



# Farmland Sales Specialists

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18156 Hwy 59  
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Platte City, MO 64079  
(816) 219-3010

## 111 Acres, Holt County, MO

*Missouri River bottom with outstanding waterfowl hunting potential touching the river. It's highly tillable and should produce great cash rent income for the new owner. How often can you buy riverfront property with income!? These 111 acres have a nice, protected Eddy on the current side of the Missouri river and private levy protection.*

### LOCATION:

Property is located approximately a quarter mile West of Highway 111 on Holt 130, about 2.25 miles southwest of Corning, MO.

### Price:

Inquire with agent

### FSA INFORMATION:

See Attached.

### IMPROVEMENTS:

Tract has tower Zimmatic irrigation system, well and pump.

*The drive motor on the pivot is not included in the sale.*

### TAXES:

2022 taxes are \$1,630.74 on 248.3 taxable acres.

### AGENT:

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



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 The listing may be withdrawn with or without approval.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

***111 Acres, Holt County, MO***  
***Aerial Photos***



***111 Acres, Holt County, MO  
Aerial Photos***



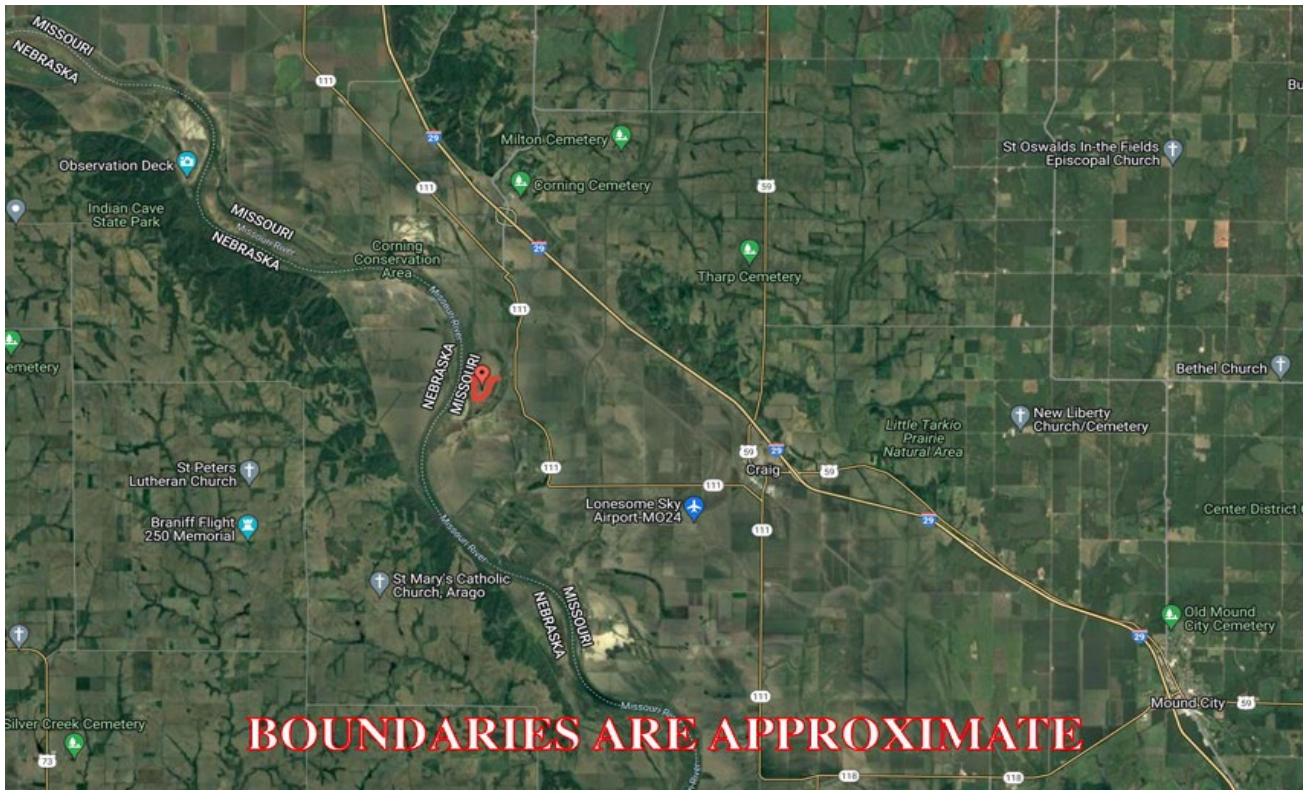
***Google Aerial Map***



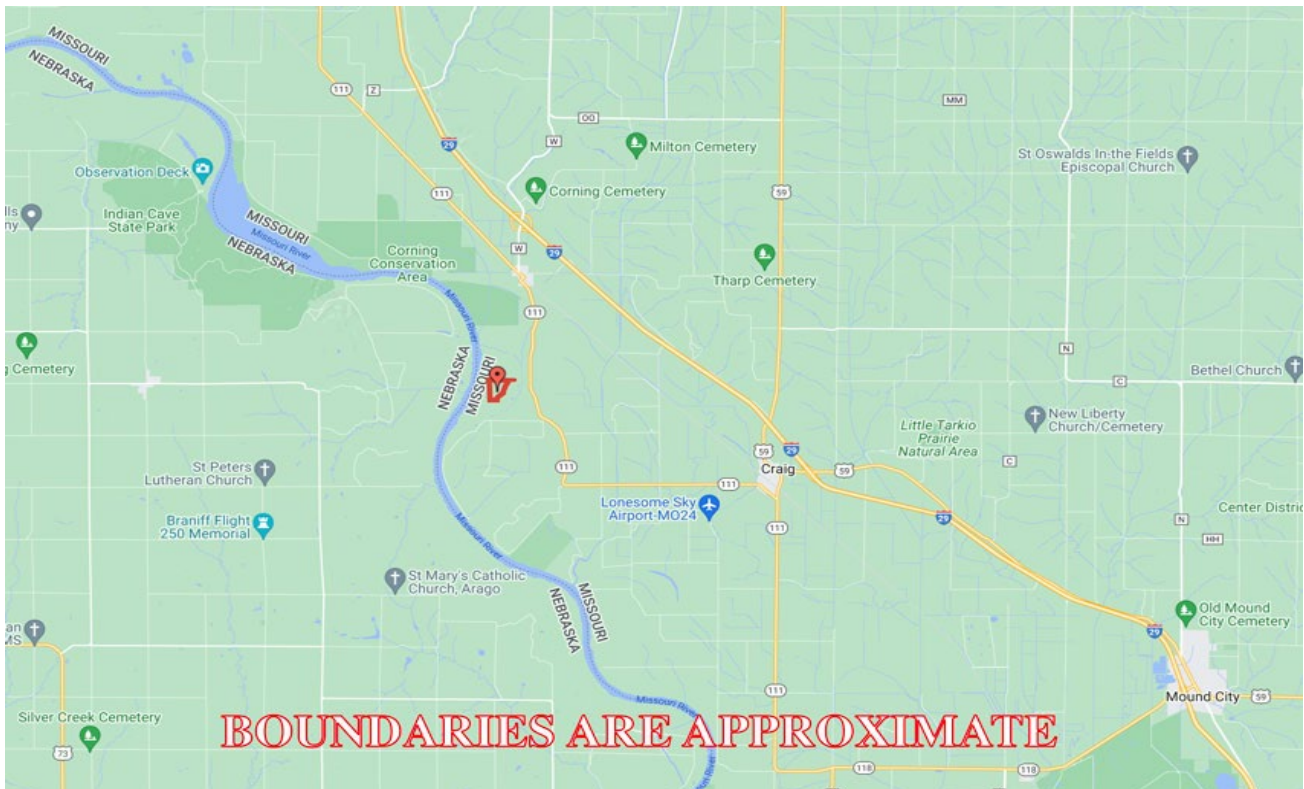
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

# *111 Acres, Holt County, MO*

## *General Location Map*

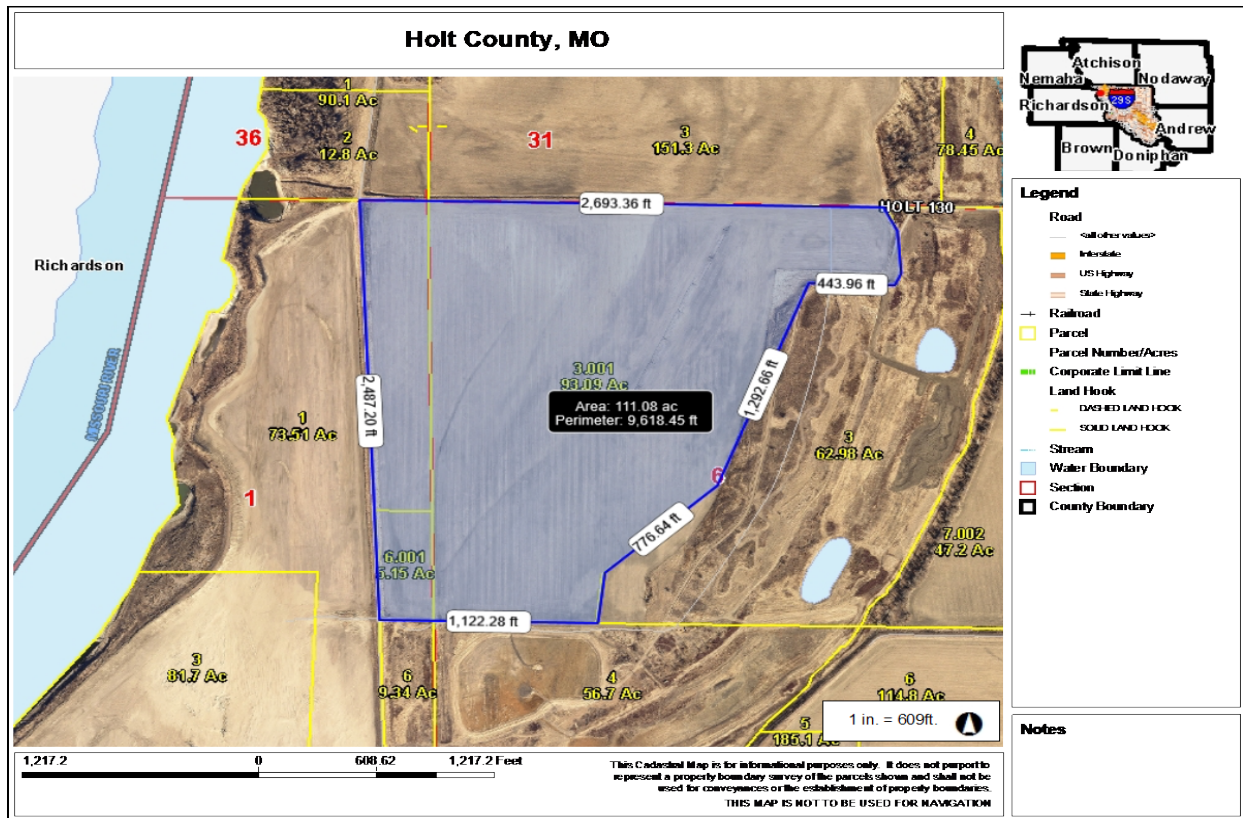


## *Driving Map*



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**111 Acres, Holt County, MO**  
**Tax Map**  
**BOUNDARIES ARE APPROXIMATE**



# 111 Acres, Holt County, MO

## Surety Map

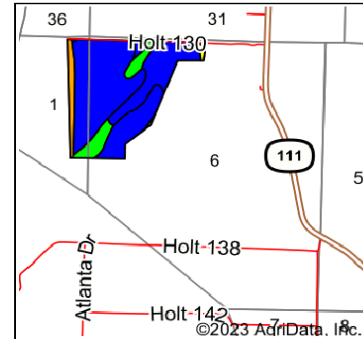
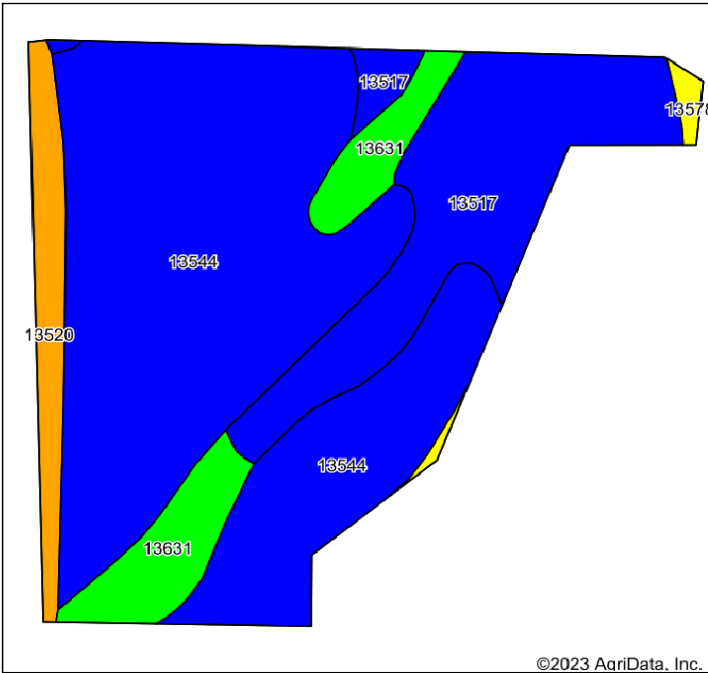
### Aerial Map



# 111 Acres, Holt County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **1-62N-41W**  
 Township: **Lincoln**  
 Acres: **111**  
 Date: **1/30/2023**



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Maps Provided By



89 AgriData, Inc. 2021

www.AgriDataInc.com



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	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	69.28	62.4%		IIw		225	65	62	53	65	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	24.18	21.8%		IIw		0	83	82	71	72	
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	10.18	9.2%		Is	Is	4400	80	67	57	80	1
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	6.37	5.7%		IIIw		0	44	43	33	39	8
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	0.99	0.9%		IVs		318	29	23	23	28	8
Weighted Average					1.98	.*	546.8	*n 68.8	*n 65.4	*n 55.9	*n 66.1	*n 0.6

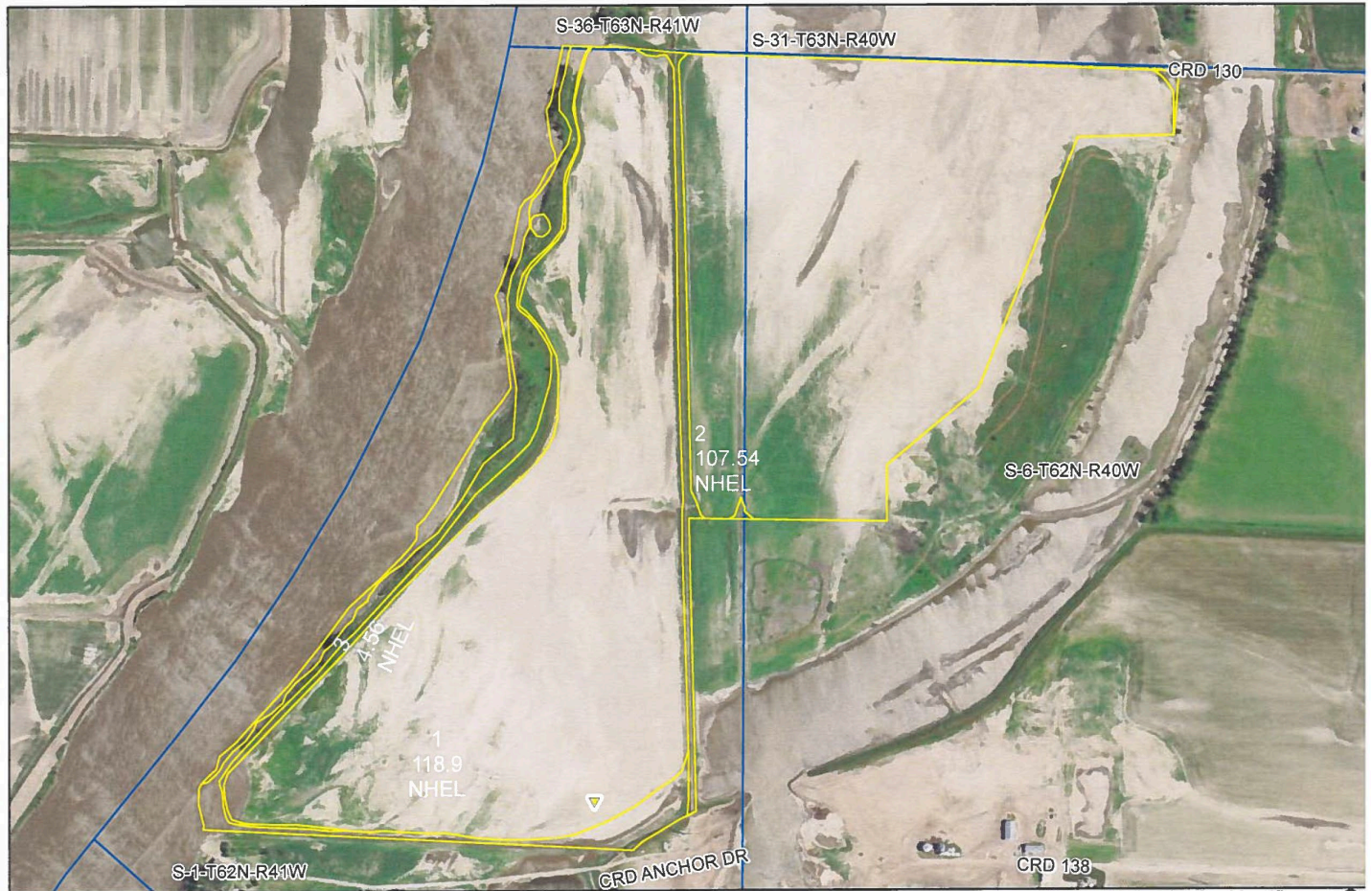
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

# 111 Acres, Holt County, MO FSA Aerial Map



- crp
- clu
- plss

Farm 4411  
Tract 2669

C=Com-Yel-GR CW=Com-Whe-GR  
POP=Com-Pop-GR AMY=Com-Amy-GR  
SB=Soybn-COM-GR Milo=Sorgh-Grs-GR  
HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
WXY=Com-Wxy-GR  
GLS=Grass- SMO- LS ALF=Alfalfa-FG  
H=MIXFG-lgs-FG P=MIXFG-lgs-GZ  
All fields non-irrigated  
\*Unless noted on Map

Holt Co. FSA

Program Year: 2022

Created: 10/5/2021

Flown: 2018-07-24

All Measurements are  
For FSA Programs Only

1:8,610

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.



# 111 Acres, Holt County, MO

## FSA 156EZ

**Tract Number** : 2669  
**Description** : D2 S1,6-62-40,41  
**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** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
256.18	231.00	231.00	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	231.00	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.60	0.00	32
Corn	201.40	0.00	116
<b>TOTAL</b>	<b>231.00</b>	<b>0.00</b>	

### NOTES

## FSA 578

2669	1A	SOYBN	COM	GR	N	C	N	I	A	35.00	Yes	N	6/3/2021	01				
Producer	1B	SOYBN	COM	GR	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date					
					N	C	N	I	P	A	83.90	Yes	N	01				
Produced	2	SOYBN	COM	GR	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date					
					I	C	N	I	A	107.54	Yes	N	6/3/2021	01				
Producer	3	GRASS	SMO	LS	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date					
					N	C	N	I	V	A	4.56	Yes	N	01				
Producer					Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date					
<u>Tract 2669 Summary</u>																		
PP Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01 SOYBN	COM	GR	I	A	107.54	01 SOYBN	COM	GR	N	A	118.90	01 GRASS	SMO	LS	N	A	4.56	
Photo Number/Legal Description: D2 S1,6-62-40,41																		
Cropland: 231.00					Reported on Cropland: 231.00					Difference: 0.00					Reported on Non-Cropland: 0.00			