



# 137.21 ACRES, HOLT COUNTY, MO

*For Sale*

Here is a beautiful tract of Missouri Riverfront with irrigation and close proximity to Highway 111 and exit 99 of I-29. There is a well (condition unknown), Several eddies on the river for protection from the current and to fish, and has been leased to an outfitter for several seasons. It is currently leased thru Sept 30, 2026. This has no perpetual easement so there are no restrictions except building living space below base flood elevation.

18156 Hwy 59 Mound  
City, MO 64470  
(660)-442-3177



1711 Oregon Hiawatha,  
KS 66434  
(785)-742-4580

[Barnesrealty.com](http://Barnesrealty.com)



# PROPERTY FEATURES

## Price:

\$10,000.00/acre or \$1,372,100.00 total

## Real Estate Taxes:

2023 taxes were \$444.18 on 155.21 taxable acres

*(2025 taxes on 137.21 acres are to be determined)*

## Rental Status:

Available for the 2025 crop year

## Listing Agent:

Jamie Barnes: 660-851-1125 or  
Jamie@barnesrealty.com

## FSA Information:

Attached Below

## Location:

Property is located 2 miles south of Corning, MO on Hwy 111 and 1 mile west on holt 130

## Improvements:

None



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 The listing may be withdrawn with or without approval.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.



# PHOTOS





# SURETY MAPS

## Aerial Map



Boundary Center: 40° 12' 51.32, -95° 28' 14.8

0ft 829ft 1658ft



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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1-62N-41W  
Holt County  
Nebraska

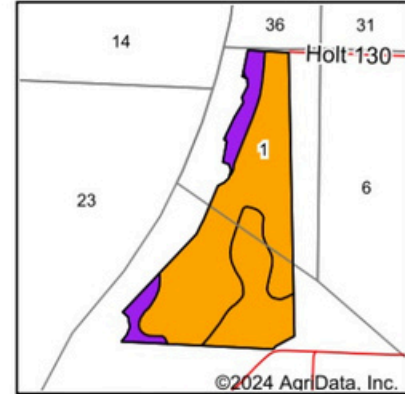
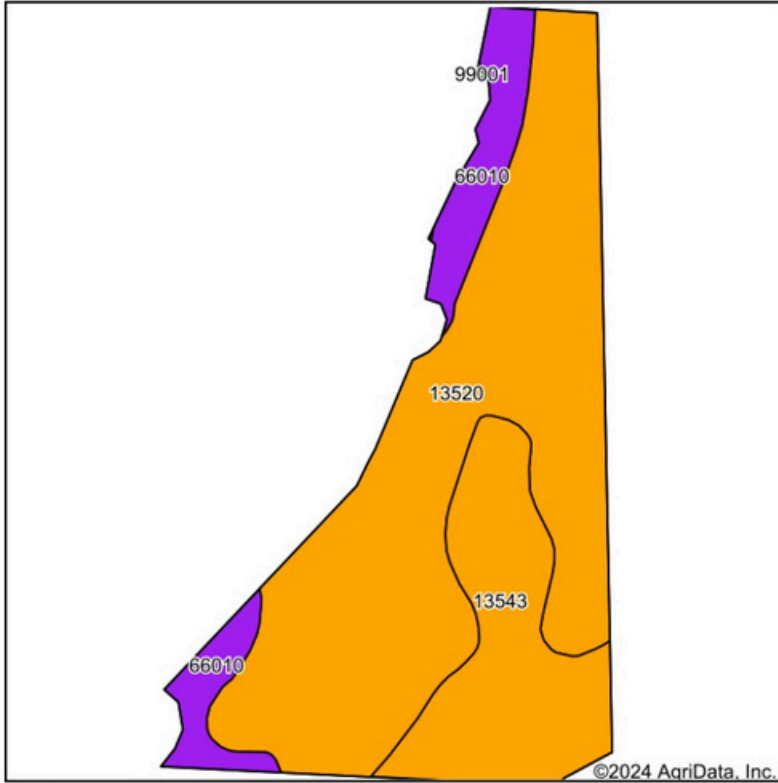


11/26/2024

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

# SURETY MAPS

## Soils Map



State: **Nebraska**  
 County: **Holt**  
 Location: **1-62N-41W**  
 Township: **Lincoln**  
 Acres: **137.21**  
 Date: **11/26/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 28

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	
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	90.21	65.8%		Illw	45	45	38	41	
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	31.31	22.8%		Illw	40	40	31	39	
66010	Sarpy fine sand, 0 to 2 percent slopes, frequently flooded	15.63	11.4%		Vw	10	3	10	1	
99001	Water	0.06	0.0%							
<b>Weighted Average</b>						<b>*-</b>	<b>*n 39.9</b>	<b>*n 39.1</b>	<b>*n 33.2</b>	<b>*n 36</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

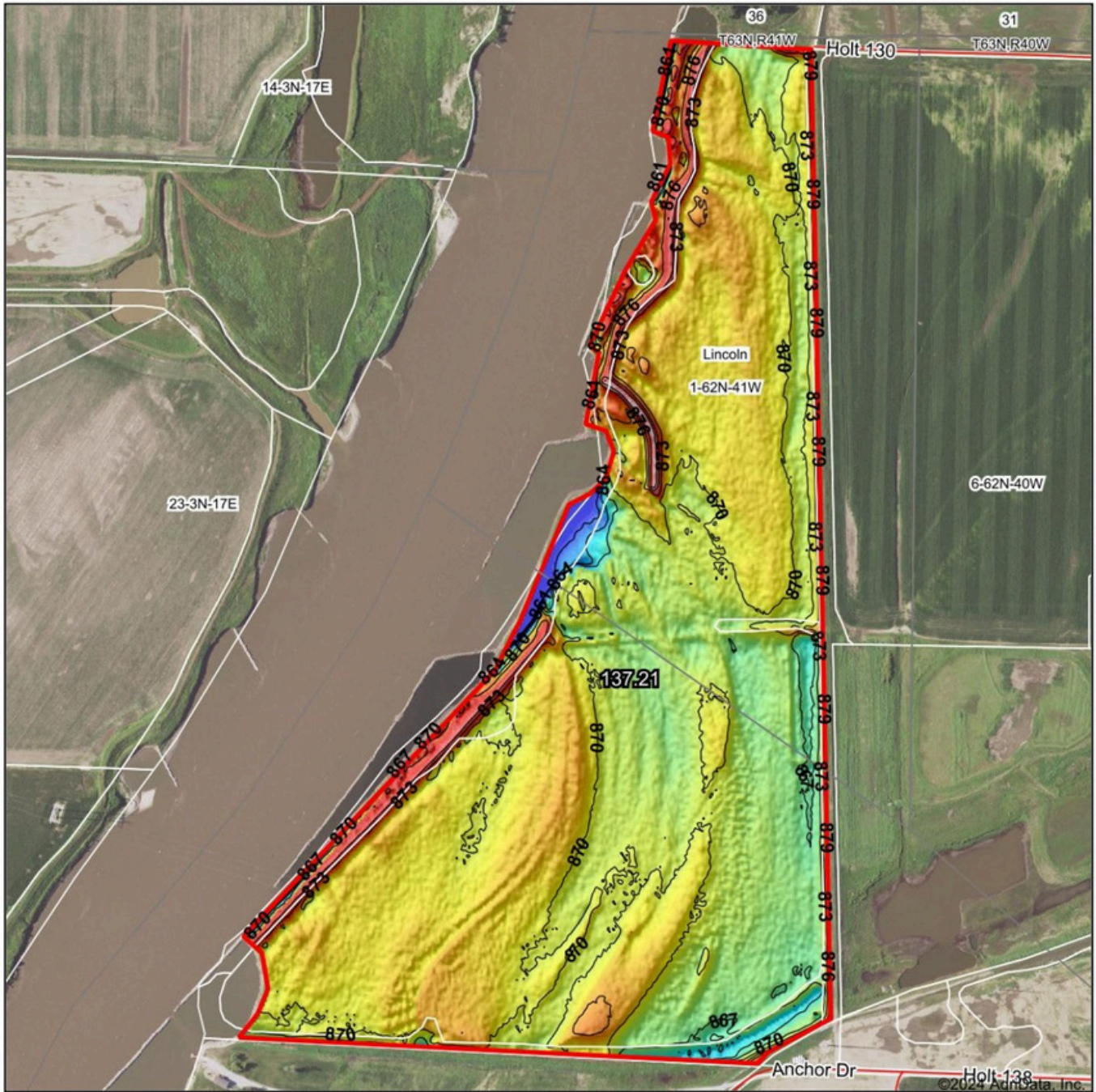
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



# SURETY MAPS

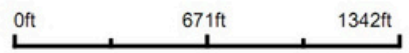
## Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 858.9  
Max: 882.2  
Range: 23.3  
Average: 870.3  
Standard Deviation: 2.43 ft



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1-62N-41W  
Holt County  
Nebraska

Boundary Center: 40° 12' 51.32, -95° 28' 14.8



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**Coming Soon!**