



# Farmland Sales Specialists

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Mound City, MO 64470  
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(816) 219-3010

## *71 Acres, Holt County, MO*

*Here is a well located, top producing, Missouri river bottom farm with blacktop road frontage, and an elevated shed for seed storage or just getting out of the weather. If you want to hunt this property yourself - this one is ready to go! If you're just looking for the income this is well, set up and ready for continued lease revenue with Pro Outfitters, or any other guide service in the area.*

### LOCATION:

Just west of the Corning, MO Exit 99 off of I-29. The tract is on the west side of Highway W

### IMPROVEMENTS:

See Attached.

### TAXES/TAXABLE ACRES:

2022 taxes were \$1,505.62 on 71 taxable acres.

### RENTAL STATUS:

For the 2023 crop season it was the second of a two-year lease on 115 tillable acres at a rate of 320 per acre. (Includes 51.8 acre west tract)

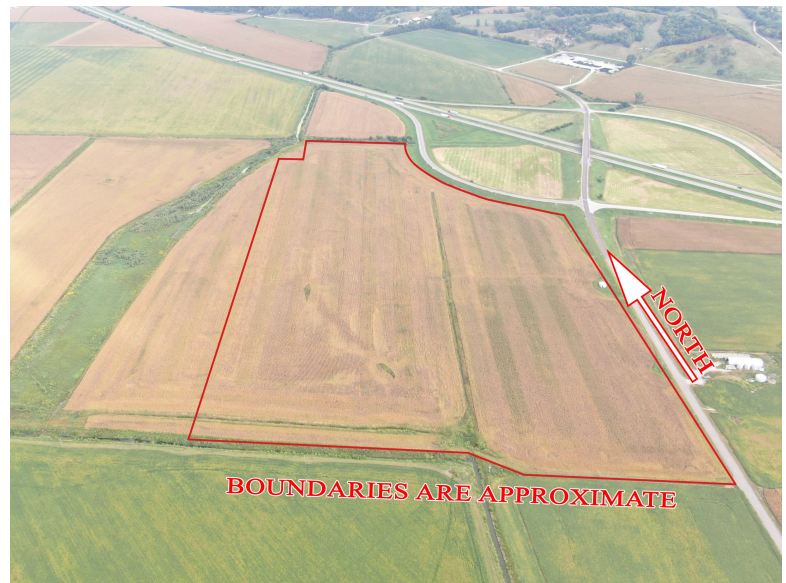
The Current tenant would like to stay on, but it is available for full possession for the 2024 crop season. Additionally, Hunting lease to Pro outfitters in Rulo Nebraska runs through December 31, 2023 in the amount of \$12,500.00

### LISTING AGENT:

Jamie Barnes (660) 851-1125 or [Jamie@BarnesRealty.com](mailto: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.



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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 The listing may be withdrawn with or without approval.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.**

## ***71 Acres, Holt County, MO***

- **IMPROVEMENTS:**

Five horse 3 phase submersible dewatering pump was just gone through by R&S Electric Saint Joseph, Missouri, in the spring of '23 in the concrete manhole. This lifts water into the main drainage ditch any time the river is high enough to affect the farms drainage. A 25 horse, three phase submersible electric pump is in the 16-inch cased well for irrigation purposes or fall waterfowl hunting.

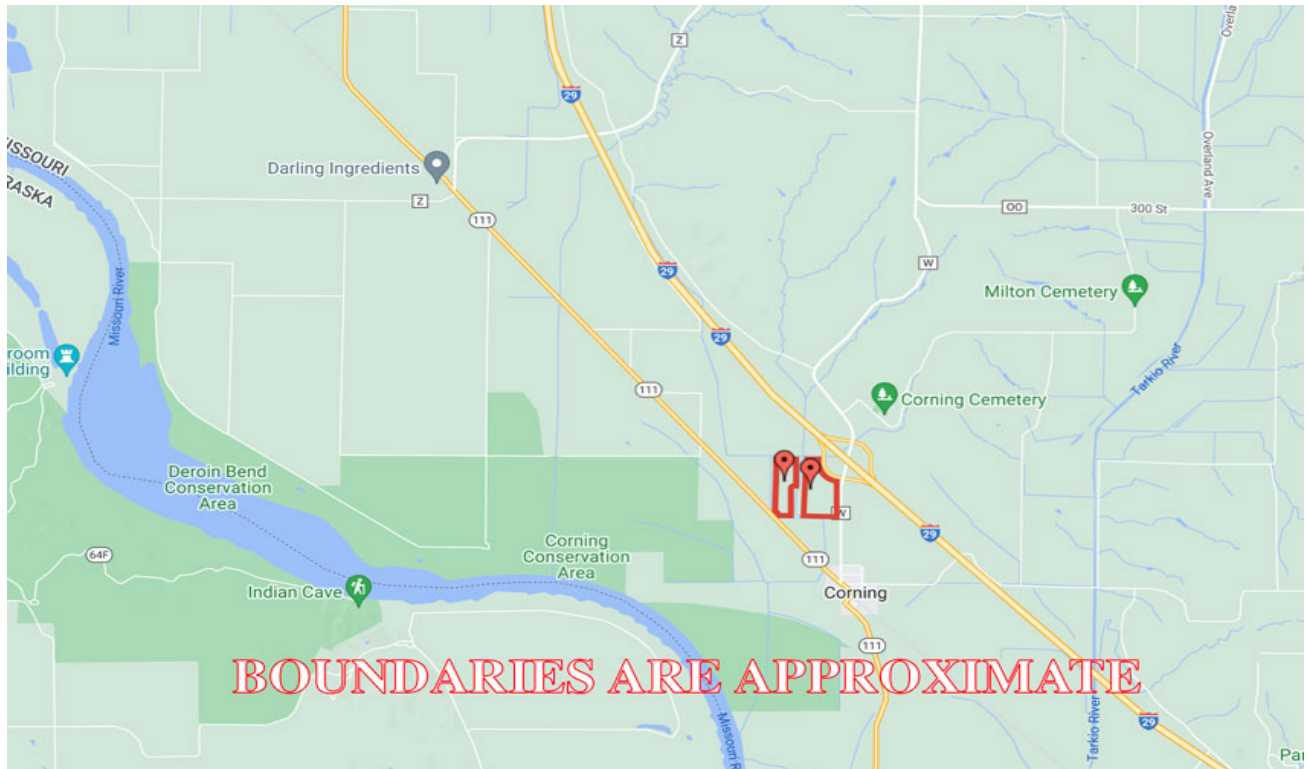
Water is piped with one additional valve and outlet to the east shooting area, which has a 12-foot concealed comfort steel pit blind. This valve enables you to flood the pool from the south edge, letting the iron fall out there or outlet right in front of the blind for late season waterfowl hunting over a pool of open water.

## ***71 Acres, Holt County, MO*** ***Google Aerial***

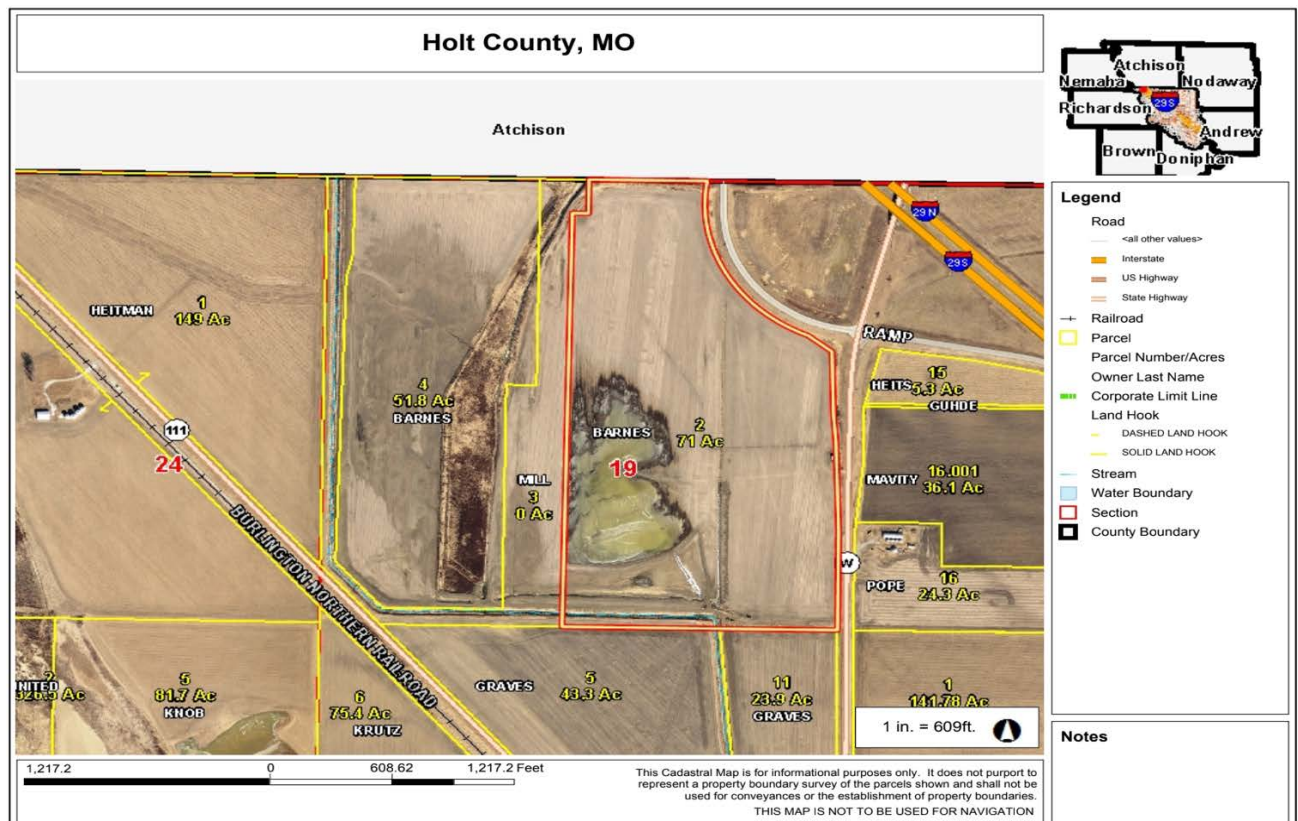




# 71 Acres, Holt County, MO Driving Map



## Tax Map



**71 Acres, Holt County, MO**  
**FSA Map**  
*(Includes West 51.8 Acre Tract)*



**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-Gr-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: 2023**

Created: 4/14/2023

Flown: 2022-7-10

- clu
- crp
- plss

**Farm 4063  
Tract 3394**

**71 Acres, Holt County, MO**  
**FSA 156EZ**  
*(Includes West 51.8 Acre Tract)*

MISSOURI  
HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM :**

Prepared : 5/26/23 8:21 AM CST

Crop Year : 2023

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP  | EWP            | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 140.21             | 124.30             | 124.30                 | 0.00 | 0.00           | 0.00 | 0.00 | 0.0       | Active               | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland |      | Double Cropped |      | CRP  | MPL       | DCP Ag.Rel. Activity | SOD              |
| 0.00               | 0.00               | 124.30                 |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

**Crop Election Choice**

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

**DCP Crop Data**

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 88.90         | 0.00                        | 129       | 0   |
| Soybeans     | 29.10         | 0.00                        | 42        | 0   |
| <b>TOTAL</b> | <b>118.00</b> | <b>0.00</b>                 |           |     |

**NOTES**

**Tract Number :**

Description : J12 S19-63-40  
 FSA Physical Location : MISSOURI/HOLT  
 ANSI Physical Location : MISSOURI/HOLT  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 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  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 140.21    | 124.30   | 124.30       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



**71 Acres, Holt County, MO**  
**FSA 578**  
*(Includes West 51.8 Acre Tract)*

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number:

Operator Name and Address

**REPORT OF COMMODITIES**  
**FARM AND TRACT DETAIL LISTING**

PROGRAM YEAR: 2022

DATE: 05/26/2023

PAGE: 1

Original: ACG

Revision: \_\_\_\_\_

Cropland: 124.30

Farmland: 140.21

| Tract Number | CLU/Field | Crop/Commodity | Var/Type | Int Use | Act Use | Irr. Pr.     | 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 |
|--------------|-----------|----------------|----------|---------|---------|--------------|----------|--------------------------------------|----------|----------|---------|---------|-----------|----------|-------------------|---------------|---------------------------|----------|
|              | 1         | CORN           | YEL      | GR      |         | N            | C        | N                                    | I        | A        | 36.64   |         | Yes       |          | N                 | 04/21/2022    | 01                        |          |
|              |           | Produce        |          |         |         | Share 100.00 |          | FSA Physical Location Holt, Missouri |          |          |         |         |           |          | NAP Unit 2879     |               | Signature Date 07/18/2022 |          |
|              | 5         | GRASS          | SMO      | LS      |         | N            | C        | N                                    | I V      | A        | 11.30   |         | Yes       |          | N                 |               | 01                        |          |
|              |           | Produce        |          |         |         | Share 100.00 |          | FSA Physical Location Holt, Missouri |          |          |         |         |           |          | NAP Unit 2879     |               | Signature Date 07/18/2022 |          |
|              | 10        | CORN           | YEL      | GR      |         | N            | C        | N                                    | I        | A        | 76.36   |         | Yes       |          | N                 | 04/21/2022    | 01                        |          |
|              |           | Producer       |          |         |         | Share 100.00 |          | FSA Physical Location Holt, Missouri |          |          |         |         |           |          | NAP Unit 2879     |               | Signature Date 07/18/2022 |          |

Tract 3394 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 GRASS                                      | SMO      | LS      | N      | A        | 11.30                        | 01 CORN  | YEL      | GR      | N      | A                | 113.00  |          |          |         |                                |          |         |
| Photo Number/Legal Description: J12 S19-63-40 |          |         |        |          |                              |          |          |         |        |                  |         |          |          |         |                                |          |         |
| Cropland: 124.30                              |          |         |        |          | Reported on Cropland: 124.30 |          |          |         |        | Difference: 0.00 |         |          |          |         | Reported on Non-Cropland: 0.00 |          |         |