

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.

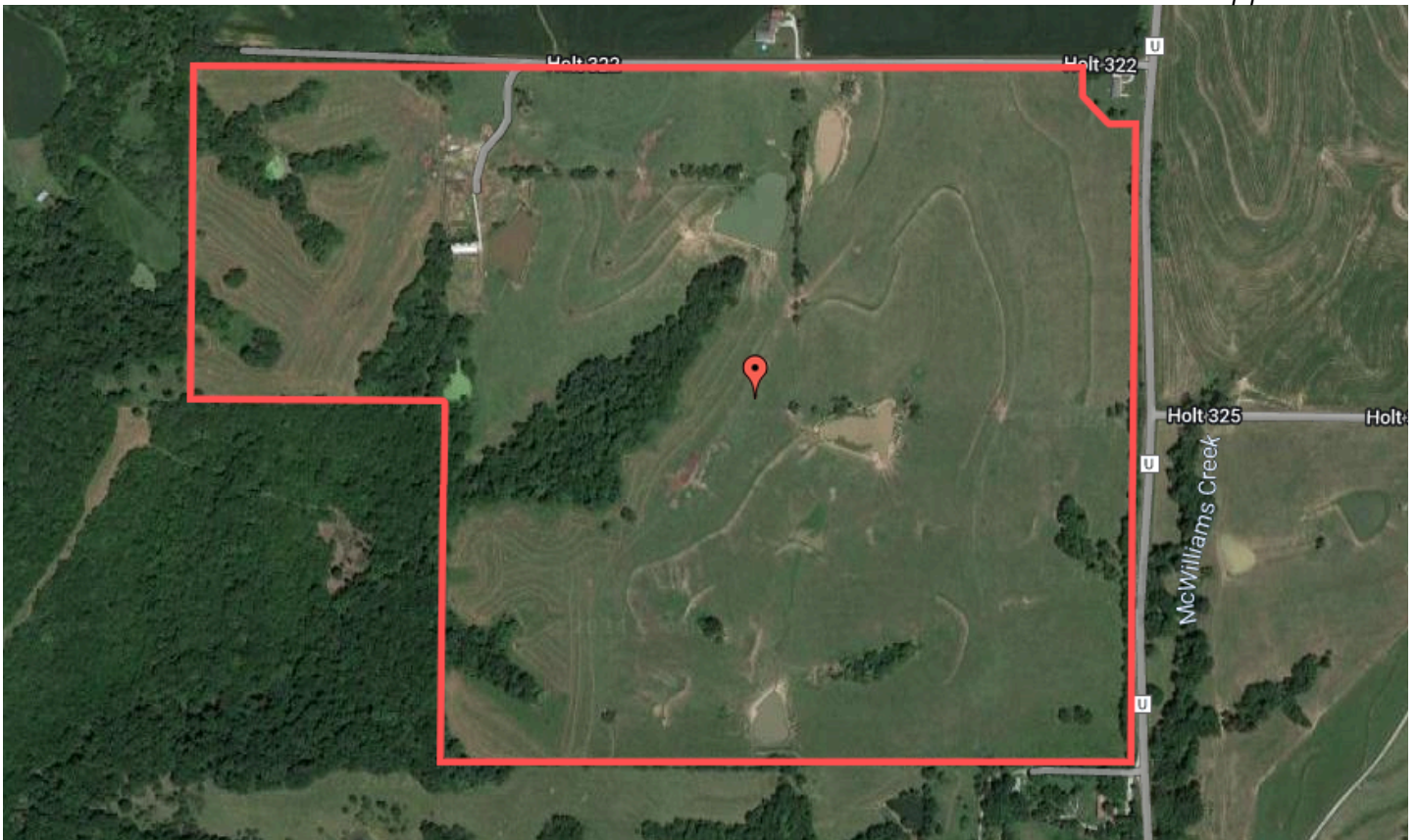
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RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

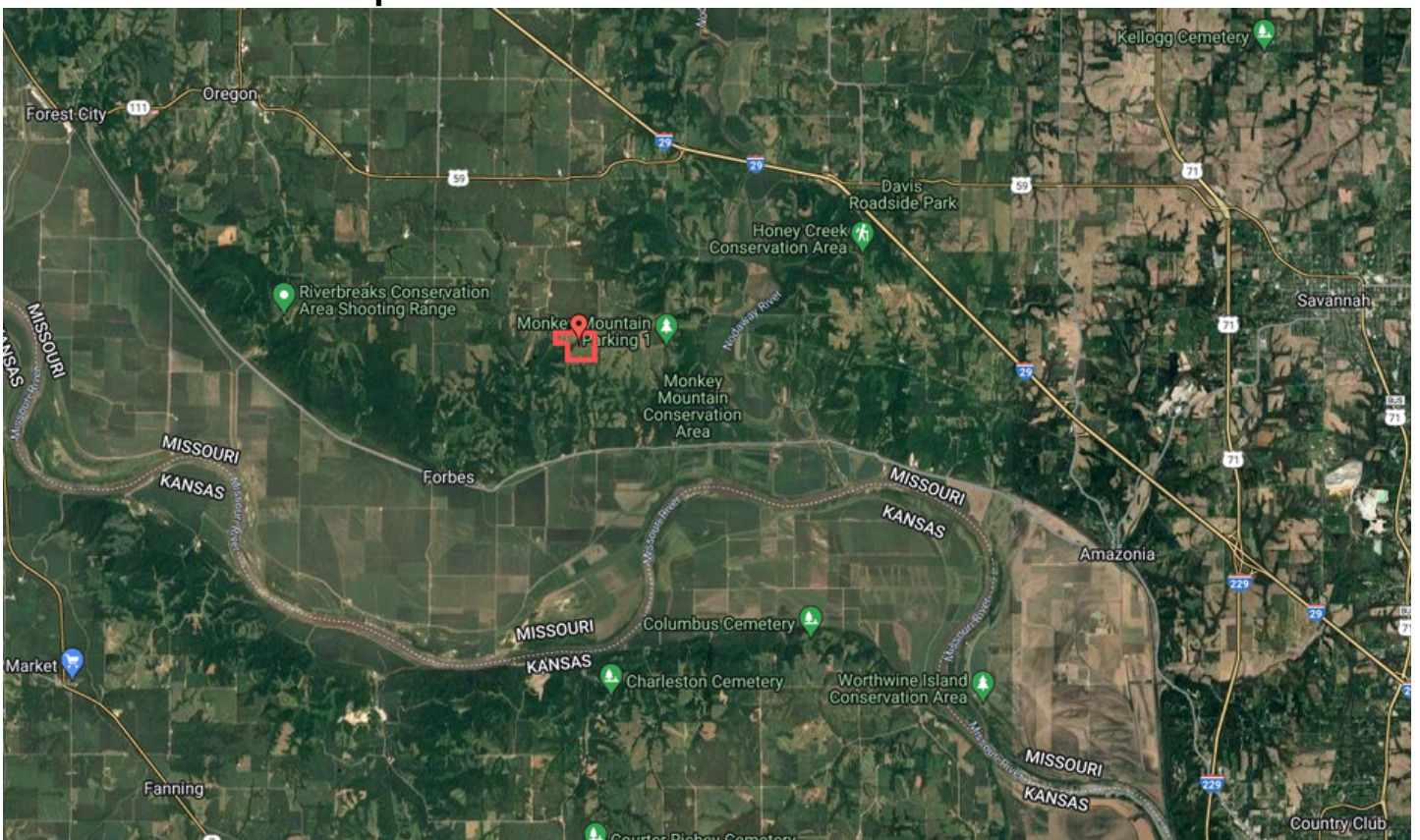
AERIAL MAPS

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

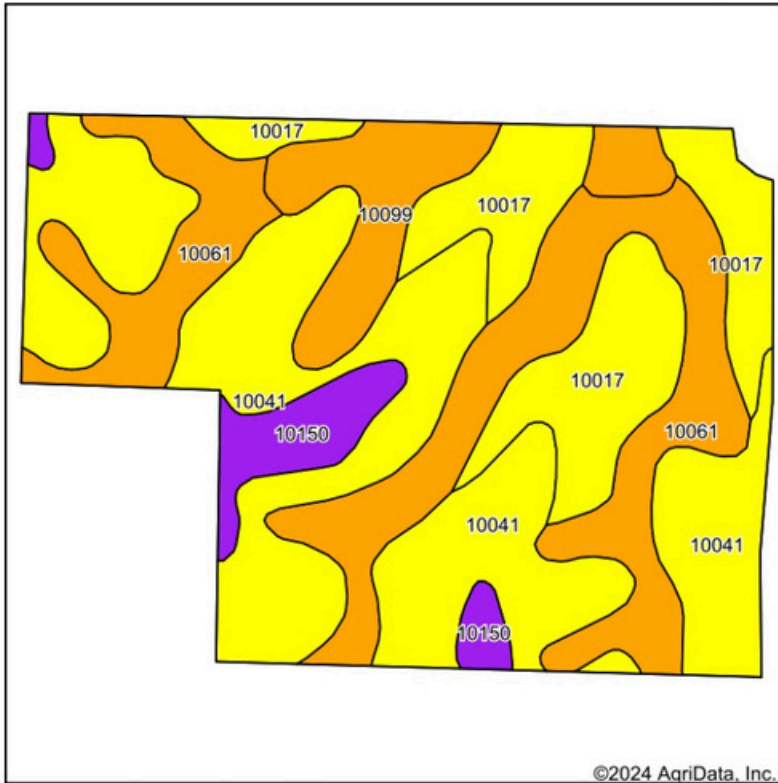


12/19/2024

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

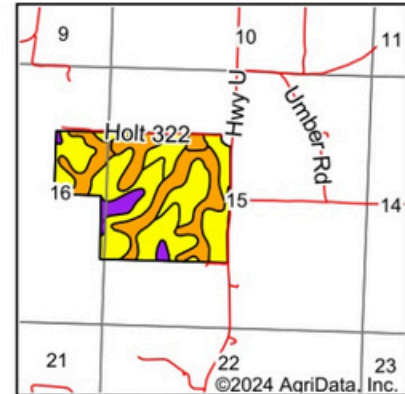
SURETY MAPS

Soils Map



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Soils data provided by USDA and NRCS.



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



Maps Provided By:



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

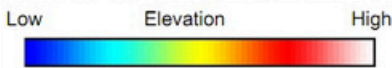
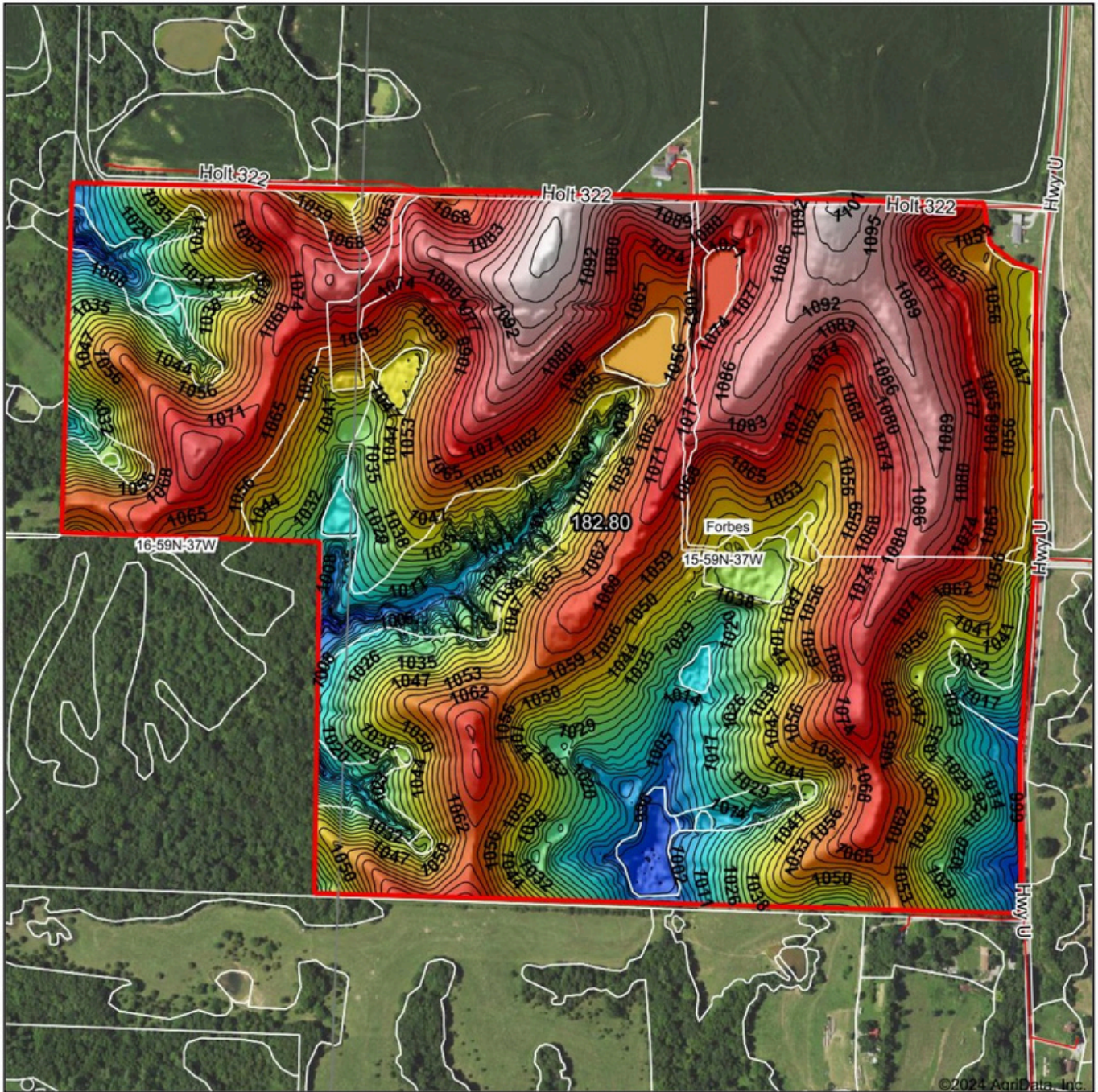
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 983.3
 Max: 1,102.7
 Range: 119.4
 Average: 1,052.5
 Standard Deviation: 24.8 ft



15-59N-37W
 Holt County
 Missouri

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



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Coming Soon!