



# Farmland Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*  
**www.BarnesRealty.com**

18156 Hwy 59  
Mound City, MO 64470  
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Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## ***132.64 Acres, Holt County, MO***

*Here is an outstanding wooded bluff tract with 3.9 acres of CRP income. This property is as remote yet accessible as they come. Being home to a large range of wildlife and right off I-29 via exit 99, this is a hunter's dream. With electricity nearby the possibilities are endless. See the aerial video for yourself!*

### **LOCATION:**

Tract is located Southeast of Corning, MO. Take the Corning exit 99 off I-29 and head South on Highway W a mile. Take a Left/head East onto River Rd/Holt 110 and follow for a little over 2 miles. Take Adobe Rd South for  $\frac{3}{4}$  of a mile. The tract is on the East side of the road.

### **IMPROVEMENTS:**

Tract is unimproved.

### **TAXES/TAXABLE ACRES:**

2022 taxes were \$303.45 on 132.64 taxable acres.

### **RENTAL STATUS:**

Currently has 3.9 acres in a CRP contract.  
See Contract Attached.

### **LISTING AGENT:**

Landon Poppa  
(660) 851-1065 or Landon@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.



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

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 The listing may be withdrawn with or without approval.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



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





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

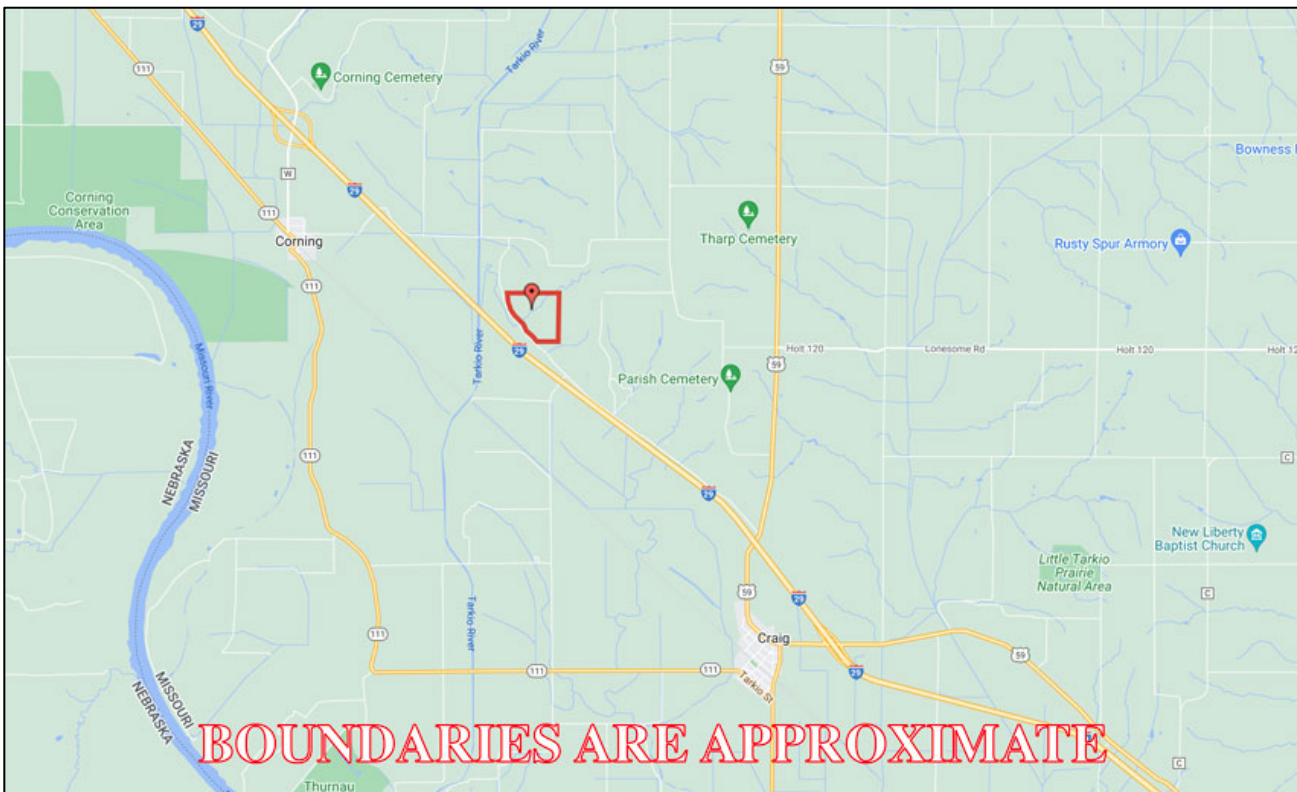




*132.64 Acres, Holt County, MO*  
*Google Aerial*



*Driving Map*



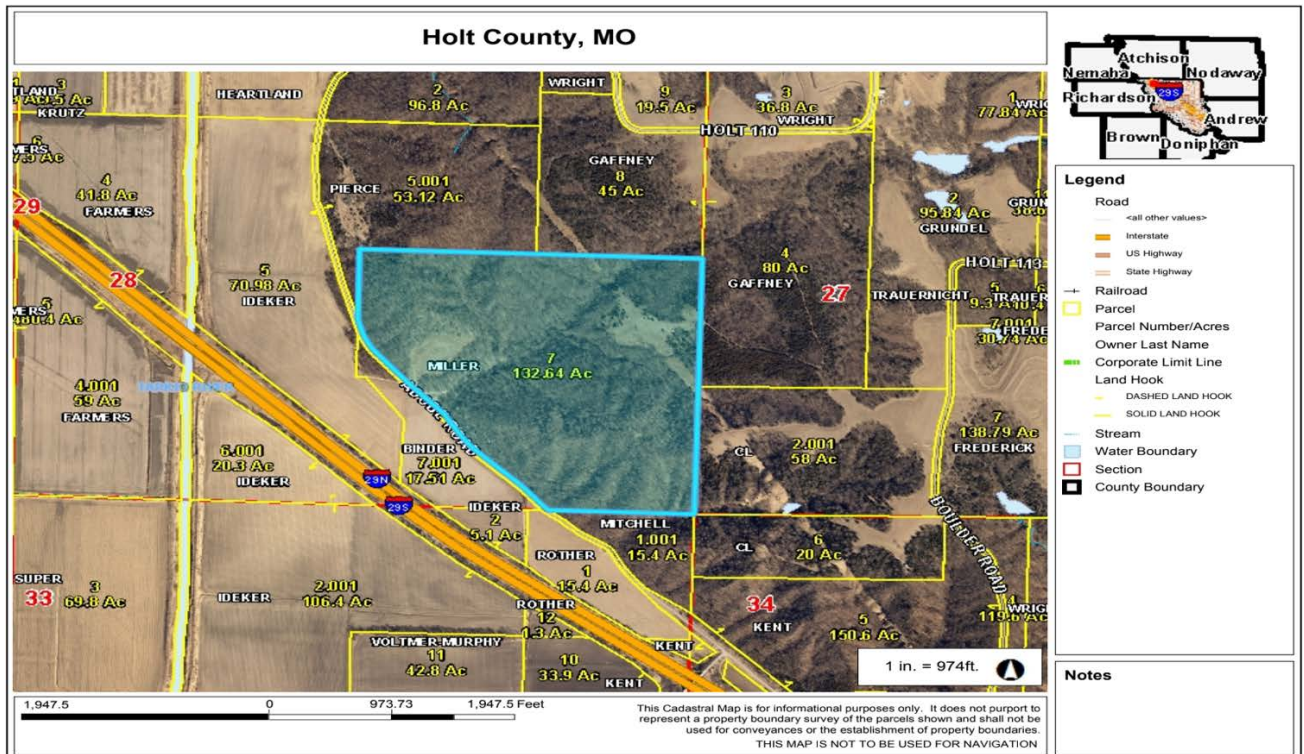


# 132.64 Acres, Holt County, MO

## General Location Map



## Tax Map





# 132.64 Acres, Holt County, MO

## Surety Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

Boundary Center: 40° 14' 16.68, -95° 24' 46.53

0ft 831ft 1662ft

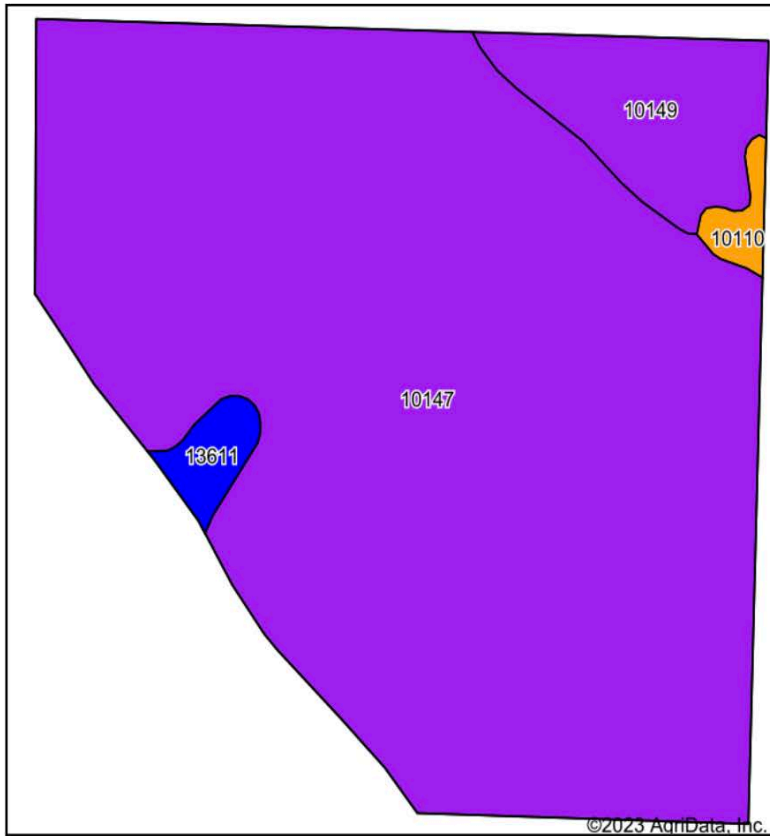
28-63N-40W  
Holt County  
Missouri





# 132.64 Acres, Holt County, MO

## Soil Map



State: **Missouri**  
 County: **Holt**  
 Location: **28-63N-40W**  
 Township: **Lincoln**  
 Acres: **132.64**  
 Date: **7/5/2023**



Maps Provided By:



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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	119.31	90.0%		Vllc	25	25	21	18
10149	Timula-Knox silt loams, 14 to 35 percent slopes	9.95	7.5%		Vlc	23	23	20	16
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.08	1.6%		Ilw	81	75	34	80
10110	Monona silt loam, 5 to 9 percent slopes, eroded	1.30	1.0%		Illc	81	81	66	76
Weighted Average					6.81	*n 26.3	*n 26.2	*n 21.6	*n 19.4

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

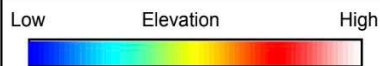
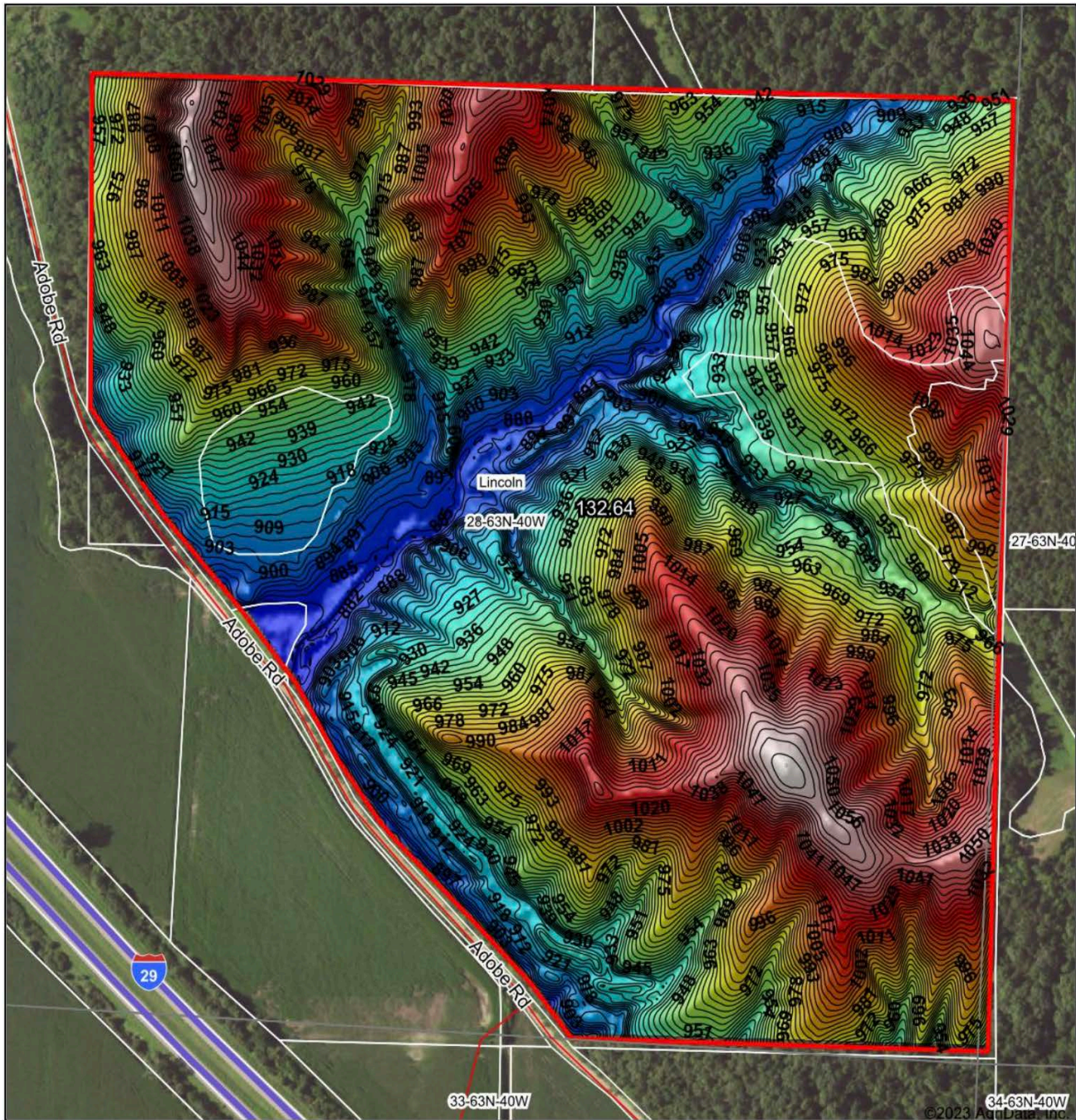
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 132.64 Acres, Holt County, MO

## Topography Hillshade Map



Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

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

Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 876.5  
Max: 1,071.0  
Range: 194.5  
Average: 967.7  
Standard Deviation: 44.95 ft

0ft 441ft 883ft



7/5/2023

28-63N-40W  
Holt County  
Missouri

Boundary Center: 40° 14' 16.68, -95° 24' 46.53



# 132.64 Acres, Holt County, MO

## FSA Aerial Map



**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-GRS-GR  
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
 WXY=Corn-Wxy-GR  
 GLS=Grass- SMO- LS ALF=Alfalfa-FG  
 H=MIXFG-lgs-FG P=MIXFG-lgs-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 Tract**



# 132.64 Acres, Holt County, MO

## FSA 156EZ

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 : 8/8/23 2:06 PM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) :  
Recon ID : 29-087-2022-71 :  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
134.68	11.67	11.67	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	7.77		0.00		3.90	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	5.95	0.00	141	0
Soybeans	0.39	0.00	47	0
<b>TOTAL</b>	<b>6.34</b>	<b>0.00</b>		

#### NOTES

#### Tract Number :

Description : E1 S28-63-40  
FSA Physical Location : MISSOURI/HOLT  
ANSI Physical Location : MISSOURI/HOLT  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively  
Wetland Status applied :  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 29-087-2022-70

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.68	11.67	11.67	0.00	0.00	0.00	0.00	0.0



# 132.64 Acres, Holt County, MO

## FSA 578

Holt, Missouri

FSA - 578 (Producer Print)

Producer Name and Address

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2023

DATE: 08/08/2023

PAGE: 1

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Comm	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Crop Qty	Planting Date	P/P End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
		1	CRP	001			N	C	N	I	A	3.90	Yes	01				Holt, Missouri	3292	01/09/2023	
		2	GRASS	SMO	LS		N	C	N	I	V	A	7.21	Yes	01			Holt, Missouri	3292	01/09/2023	
		3	IDLE				N	C	N	I	V	A	0.56	Yes	01			Holt, Missouri	3292	01/09/2023	
Photo Number/Legal Description: E1 S28-63-40												Farmland: 134.68	Cropland: 11.67	Reported on Cropland: 11.67		Difference: 0.00		Reported on Non-Cropland: 0.00			

Planting Period	Crop/ Commodity	Var/ Type	Int Use	Irr Prac	Rpt Unit	Rpt Qty	Det Qty	Rpt Pvt	Det Pvt	Rpt Exp	Det Exp	Rpt Vol	Det Vol	Rpt NA	Det NA	Rpt Failed	Det Failed
01	CRP	001		N	A	3.90											
01	GRASS	SMO	LS	N	A							7.21					
01	IDLE			N	A							0.56					

#### Farming Operation Totals

Planting Period	Crop/ Commodity	Var/ Type	Int Use	Irr Prac	Rpt Unit	Rpt Qty	Det Qty	Rpt Pvt	Det Pvt	Rpt Exp	Det Exp	Rpt Vol	Det Vol	Rpt NA	Det NA	Rpt Failed	Det Failed
01	CRP	001		N	A	3.90											
01	GRASS	SMO	LS	N	A							7.21					
01	IDLE			N	A							0.56					



# 132.64 Acres, Holt County, MO

## CRP Contract

Page 1 of 1

<b>CRP-1</b> (07-06-20) <div style="text-align: center;"> <b>U.S. DEPARTMENT OF AGRICULTURE</b>            Commodity Credit Corporation         </div>		<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> <div style="text-align: center;">29 087</div>		<b>2. SIGN-UP NUMBER</b> <div style="text-align: center;">44</div>	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		<b>3. CONTRACT NUMBER</b>		<b>4. ACRES FOR ENROLLMENT</b> <div style="text-align: center;">3.90</div>	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> HOLT COUNTY FARM SERVICE AGENCY 118 W DAVIS STREET MOUND CITY, MO 64470-9206		<b>6. TRACT NUMBER</b>		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (660) 442-3134		<b>8. SIGNUP TYPE:</b> HEL Missouri			
<small>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</small>					
<b>9A. Rental Rate Per Acre</b> \$ 169.00		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>			
<b>9B. Annual Contract Payment</b> \$ 659.00		<b>A. Tract No.</b>	<b>B. Field No.</b>	<b>C. Practice No.</b>	<b>D. Acres</b>
<b>9C. First Year Payment</b> \$		<div style="text-align: center;">0001</div>	<div style="text-align: center;">CP1</div>	<div style="text-align: center;">3.90</div>	<b>E. Total Estimated Cost-Share</b> <div style="text-align: center;">\$ 0.00</div>
<small>(Item 9C is applicable only when the first year payment is prorated.)</small>					
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>					
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> <div style="text-align: center;">%</div>	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> <div style="text-align: center;">%</div>	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> <div style="text-align: center;">%</div>	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b>			<b>B. DATE (MM-DD-YYYY)</b>
<small><b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</small>					

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.