



BOUNDARIES ARE APPROXIMATE

182.8 ACRES, HOLT COUNTY, MO

For Sale

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:

~~\$1,250,000.00, \$6,868/acre~~

**Price Reduced: \$1,075,000.00,
\$5881/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 The listing may be withdrawn with or without approval.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



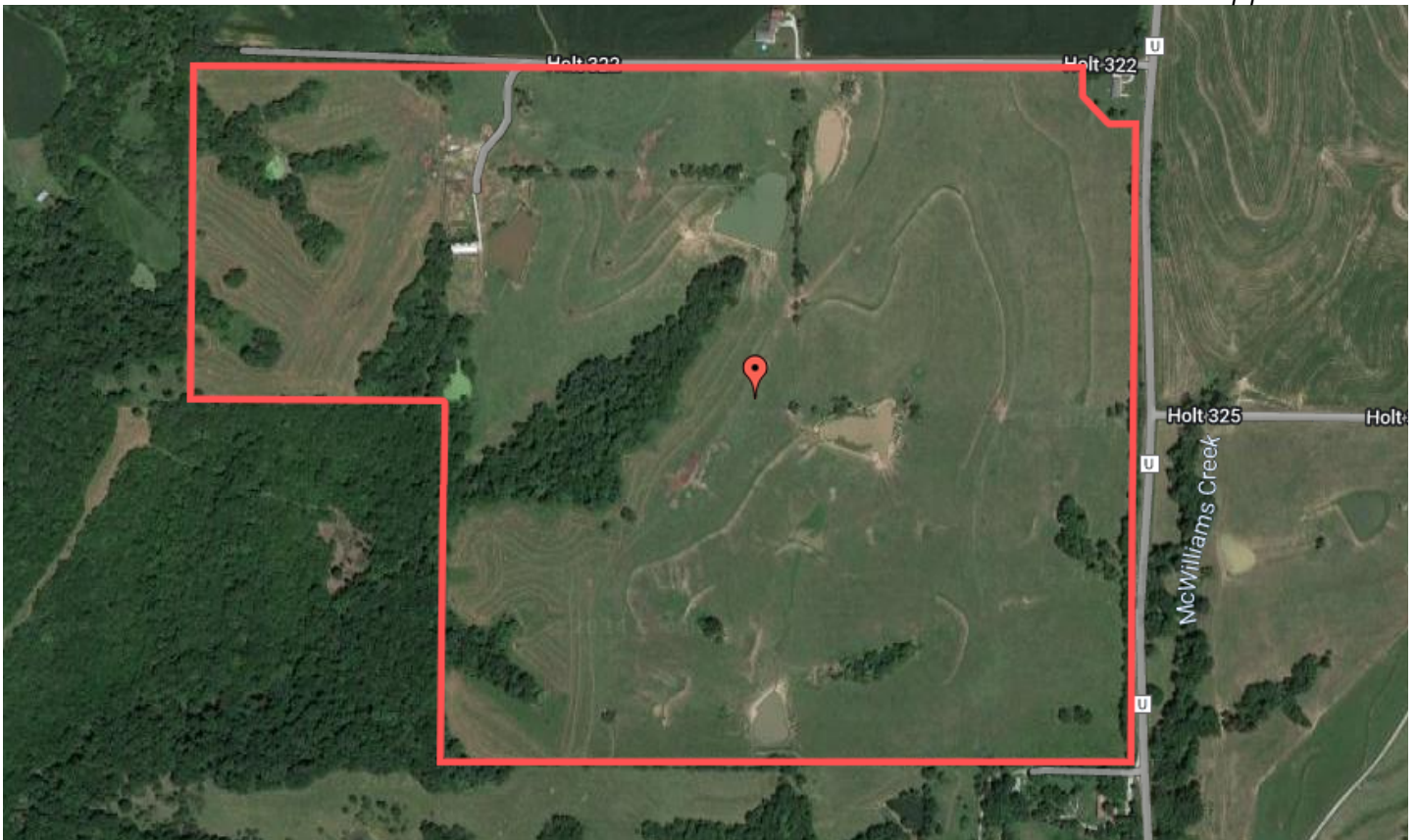
PHOTOS



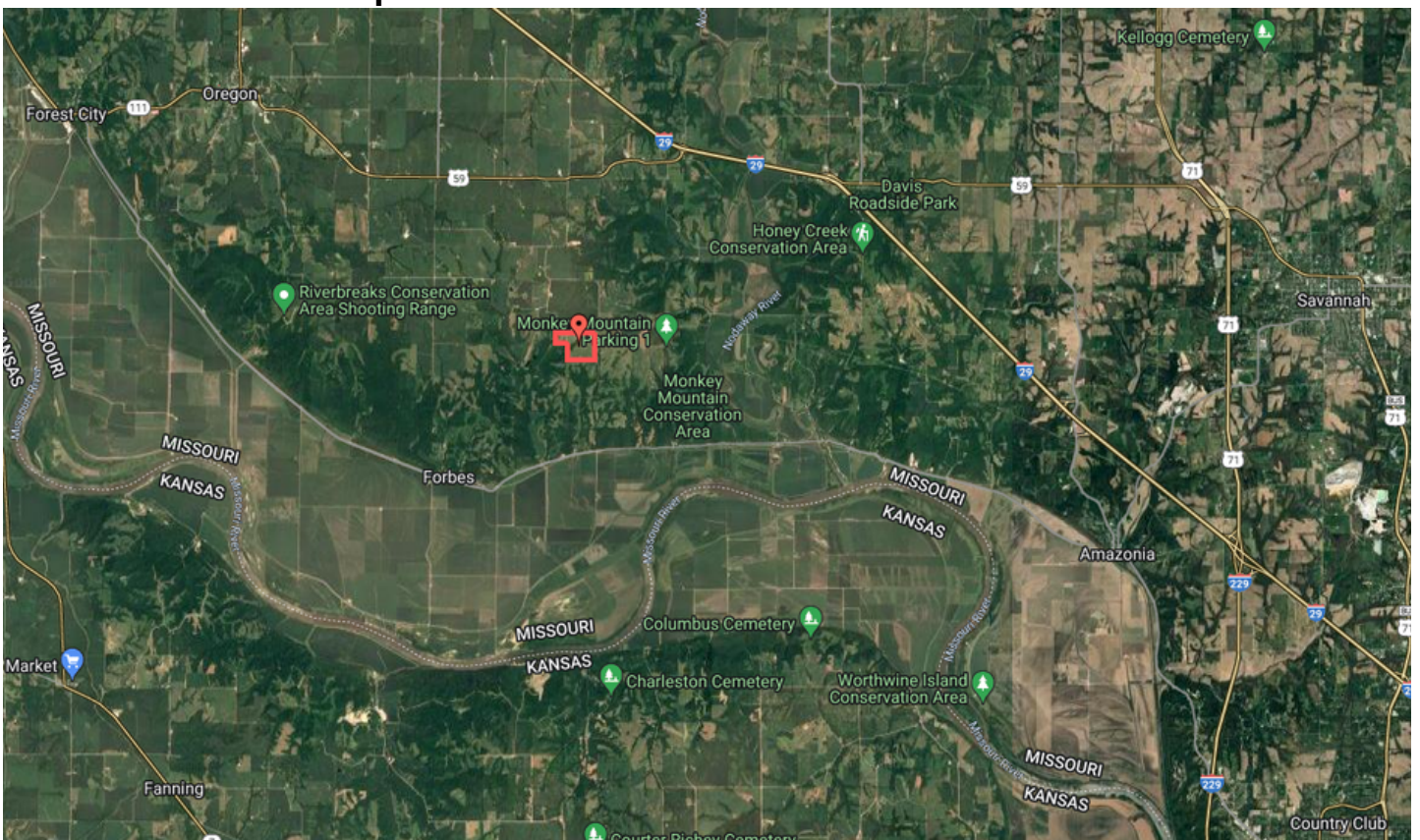
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



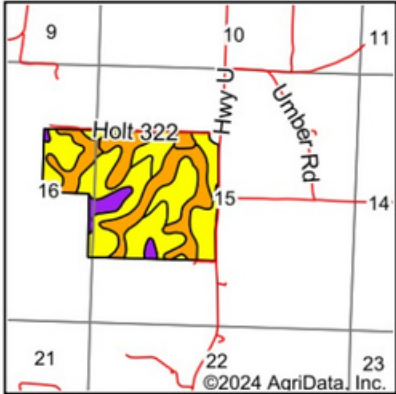
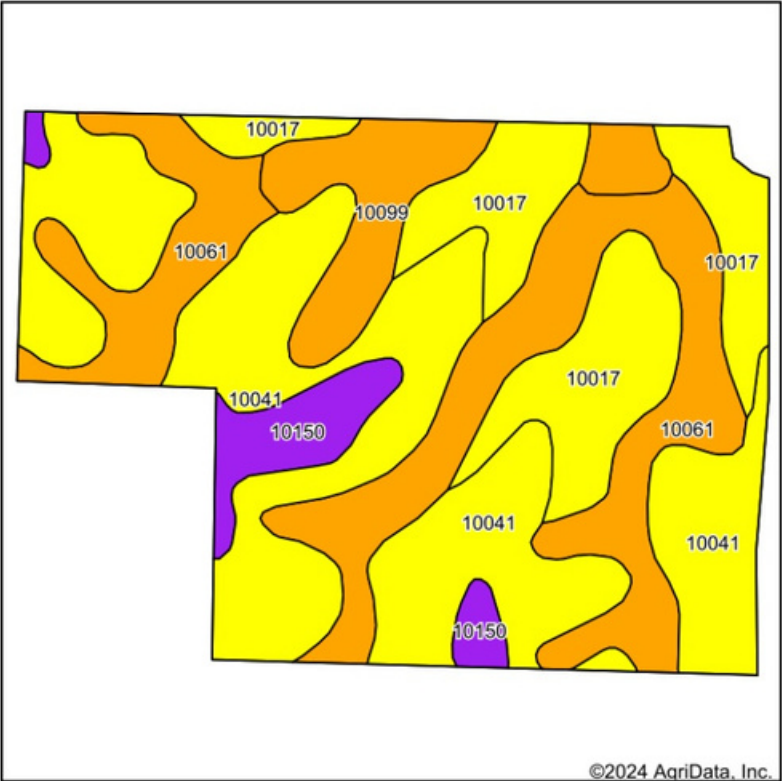
SURETY MAPS

Aerial Map



SURETY MAPS

Soils Map



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



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

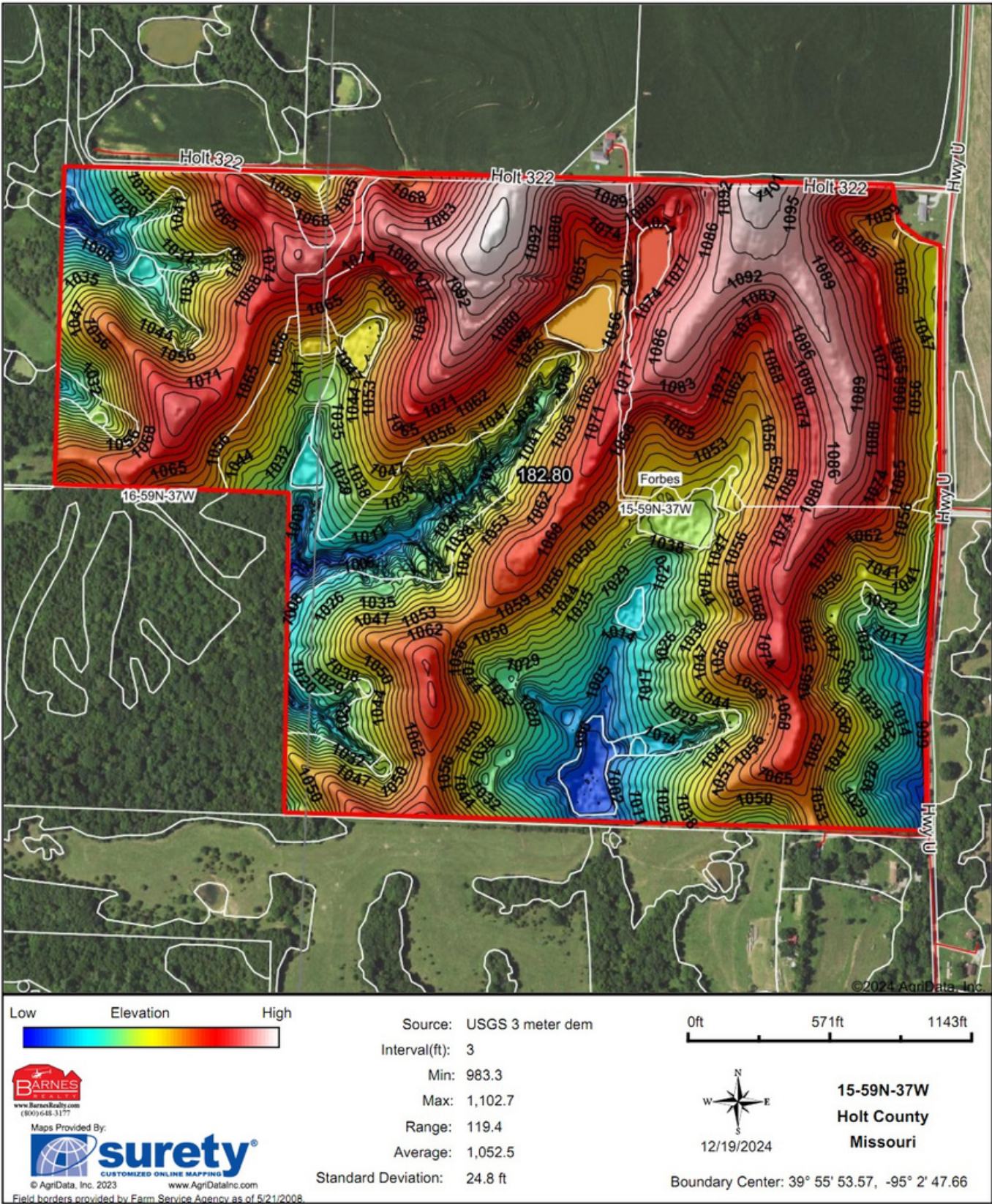
Area Symbol: MO087, Soil Area Version: 28

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

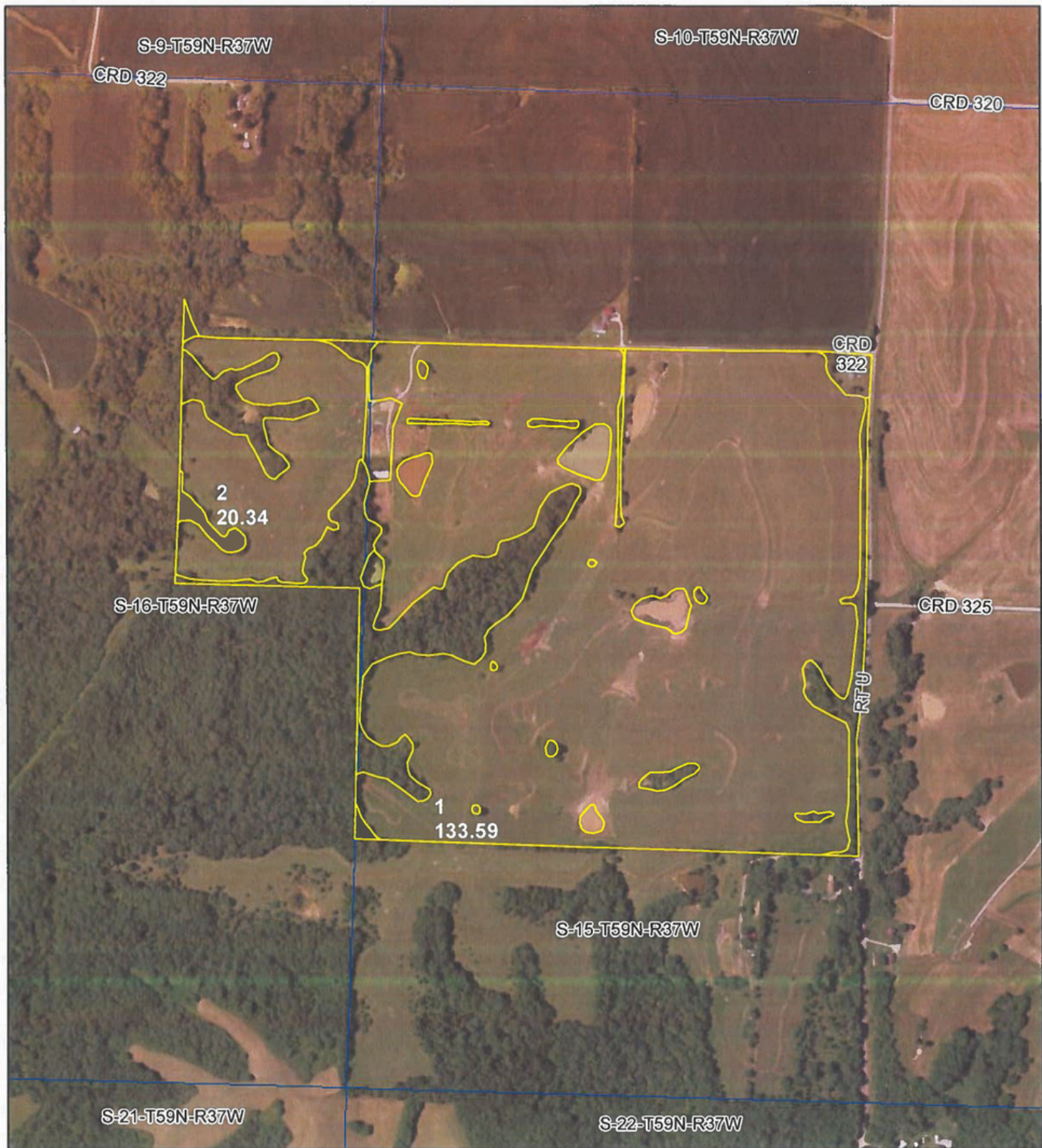
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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-Corn-GR Milo=Sorgh-GRS-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

Farm Tract

- clu
- crp
- plss

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

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