

182.8 ACRES, HOLT COUNTY, MO

For Sale

Now available for pasture lease at \$130/acre OBO. This prime grazing property offers ample water, good fencing, and blacktop road access, making it easy to get your cattle in today. The land is ready for cows now — a great opportunity for producers looking to secure reliable pasture with strong infrastructure.

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~~

PRICE REDUCED: \$4,102.84/taxable acre or \$750,000.00 total

Pasture Lease:

\$130.00/acre

Real Estate Taxes:

2025 taxes are \$343.85 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

Features:

Water
Blacktop road access
Ready for Cows

FSA Information:

Attached below



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 The listing may be withdrawn with or without approval.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



PHOTOS



PHOTOS



PHOTOS



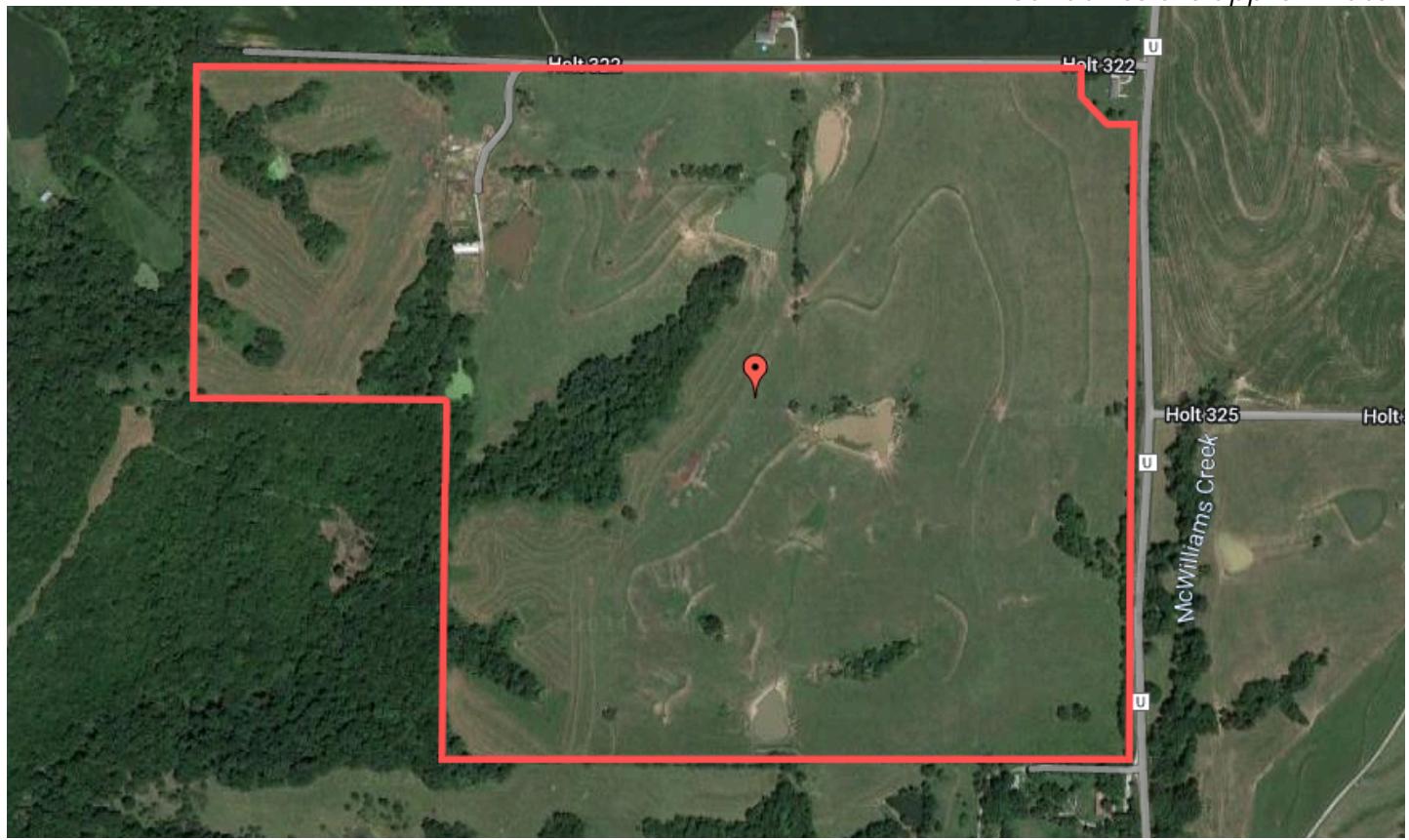
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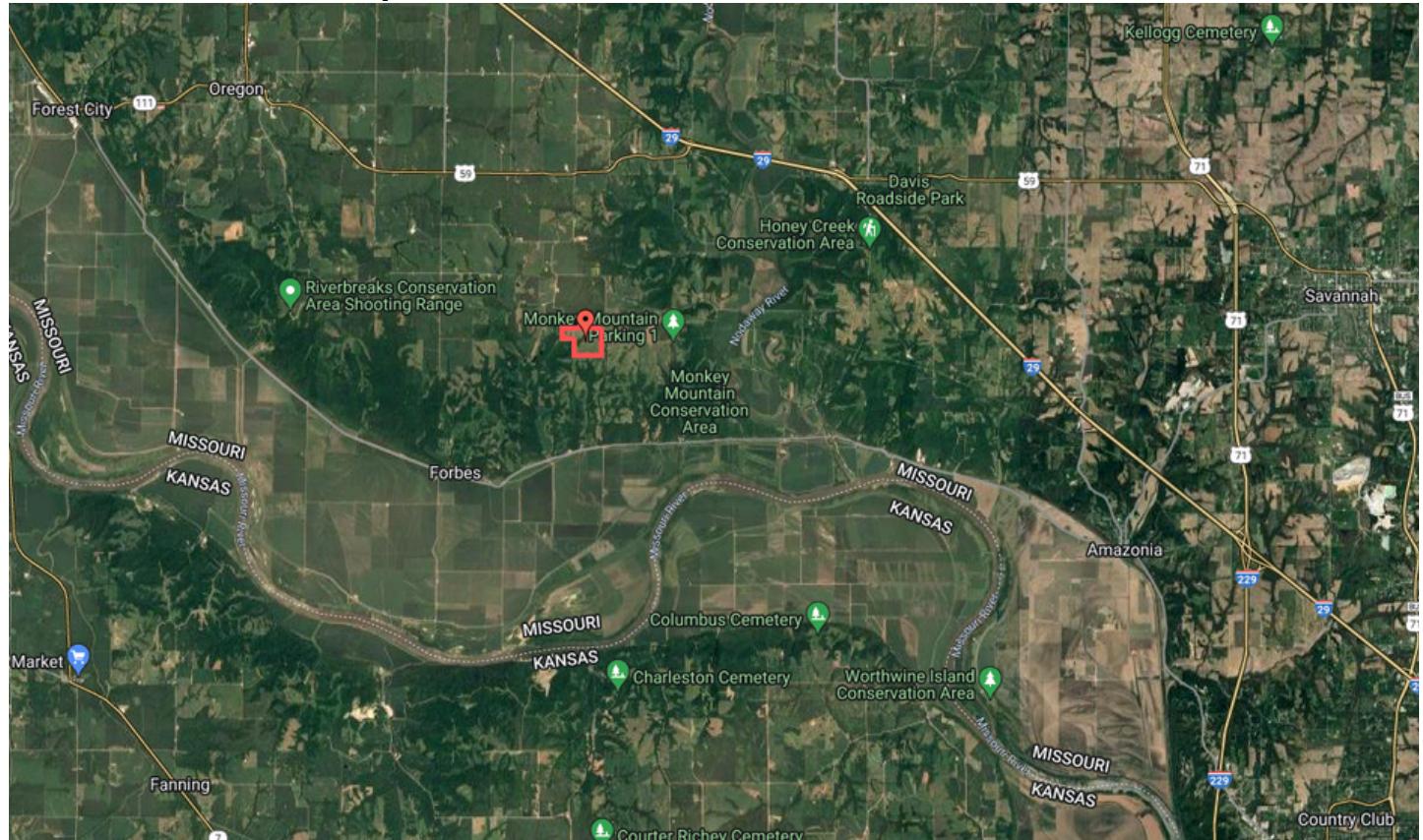
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



SURETY MAPS

Aerial Map



BARNES
REALTY
www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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www.AgroDataInc.com

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

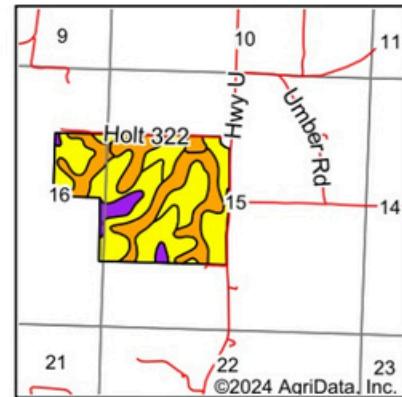
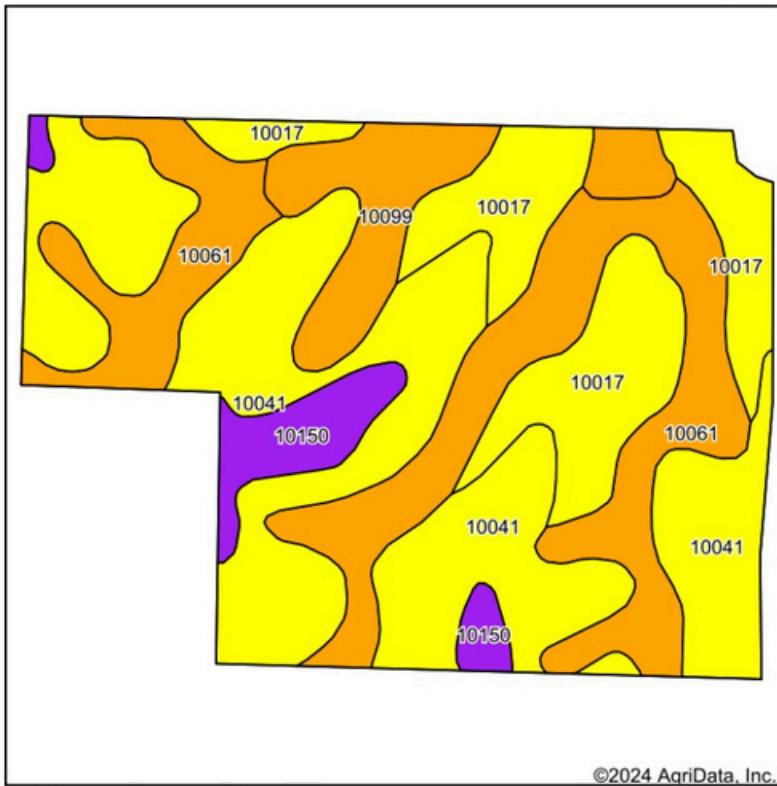
15-59N-37W
Holt County
Missouri



12/19/2024

SURETY MAPS

Soils Map



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



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% | | Vle | 20 | 20 | 18 | 14 | |
| Weighted Average | | | | | | 3.76 | *n 72.8 | *n 72.8 | *n 60.8 | *n 59.4 |

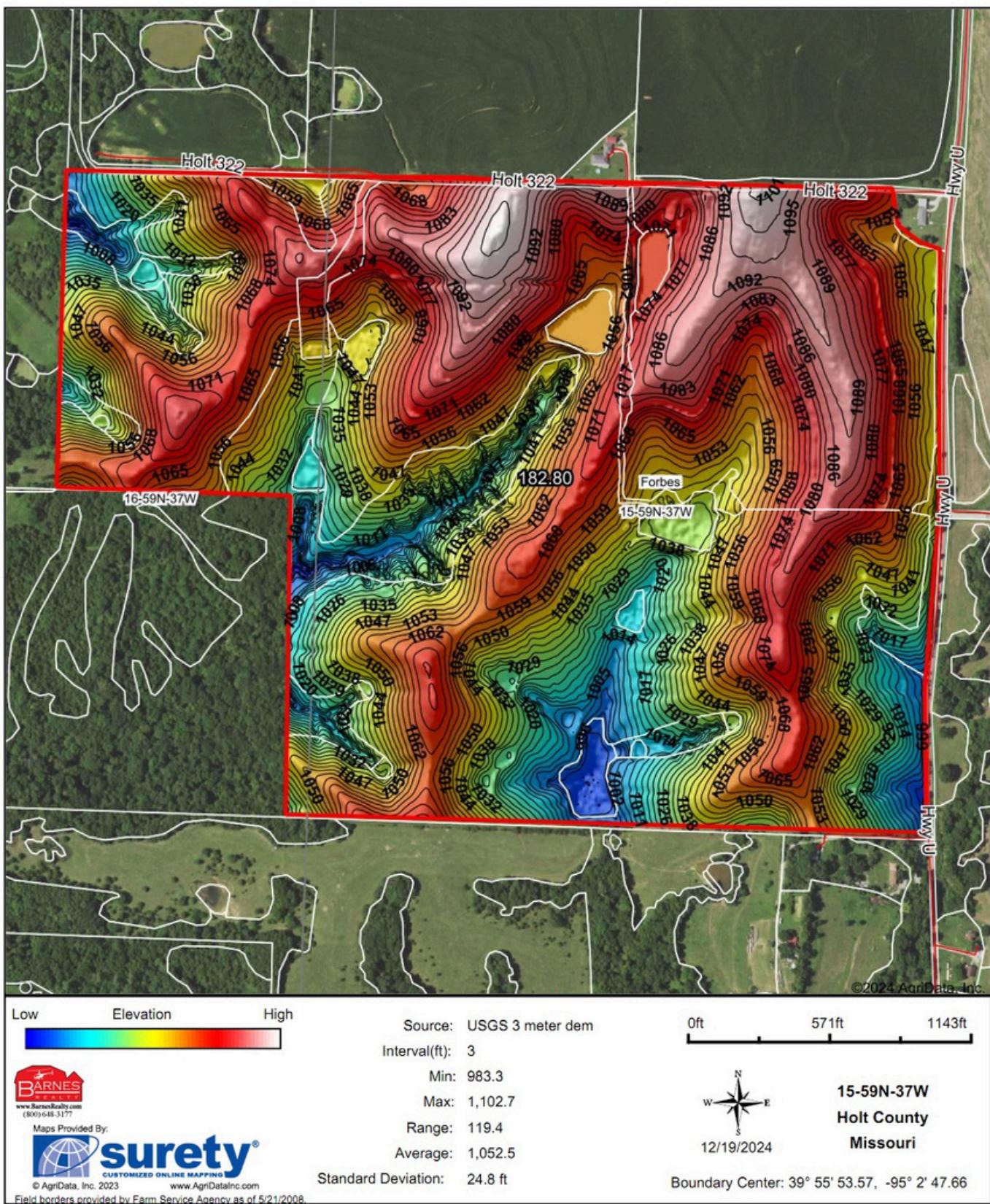
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

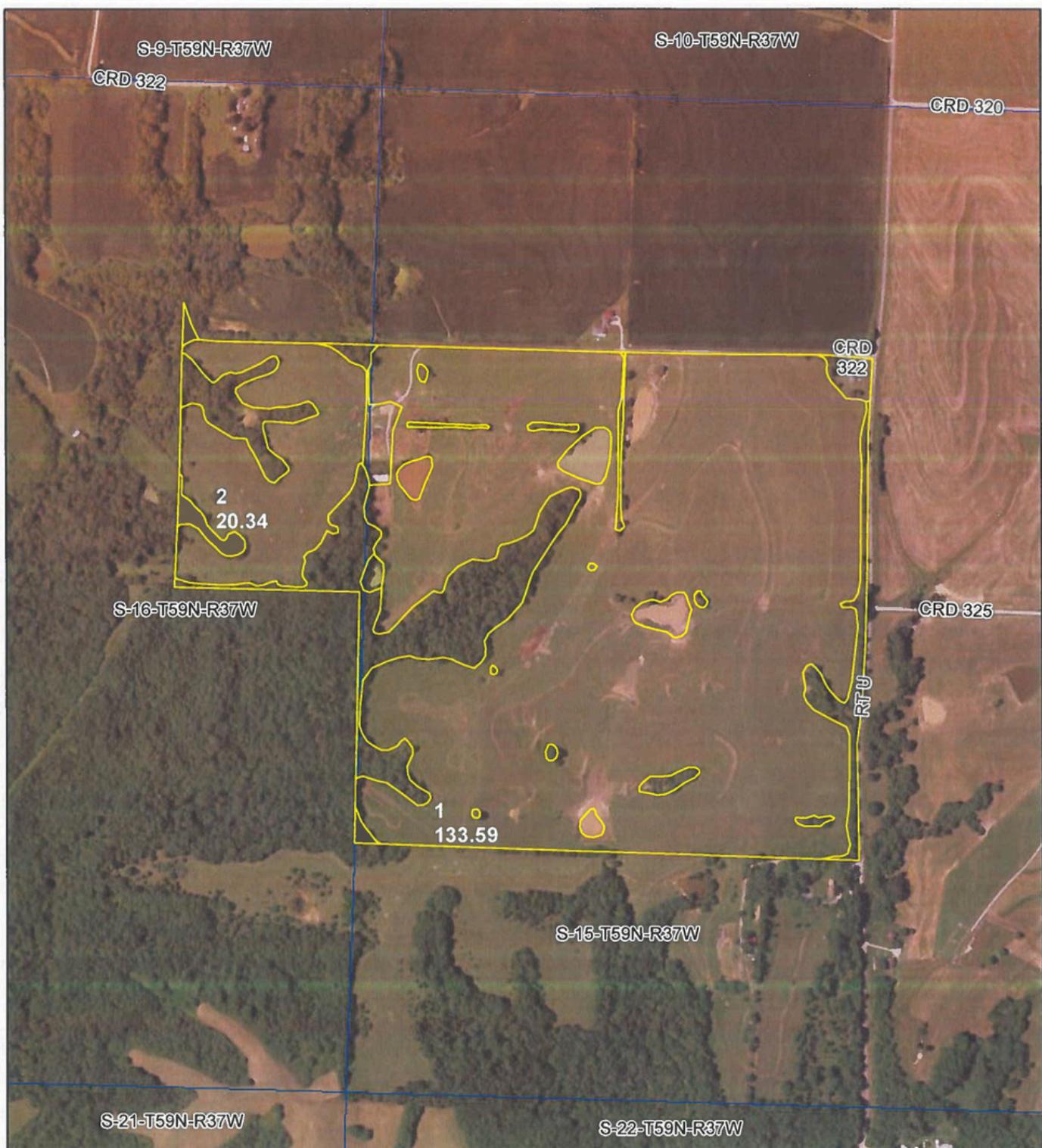
Soils data provided by USDA and NRCS.

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-Grs-GR
HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
H=MIXFG-Igs-FG P=MIXFG-Igs-GZ
GLS=Grass-SMO-LS ALF=Alfalfa-FG
WXY=Corn-Wxy-GR
All fields are Non-Irrigated
*Unless noted 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 | USDA 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 | | | | | | | |
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