



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

PROPERTY FEATURES

Price:

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

**PRICE REDUCED: \$7,500.00/acre or
\$1,029,075.00 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
Seller is willing to lease back the tillable
acres for 2-3 years at \$250/acre

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

Estimated Annual Income:

(Based on \$250/FSA tillable acre: 124.34)

Cash Rent: \$31,085.00

Current Partial Hunting Lease: \$1,130.00

Total: \$32,215.00



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 The listing may be withdrawn with or without approval.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



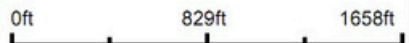
SURETY MAPS

Aerial Map



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



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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1-62N-41W
Holt County
Nebraska

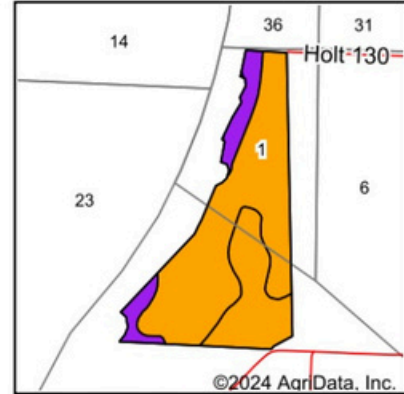
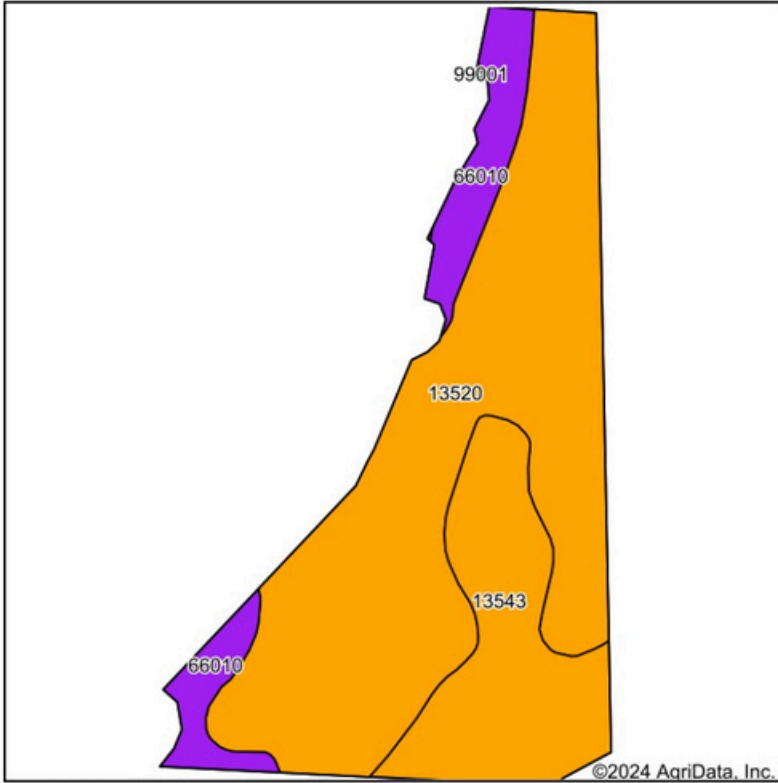


11/26/2024

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%							
Weighted Average						*-	*n 39.9	*n 39.1	*n 33.2	*n 36

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

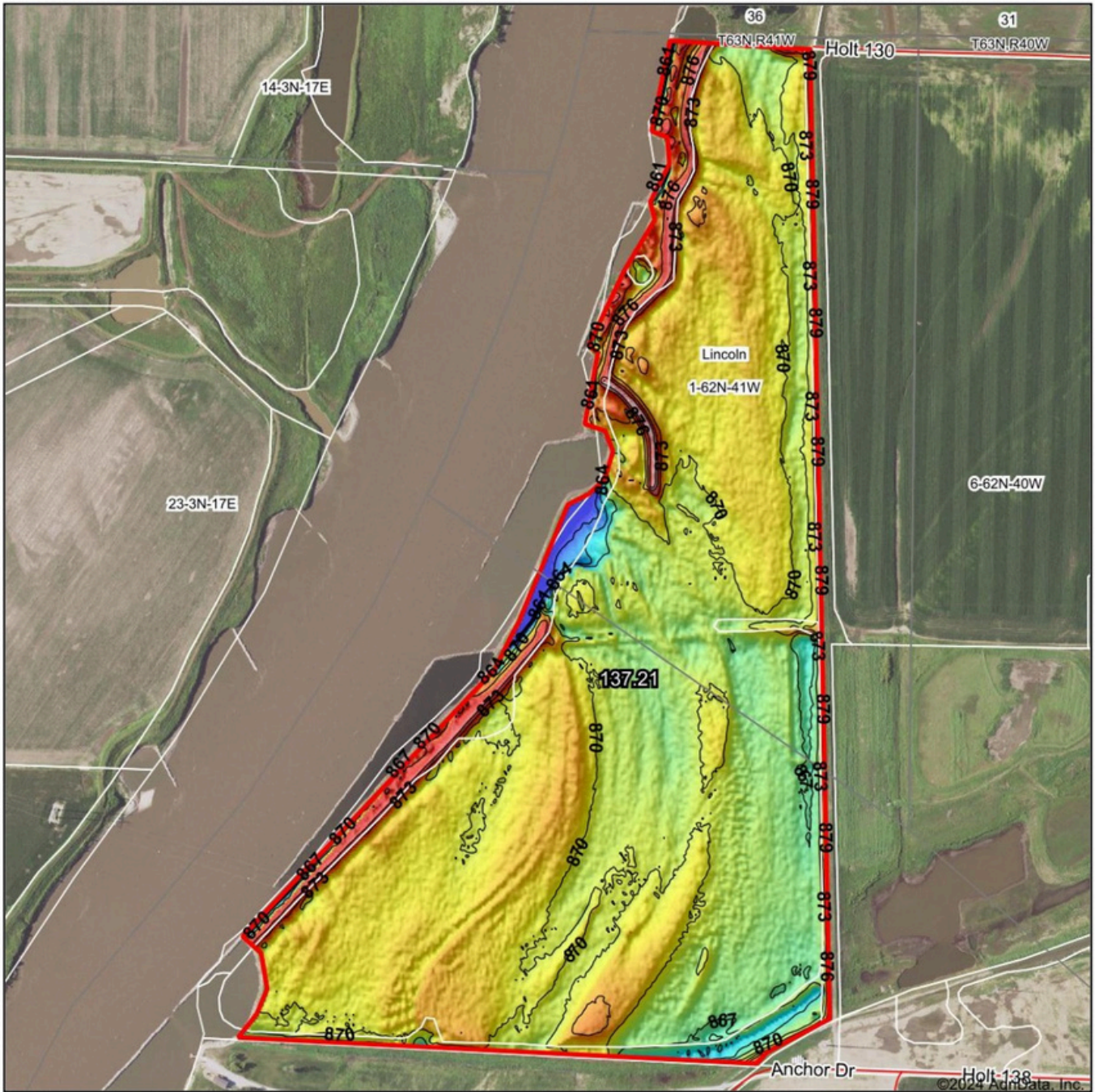
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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

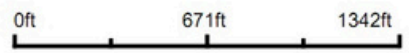
Topography Hillshade



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



11/26/2024

1-62N-41W
Holt County
Nebraska

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



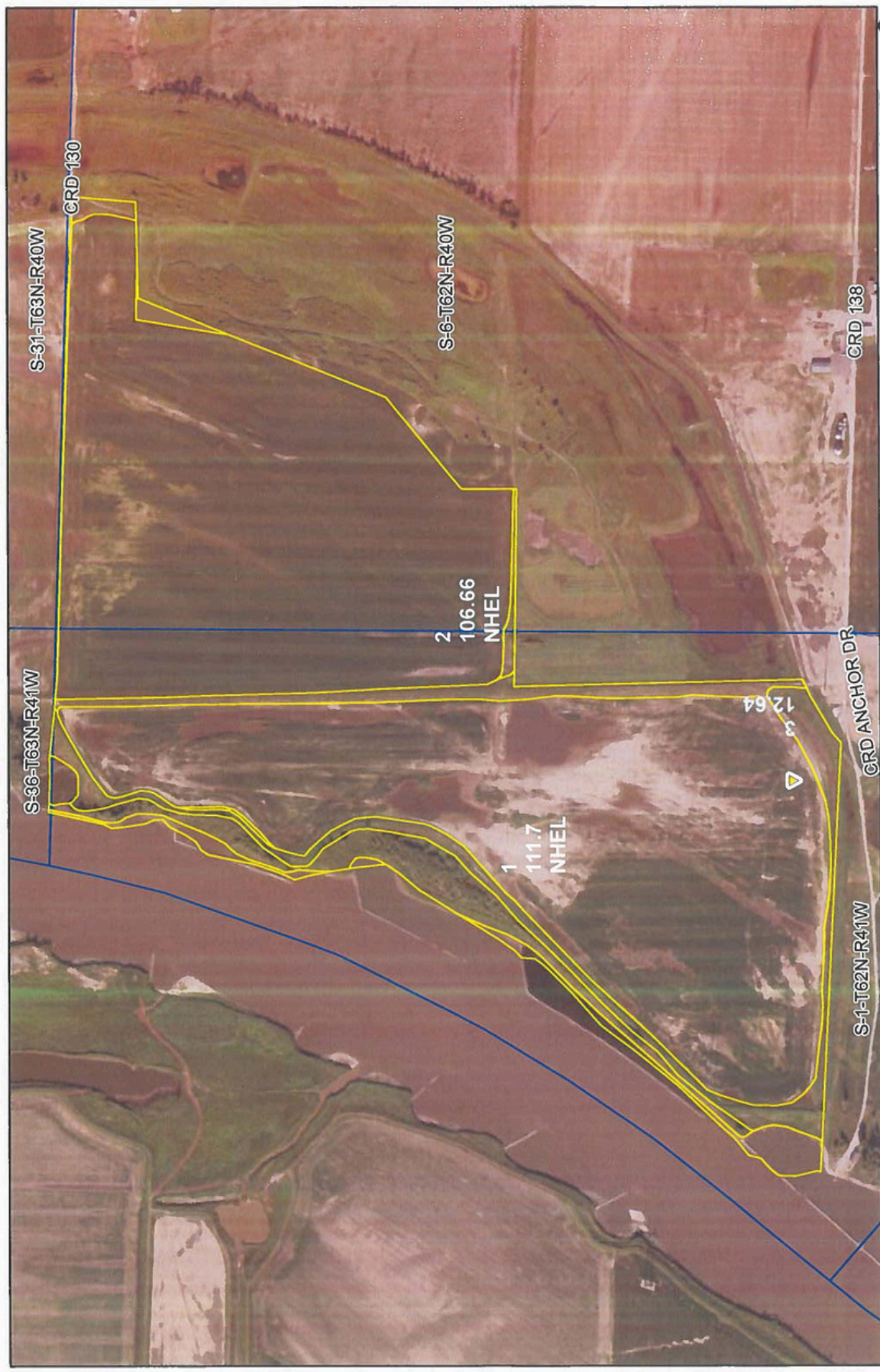
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Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION



Legend:

- crp
- clu
- plss

Farm Tract

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
Program Year: 2025
Created: 10/17/2024
Flown: 2022-7-10

All Measurements are For FSA Programs Only

1:8,610

FSA INFORMATION

MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :
Prepared : 1/14/25 2:50 PM CST
Crop Year : 2025

Tract Number :

Description : 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 : : None
Other Producers : : None
Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
256.16	231.00	231.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	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
TOTAL	231.00	0.00	

NOTES
