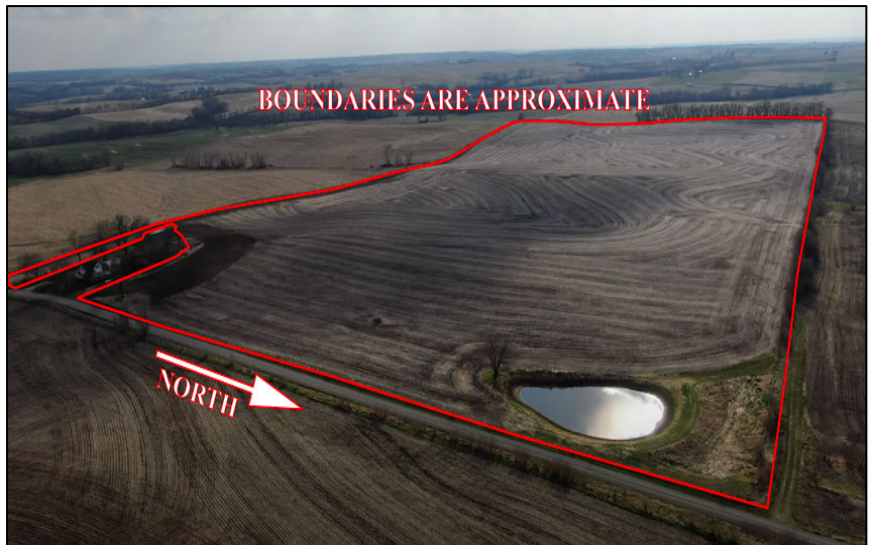
Home & 1.5 Acres are sold separately.

RENTAL STATUS:

Currently cash rented for the 2023 crop year.

AGENT:

Rick Barnes
(660) 851-1152 or Rickey@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 on or before **July 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.

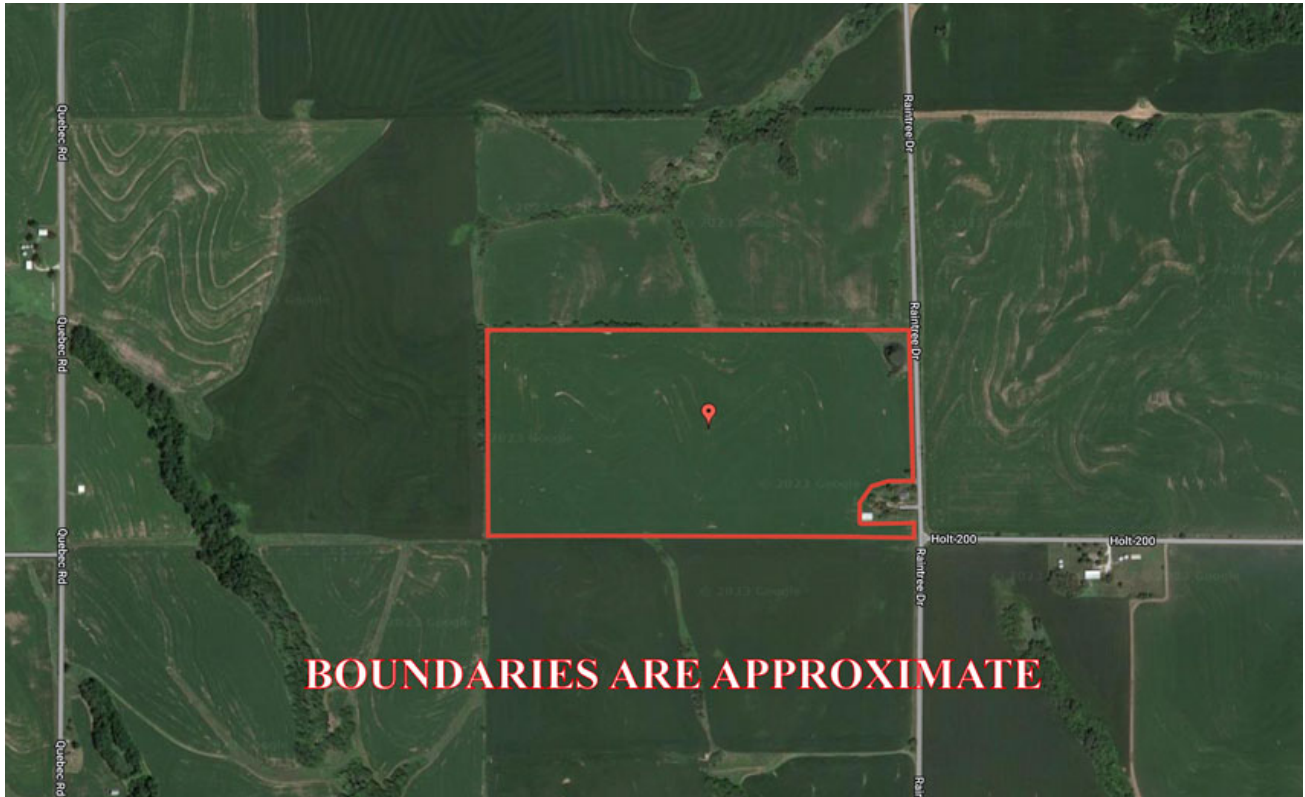
78.8 Acres, Holt County, MO
Aerial Photos



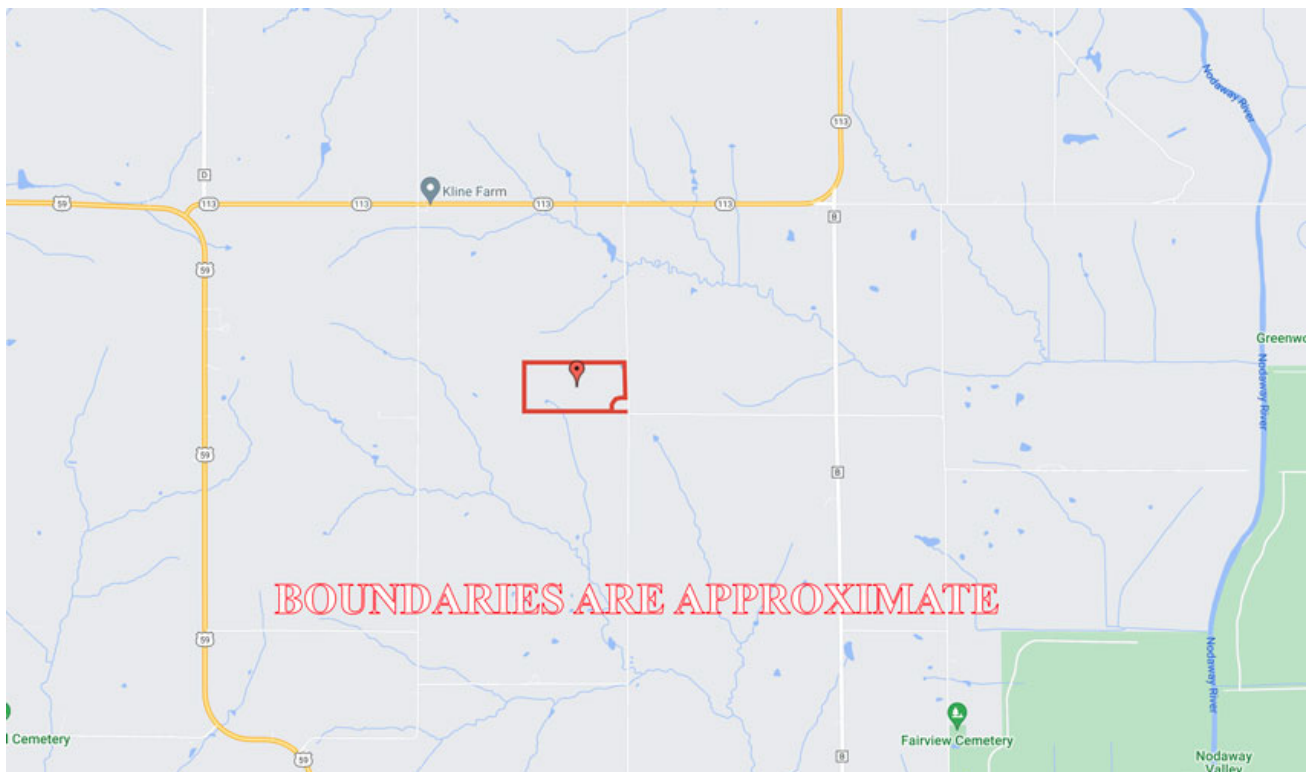
78.8 Acres, Holt County, MO
Aerial Photos



78.8 Acres, Holt County, MO
Google Aerial Map

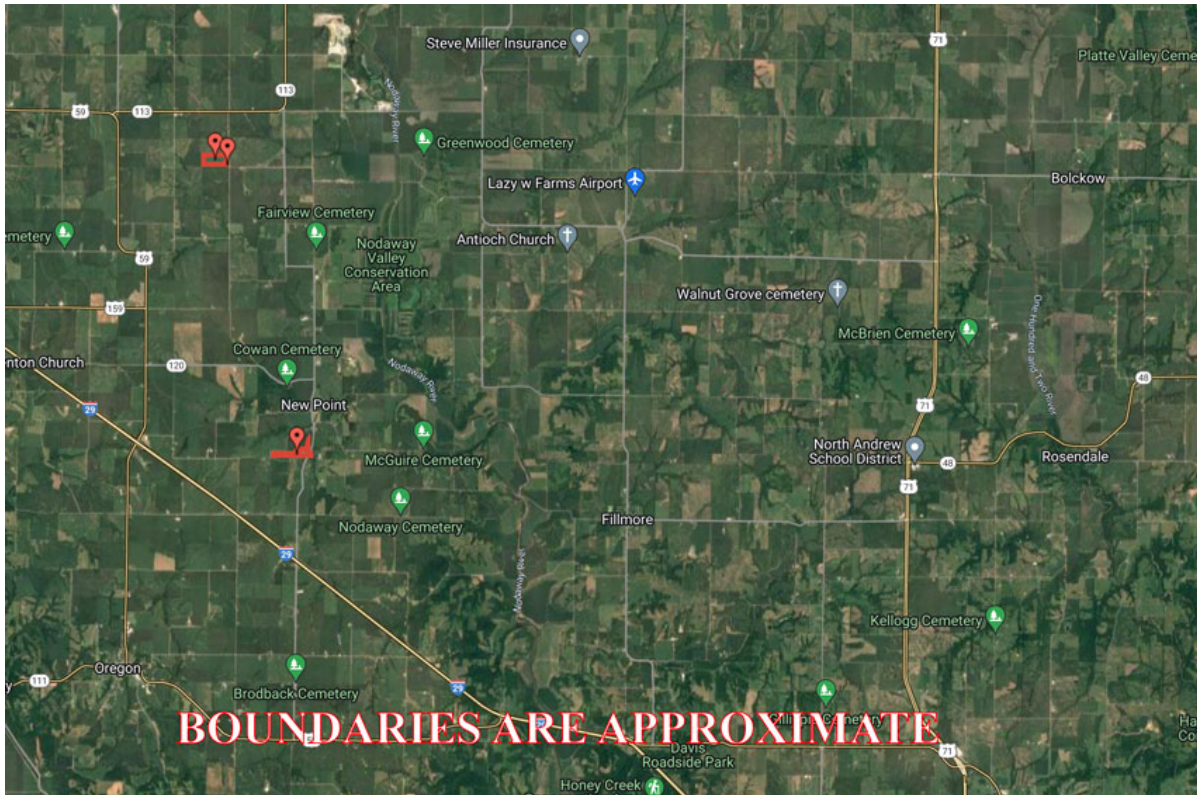


Driving Map



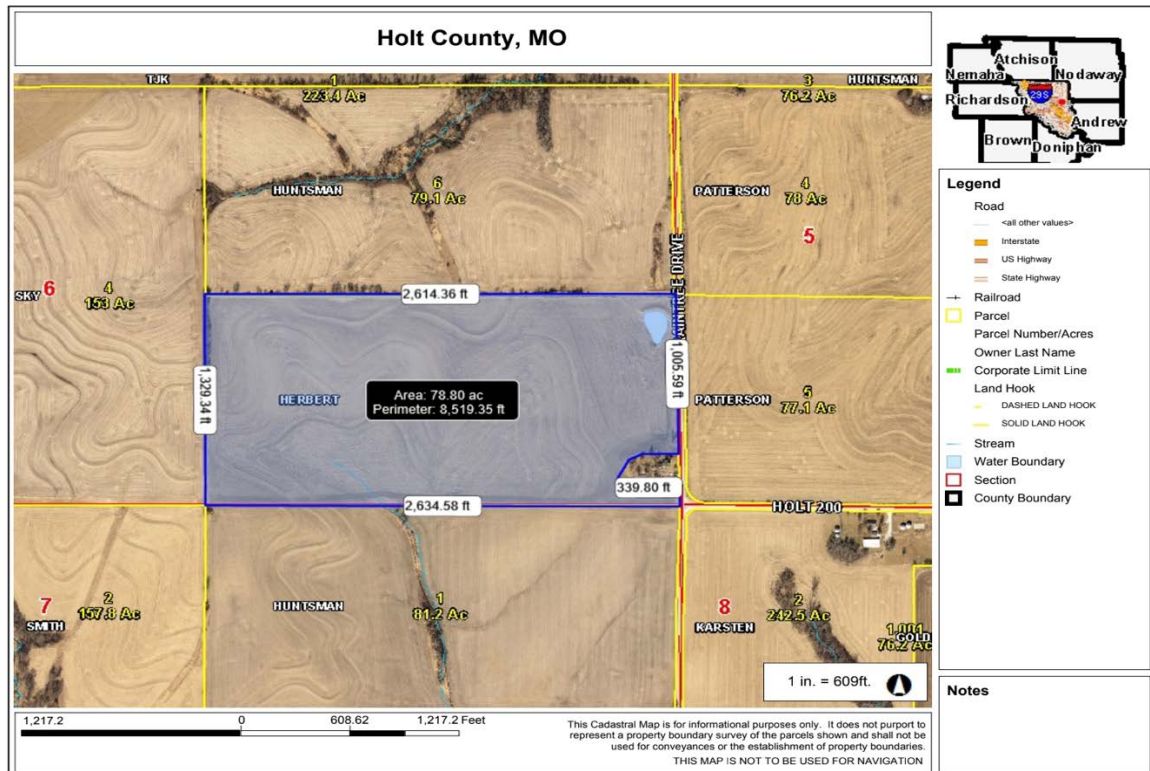
78.8 Acres, Holt County, MO

General Location Map



Tax Map

BOUNDARIES ARE APPROXIMATE



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

78.8 Acres, Holt County, MO
Surety Map
BOUNDARIES ARE APPROXIMATE



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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www.AgrIDataInc.com

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

Map Center: 40° 7' 5.09, -95° 6' 43.82

6-61N-37W
Holt County
Missouri

0ft 440ft 880ft

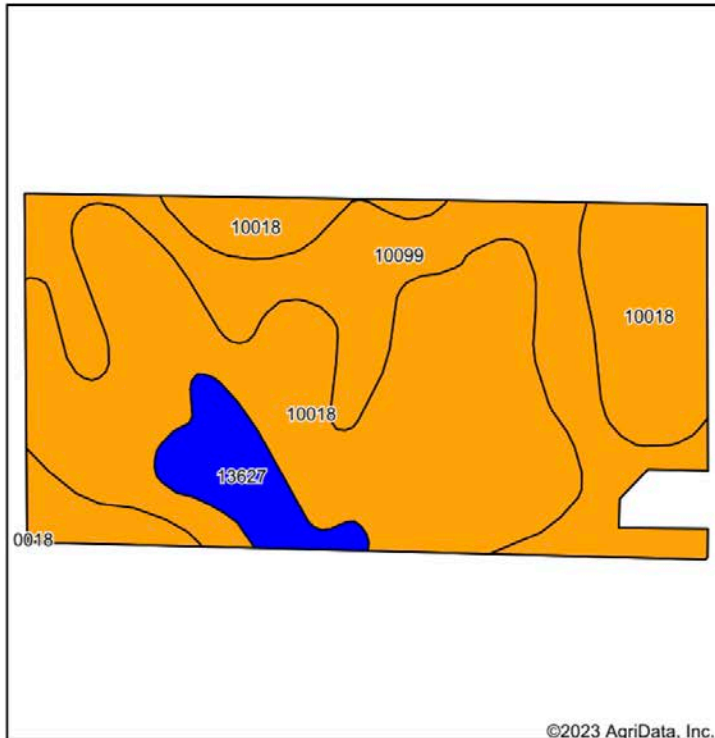


4/12/2023

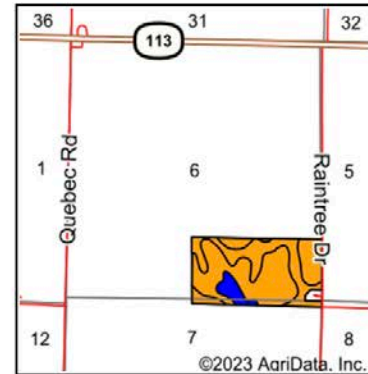
78.8 Acres, Holt County, MO

Soil Map

BOUNDARIES ARE APPROXIMATE



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **6-61N-37W**
 Township: **Hickory**
 Acres: **78.8**
 Date: **4/12/2023**



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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	49.36	62.6%		IIIe	83	83	63	64
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	24.31	30.9%		IIIe	88	88	66	69
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	5.13	6.5%		IIw	77	77	52	67
Weighted Average					2.93	*n 84.2	*n 84.2	*n 63.2	*n 65.7

*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.

FSA INFORMATION COMING SOON!