

NORTH

BOUNDARIES ARE APPROXIMATE

182.8 ACRES, HOLT COUNTY, MO

For Sale

Here is a nice upland pasture tract with
blacktop access and great fence and
water!

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

\$5,880.74/taxable acre or \$1,075,000.00 total

Real Estate Taxes:

2024 taxes are \$338.52 on 182.8 taxable acres

Listing Agent:

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

Location:

From the town of Oregon go east on Hwy 59 for 5 miles. Turn south on Hwy U and continue for 3 miles. The tract is on the west side of the road

Improvements:

Good fence, Well & Electricity

FSA Information:

Attached below



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

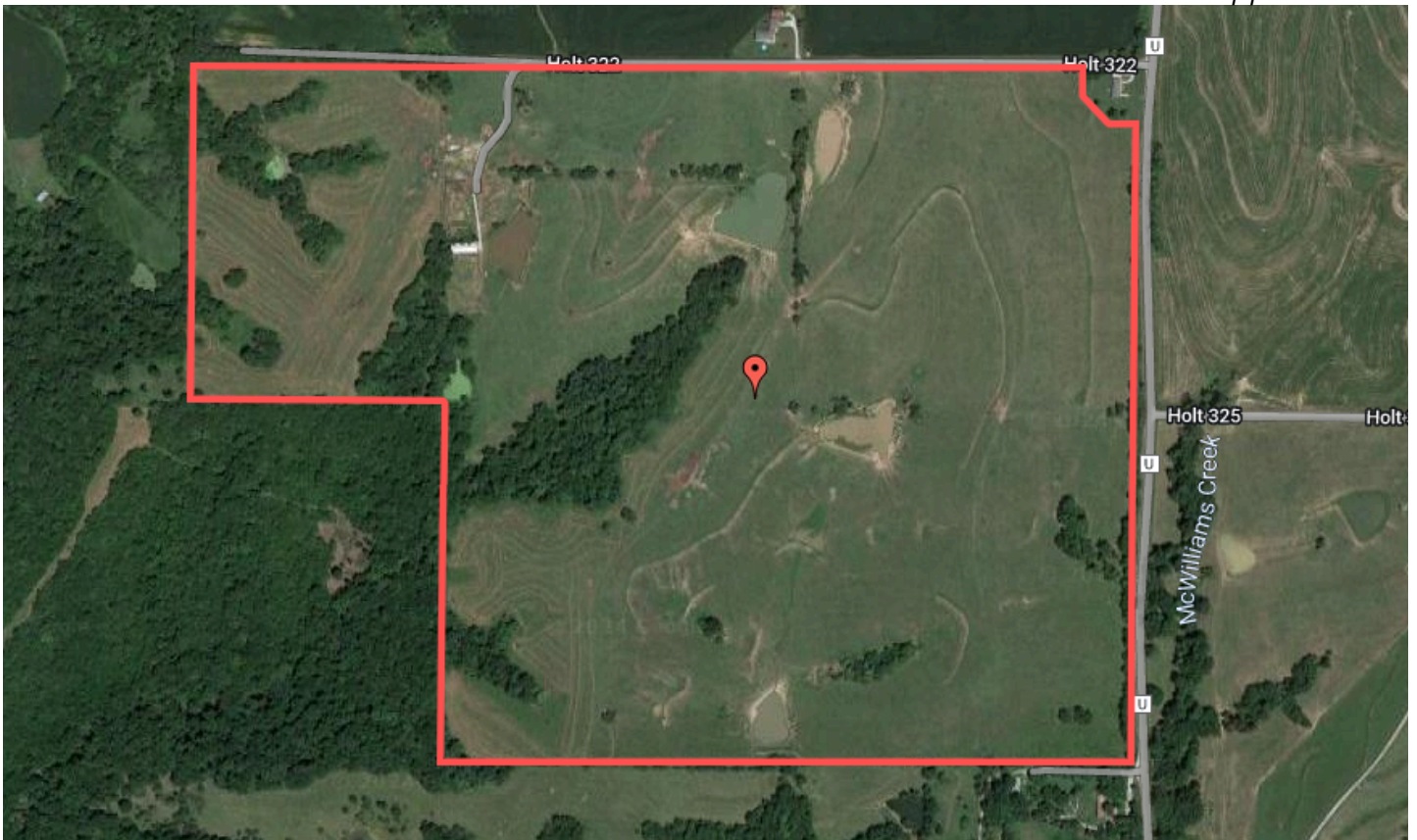
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RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

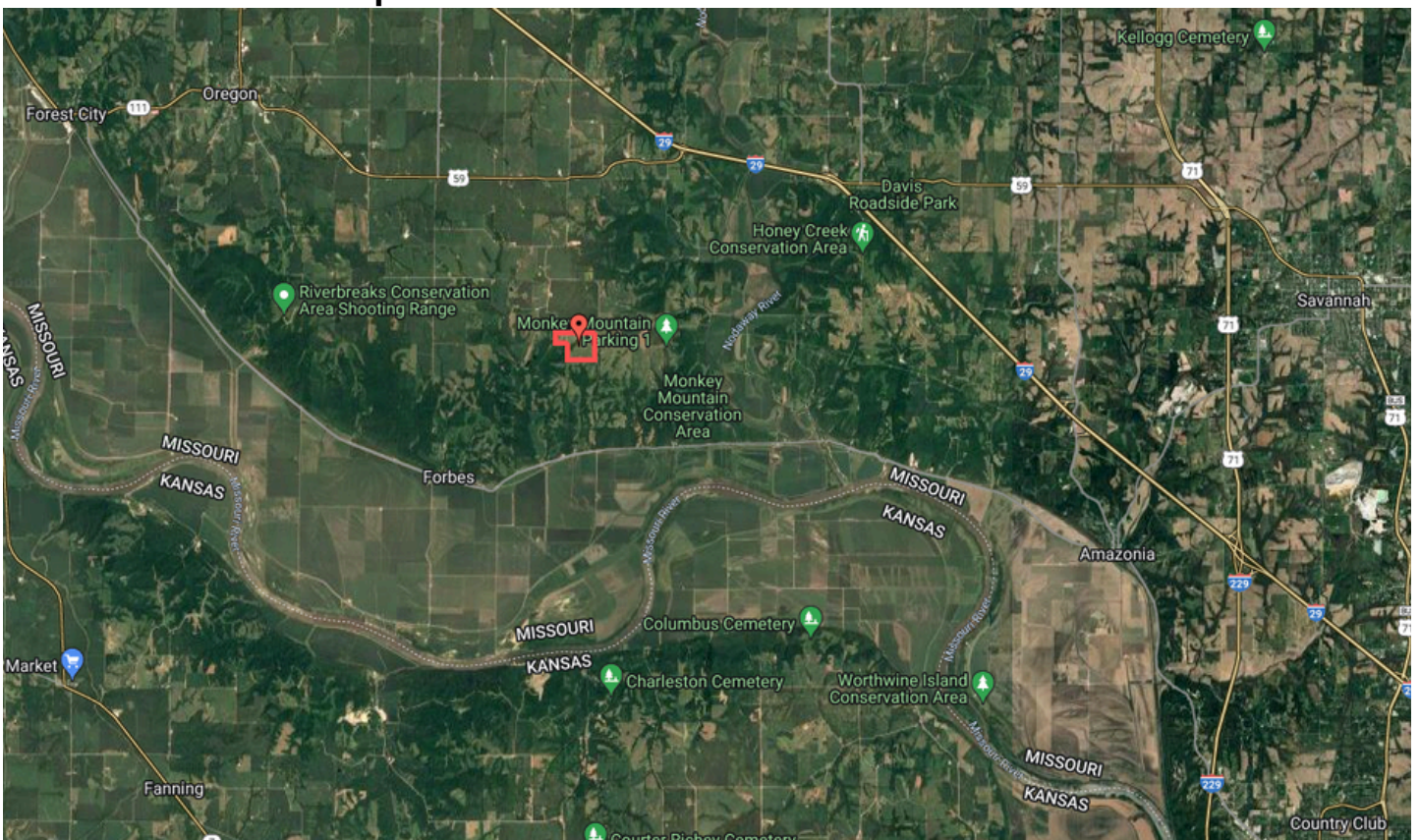
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



SURETY MAPS

Aerial Map



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Boundary Center: 39° 55' 53.57, -95° 2' 47.66

0ft 648ft 1297ft



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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15-59N-37W
Holt County
Missouri

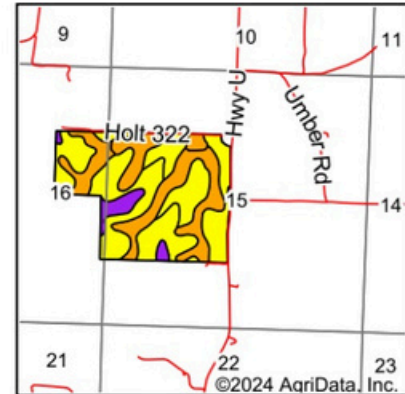
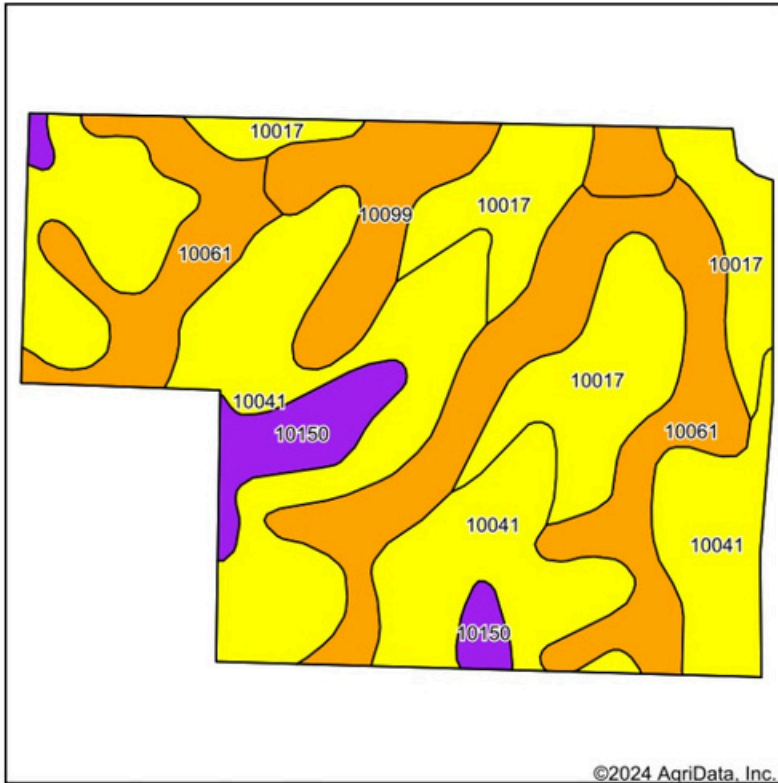


12/19/2024

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **15-59N-37W**
 Township: **Forbes**
 Acres: **182.8**
 Date: **12/19/2024**



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	
10041	Knox silt loam, 14 to 20 percent slopes, eroded	74.37	40.8%		IVe	75	75	60	60	
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	48.53	26.5%		IIIe	75	75	64	63	
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	34.45	18.8%		IVe	72	72	67	61	
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.61	8.5%		IIIe	90	90	68	70	
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	9.84	5.4%		VIe	20	20	18	14	
Weighted Average						3.76	*n 72.8	*n 72.8	*n 60.8	*n 59.4

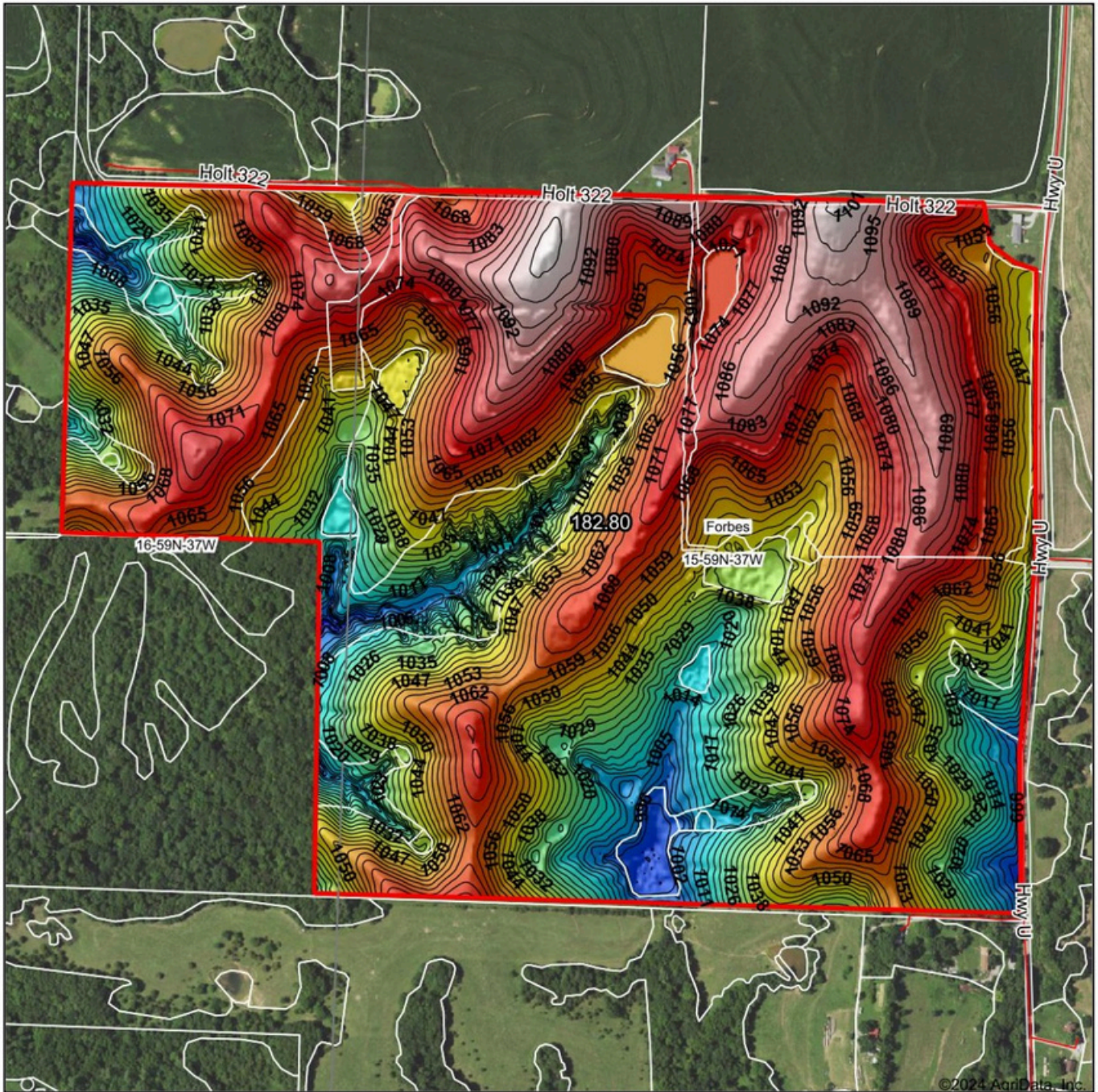
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

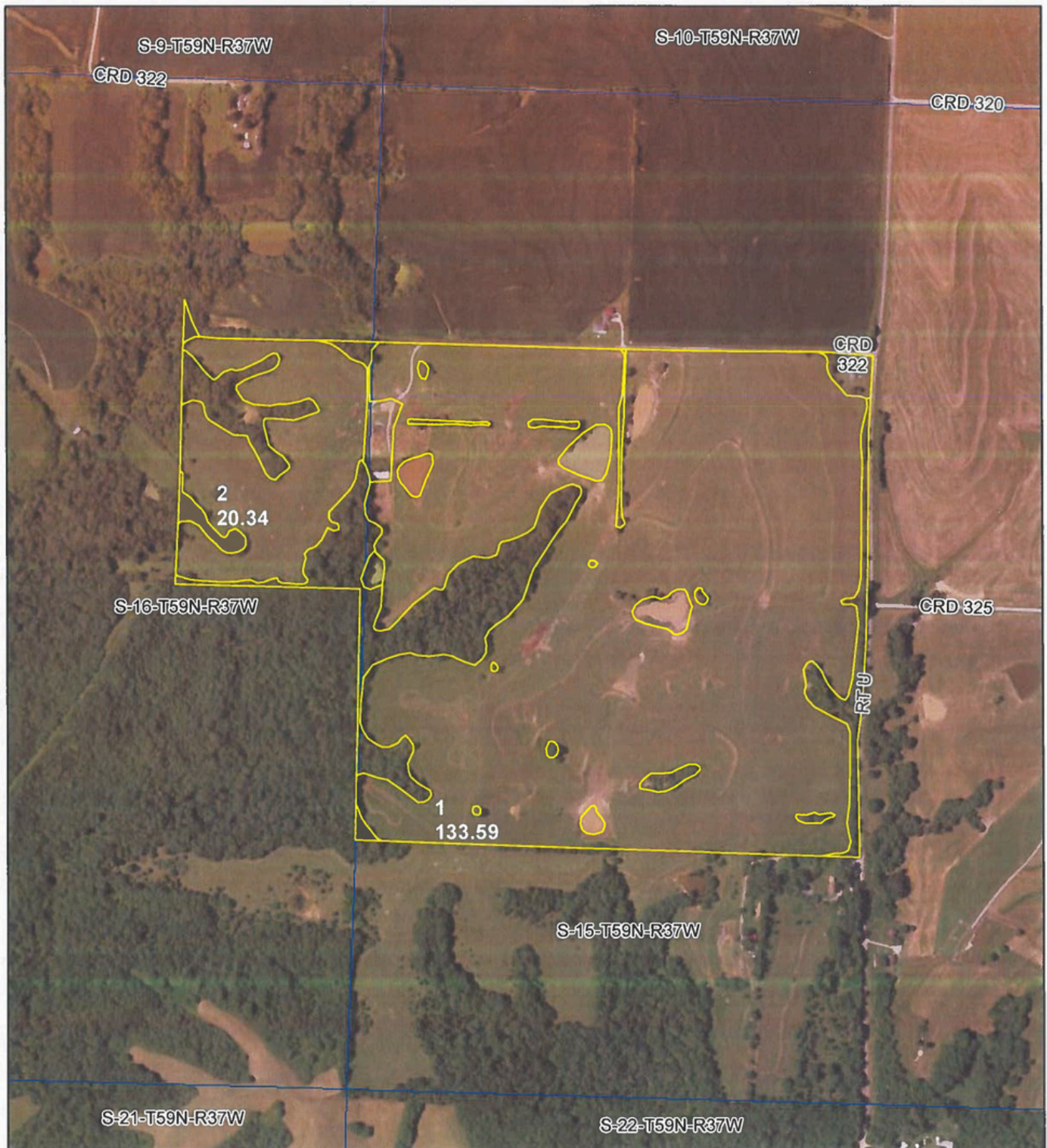
Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



FSA INFORMATION



**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-Gr-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 H=MIXFG-lgs-FG P= MIXFG-lgs-GZ
 GLS=Grass-SMO-LS ALF=Alfalfa-FG
 WXY=Corn-Wxy-GR
 All fields are Non-Irrigated
 *Unless notated on Map

1:7,920



Program Year: 2025

Created: 10/17/2024

Flown: 2022-7-10

- clu
- crp
- plss

Farm Tract

FSA INFORMATION

FSA-156EZ:

MISSOURI HOLT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : Prepared : 12/20/24 2:38 PM CST Crop Year : 2025
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NOTES

Tract Number :

Description : S15,16-59-37

FSA Physical Location : MISSOURI/HOLT

ANSI Physical Location : MISSOURI/HOLT

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ROBERT D HALL REVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
184.32	153.93	153.93	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	153.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES