



158.6 ACRES, HOLT COUNTY, MO

For Sale

Gently rolling Missouri farm ground doesn't stay on the market long. This farm would be great to expand your operation or investment portfolio. Don't miss this opportunity to acquire productive cropland right outside of town.

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

~~\$9,750.00/taxable acre or \$1,546,350.00 total~~

PRICE REDUCED: \$9,500.00/taxable acre or \$1,506,700.00 total

Real Estate Taxes:

2024 taxes are \$664.33 on 158.6 taxable acres

Rental Status:

Currently rented, available for 2025 crop year

Tillable Acres:

149 Acres

Listing Agent:

Jamie Barnes (660)-851-1125 or
Jamie@BarnesRealty.com

Projected Market Rent/Annual Income

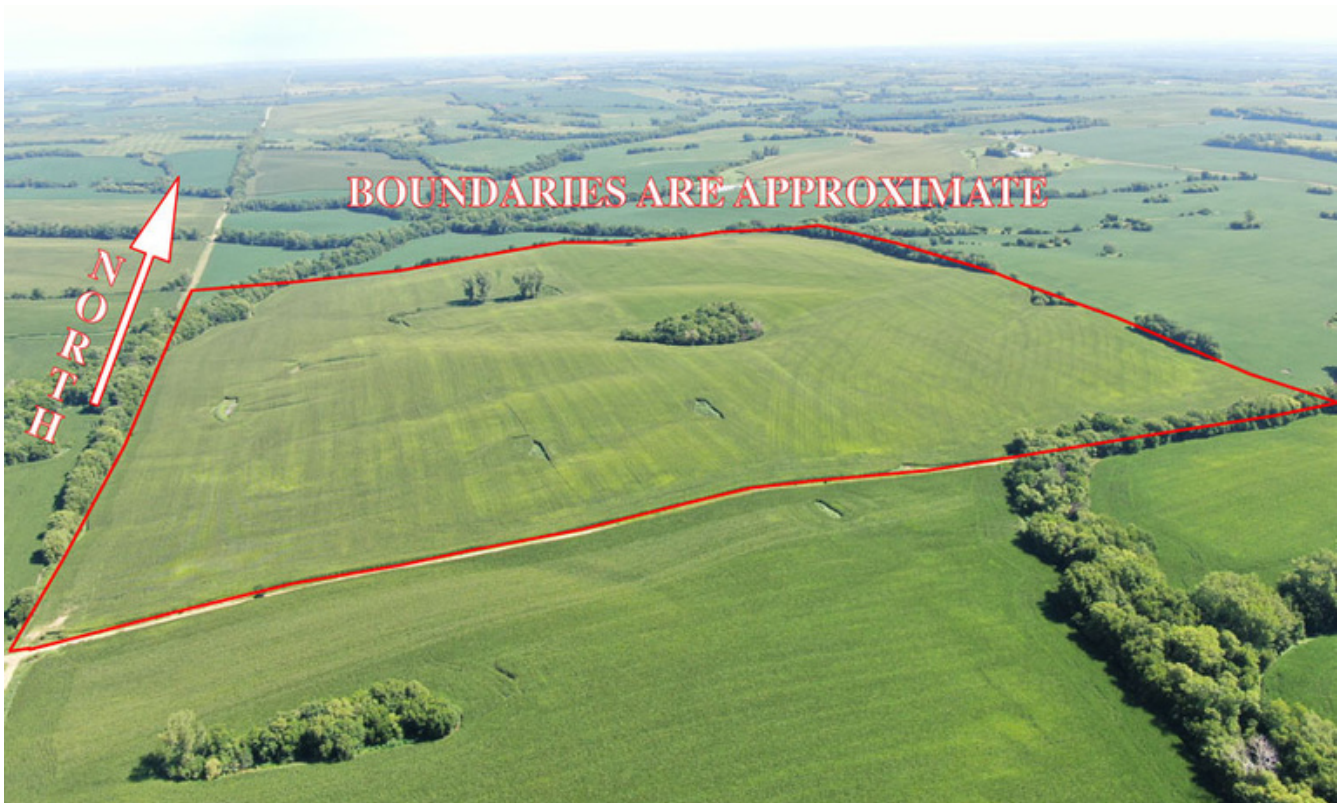
\$300/FSA tillable Acre plus a \$4,000.00 annual hunting lease

Location:

Tract is Northeast of Mound City a little over 8 miles. Head North on Highway N out of Mound City, turn East onto Route C for 2 miles then North on Memphis Road. The tract is on the Northeast corner of Holt 120 and Memphis Road.

Improvements:

This tract is unimproved



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 The listing may be withdrawn with or without approval.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.

AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



SURETY MAPS

Aerial Map



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www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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Boundary Center: 40° 14' 11.72, -95° 11' 43.6

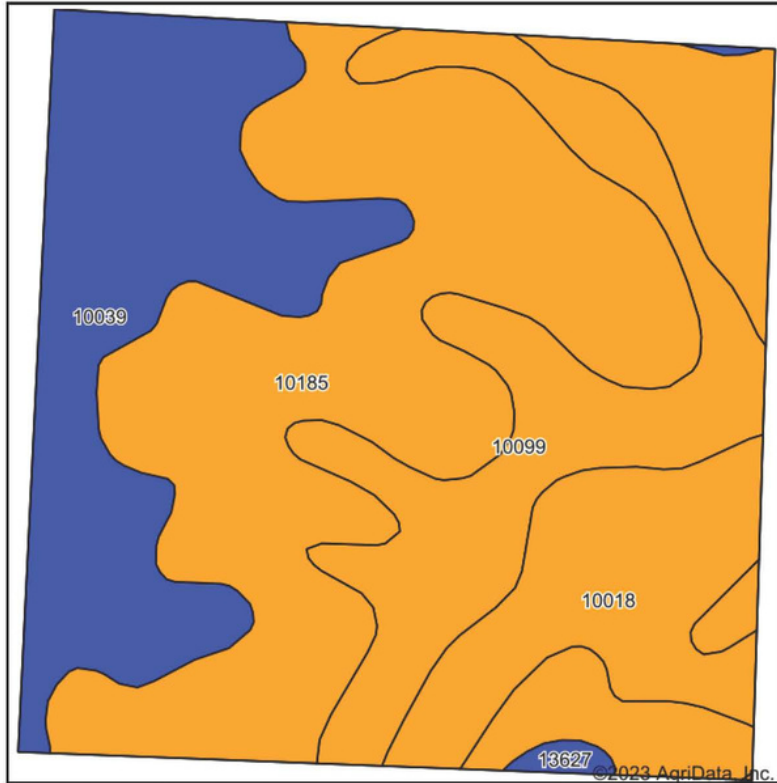


28-63N-38W
Holt County
Missouri

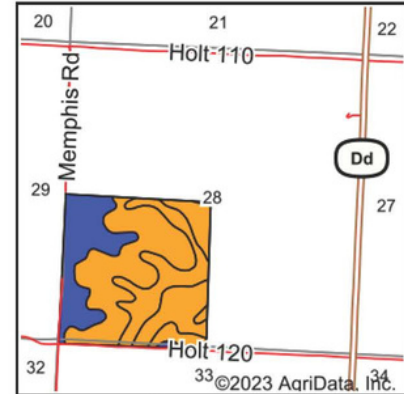


SURETY MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **28-63N-38W**
 Township: **Liberty**
 Acres: **158.6**
 Date: **7/7/2023**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	73.54	46.4%		IIIe		74	74	54	55
10039	Kenridge-Judson complex, 1 to 7 percent slopes	36.78	23.2%		IIw	IIw	84	79	68	75
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	29.36	18.5%		IIIe		88	88	66	69
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	18.13	11.4%		IIIe		83	83	63	64
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	0.79	0.5%		IIw		77	77	52	67
Weighted Average					2.76	*-	*n 80	*n 78.8	*n 60.5	*n 63.3

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

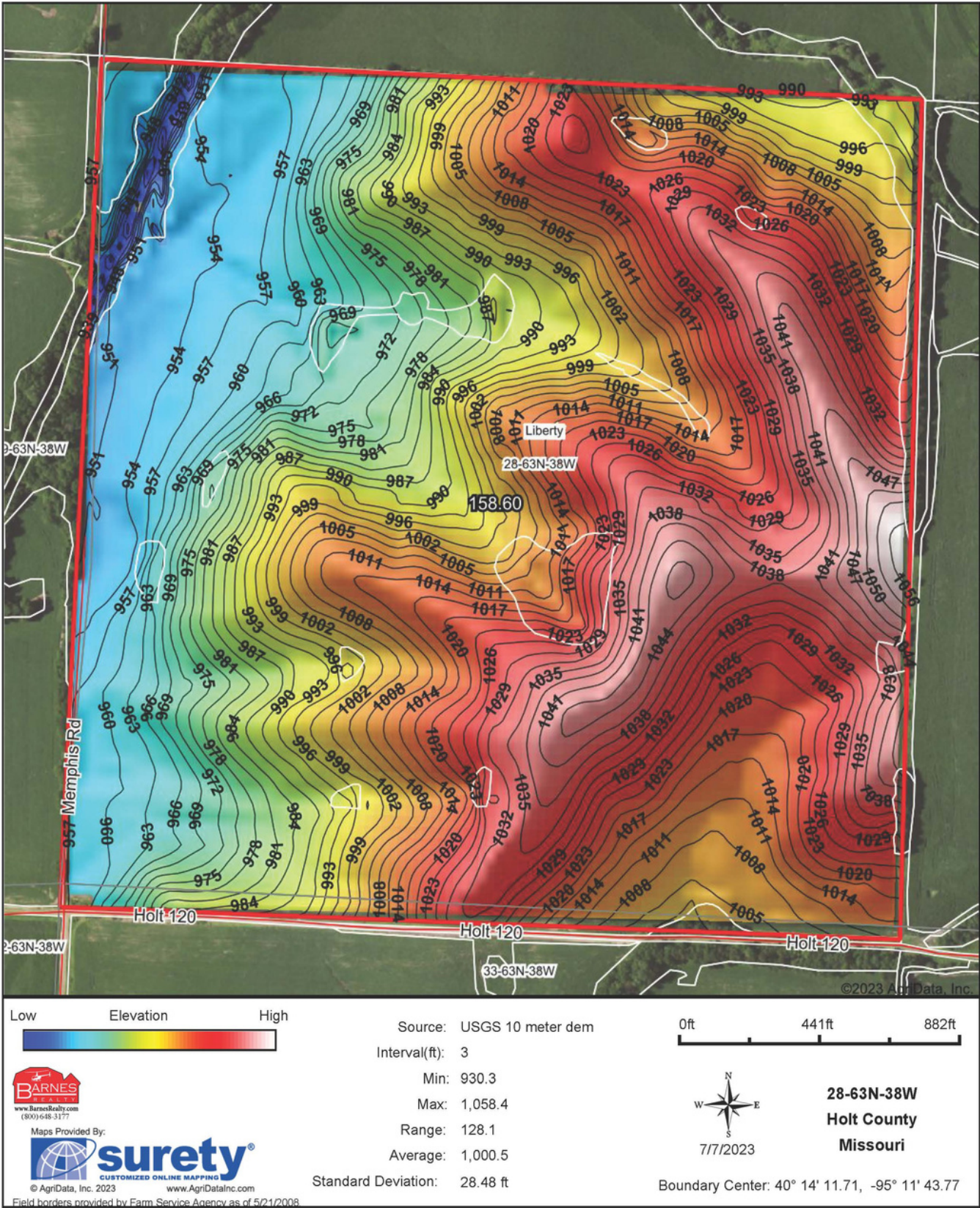
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

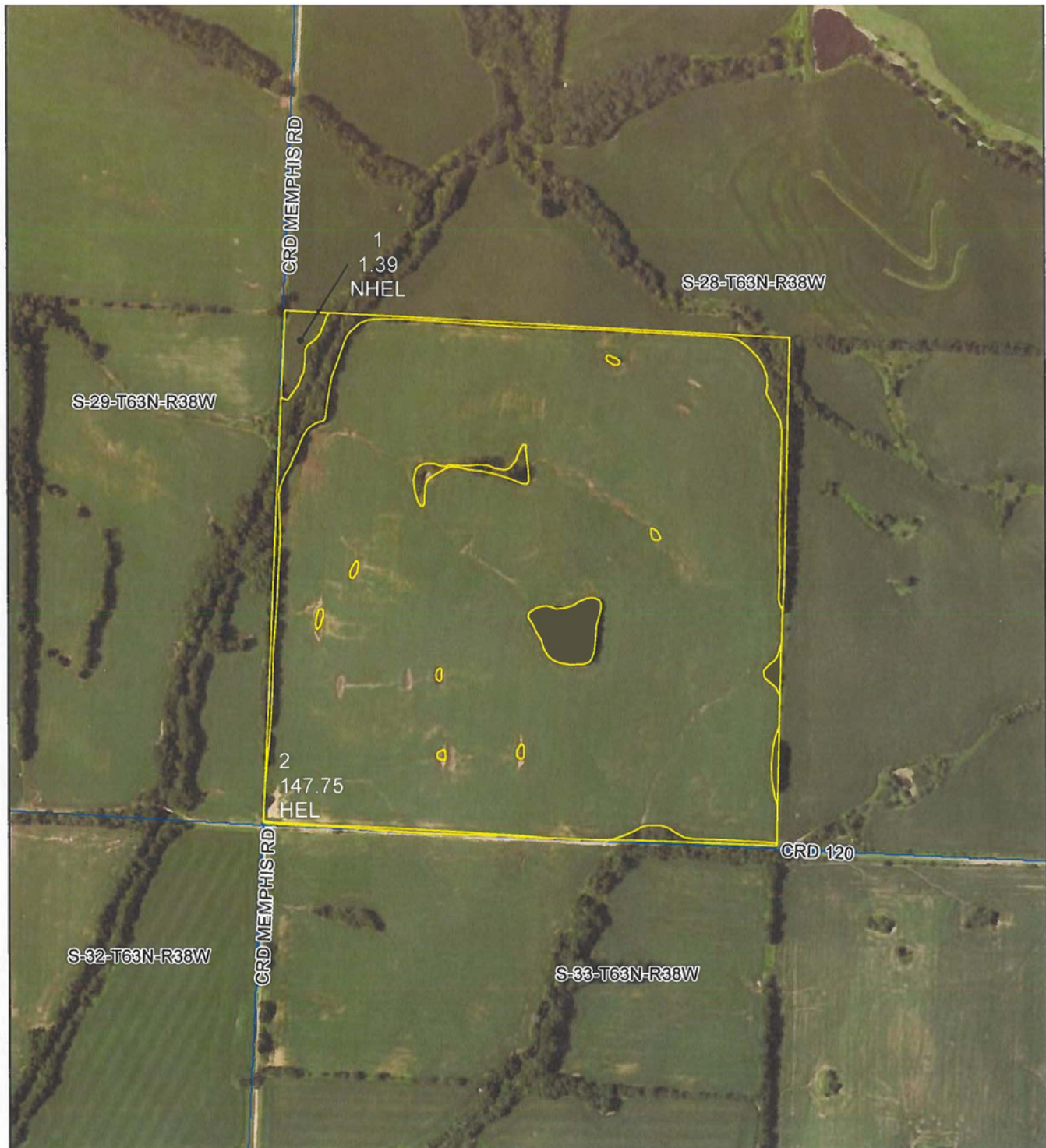
SURETY MAPS

Topography Hillshade



FSA INFORMATION

FSA 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: 10/4/2022

Flown: 2022-7-10

- clu
- crp
- plss

Farm Tract

FSA INFORMATION

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 : 8/29/23 4:42 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-087-2010-9
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
160.07	149.14	149.14	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	149.14		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	69.00	0.00	125	0
Soybeans	69.00	0.00	41	0
TOTAL	138.00	0.00		

NOTES

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Tract Number :

Description : L1 S28-63-38
FSA Physical Location : MISSOURI/HOLT
ANSI Physical Location : MISSOURI/HOLT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.07	149.14	149.14	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI

HOLT

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : 8/29/23 4:42 PM CST

Crop Year : 2023

Tract 2981 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.00	0.00	125
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NOTES

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