



FARMLAND AUCTION

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

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

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

111 Acres, Holt County, MO

Online Only Auction

Bidding ends on March 8, 2023 at 1:00 PM

Missouri River bottom with outstanding waterfowl hunting potential touching the river. It's highly tillable and should produce great cash rent income for the new owner. How often can you buy riverfront property with income!? These 111 acres have a nice, protected Eddy on the current side of the Missouri river and private levy protection.

LOCATION:

Property is located approximately a quarter mile West of Highway 111 on Holt 130, about 2.25 miles southwest of Corning, MO.

FSA INFORMATION:

See Attached.

IMPROVEMENTS:

Tract has tower Zimatic irrigation system, well and pump. *The drive motor on the pivot is not included in the sale.*

TAXES:

2022 taxes are \$1,630.74 on 248.3 taxable acres.

AGENT:

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



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

Terms: 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur on/before December 31, 2023 at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2023 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer.

Barnes Realty is agent for the Seller.

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

111 Acres, Holt County, MO
Aerial Photos



111 Acres, Holt County, MO
Aerial Photos



Google Aerial Map



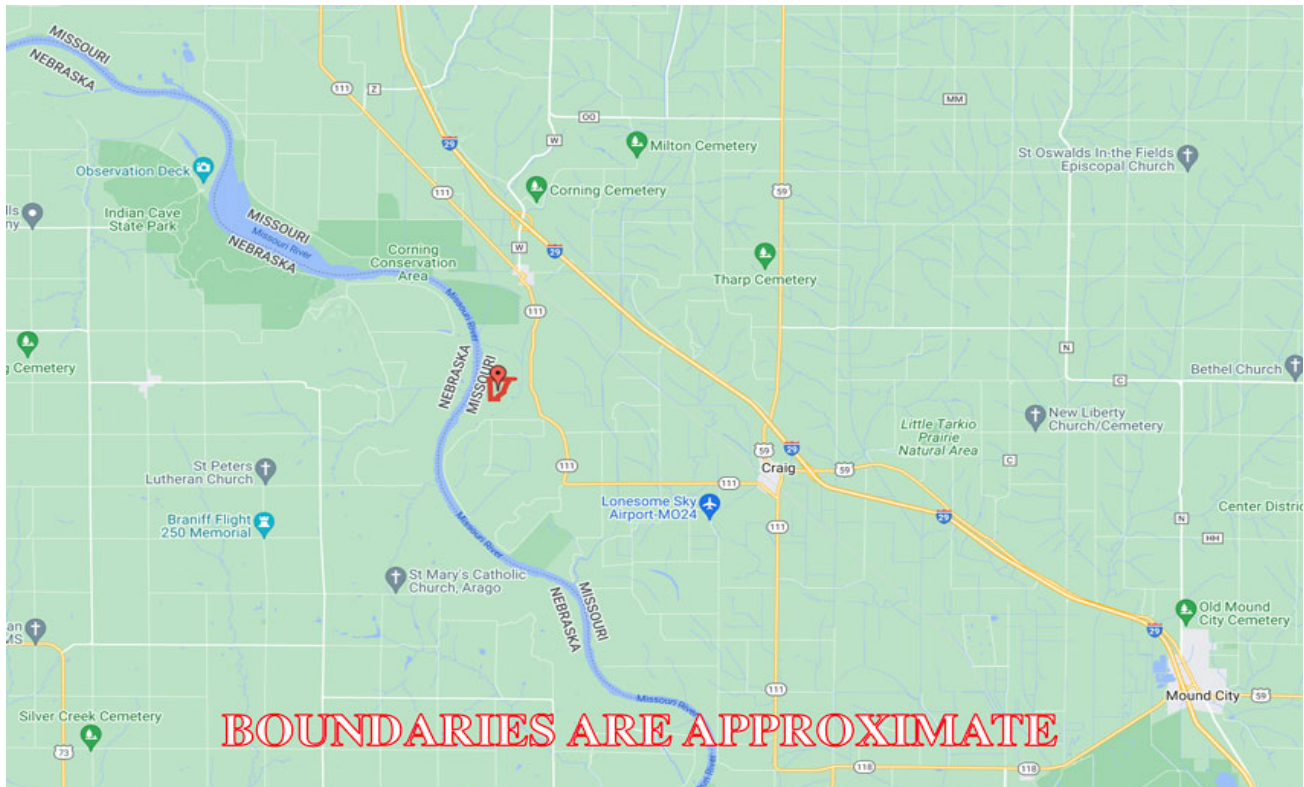
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111 Acres, Holt County, MO

General Location Map

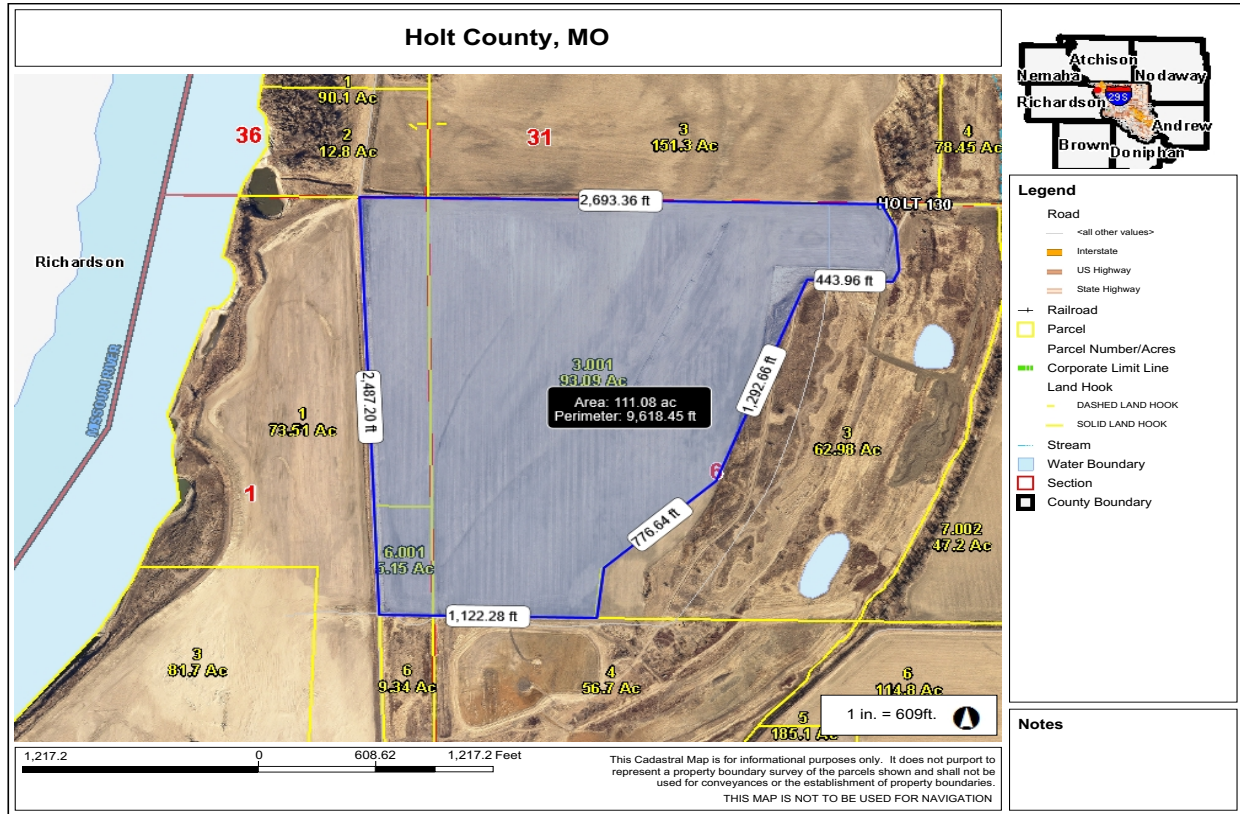


Driving Map



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

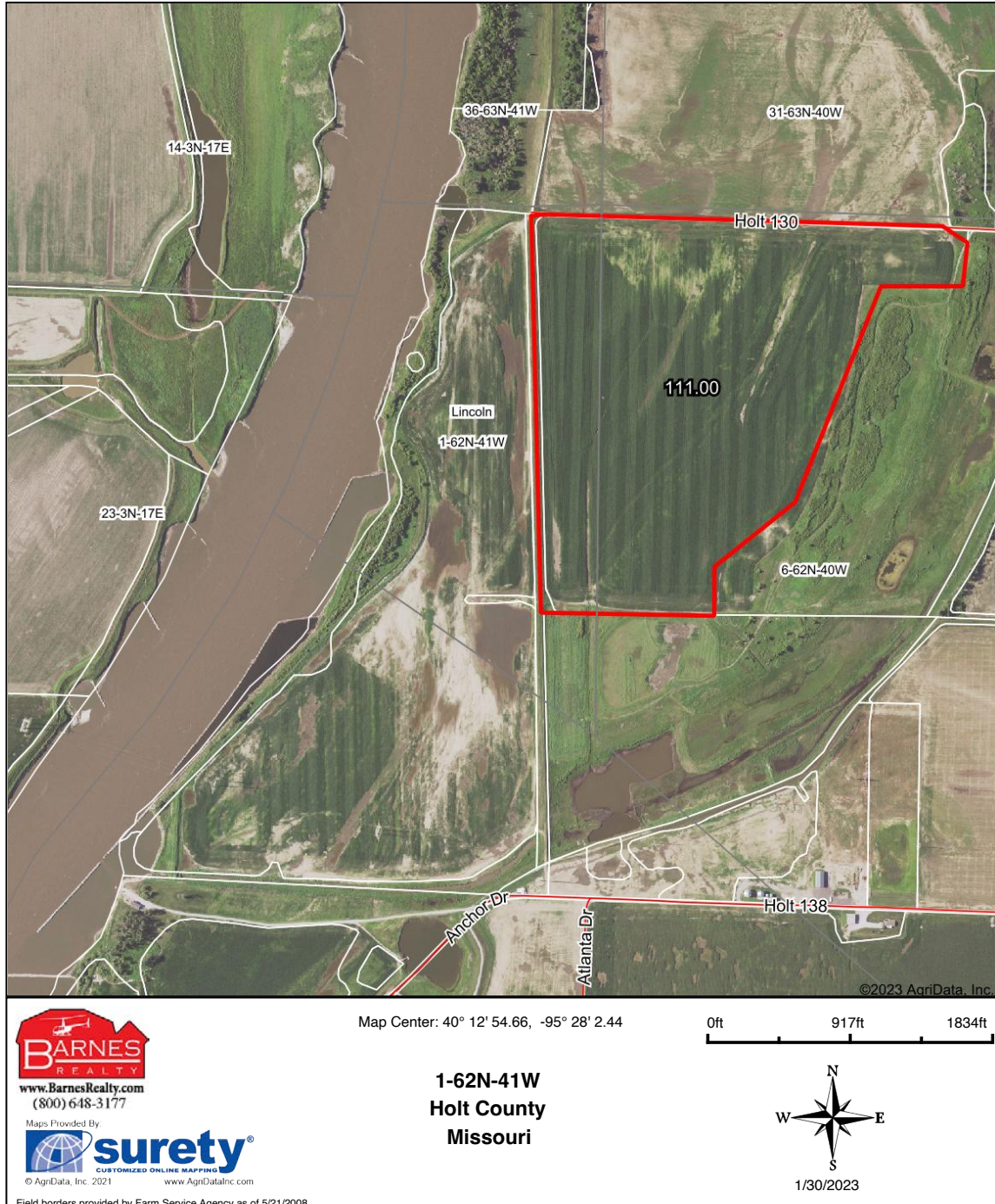
111 Acres, Holt County, MO
Tax Map
BOUNDARIES ARE APPROXIMATE



111 Acres, Holt County, MO

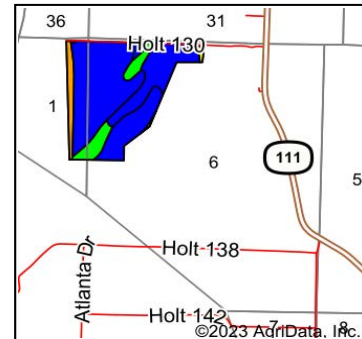
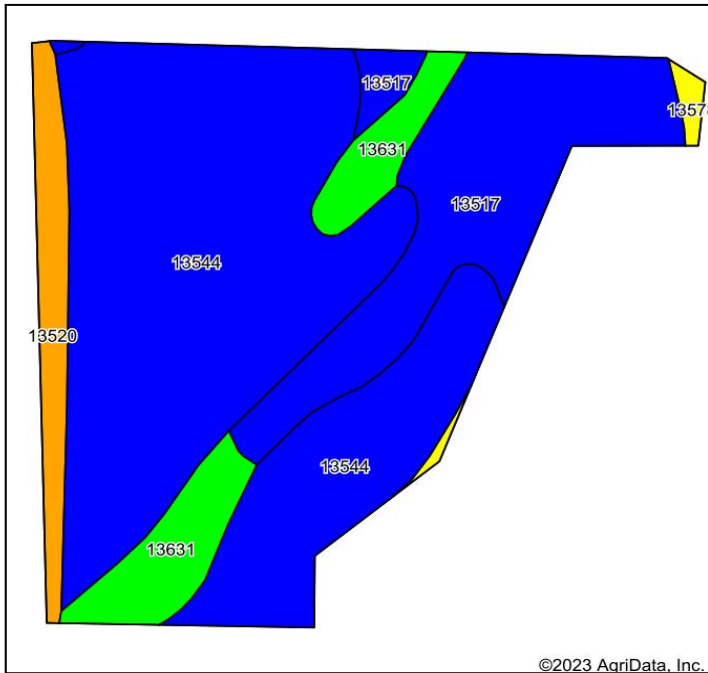
Surety Map

Aerial Map



111 Acres, Holt County, MO Soil Map

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **1-62N-41W**
 Township: **Lincoln**
 Acres: **111**
 Date: **1/30/2023**



Maps Provided By:



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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	69.28	62.4%		IIw		225	65	62	53	65	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	24.18	21.8%		IIw		0	83	82	71	72	
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	10.18	9.2%		Is	Is	4400	80	67	57	80	1
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	6.37	5.7%		IIIw		0	44	43	33	39	8
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	0.99	0.9%		IVs		318	29	23	23	28	8
Weighted Average					1.98	*-	546.8	*n 68.8	*n 65.4	*n 55.9	*n 66.1	*n 0.6

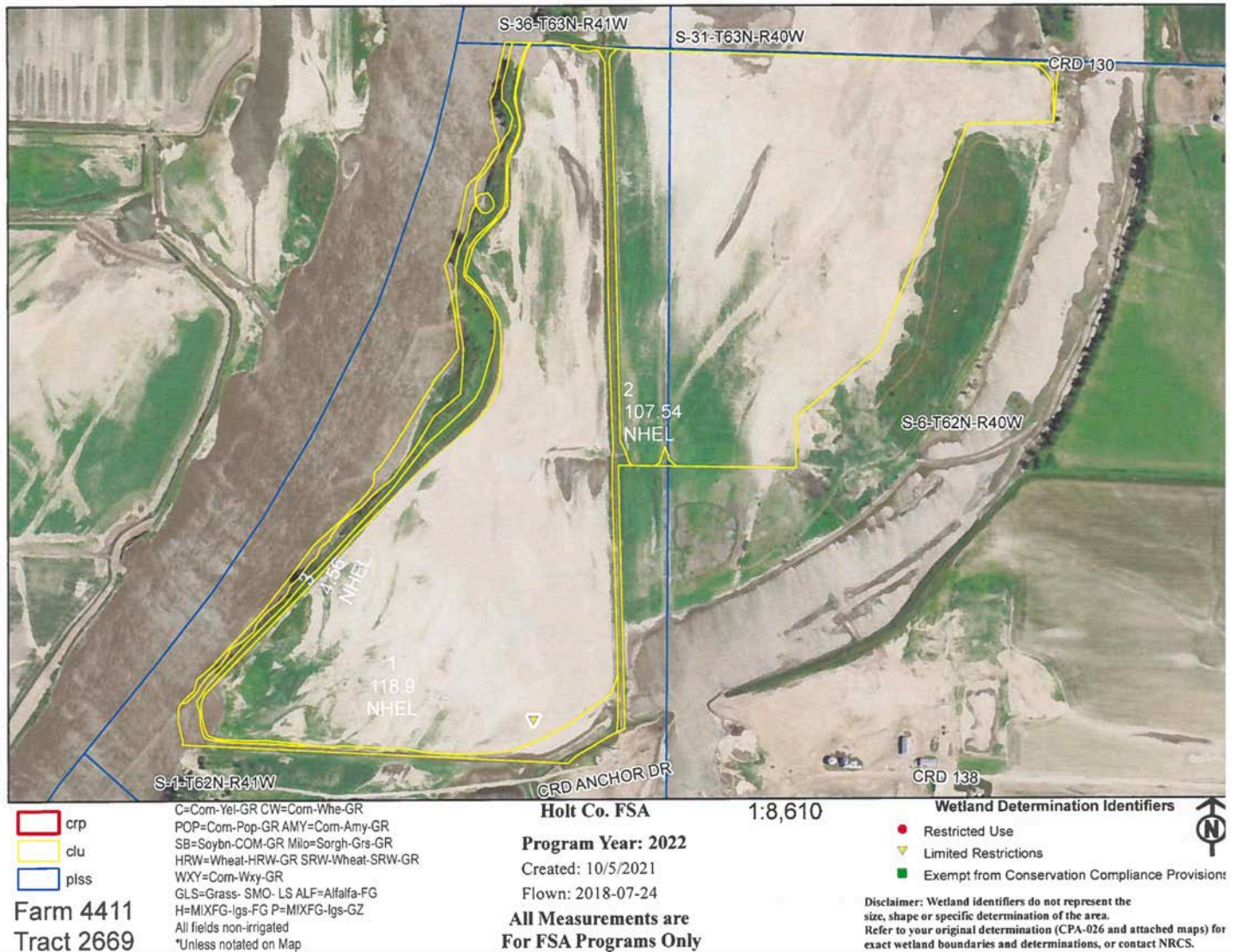
*n: The aggregation method is "Weighted Average using all components"

*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.

111 Acres, Holt County, MO FSA Aerial Map



111 Acres, Holt County, MO

FSA 156EZ

Tract Number : 2669
Description : D2 S1,6-62-40,41
FSA Physical Location : MISSOURI/HOLT
ANSI Physical Location : MISSOURI/HOLT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
256.18	231.00	231.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	231.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.60	0.00	32
Corn	201.40	0.00	116
TOTAL	231.00	0.00	

NOTES

FSA 578

2669	1A	SOYBN	COM	GR	N	C	N	I	A	35.00	Yes	N	6/3/2021	01								
Producer	1B	SOYBN	COM	GR	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date									
					N	C	N	I	P	A	83.90	Yes	N	01								
Produc	2	SOYBN	COM	GR	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date									
					I	C	N	I	A	107.54	Yes	N	6/3/2021	01								
Producer	3	GRASS	SMO	LS	Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Date									
					N	C	N	I	V	A	4.56	Yes	N	01								
Producer					Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119	Signature Da									
<u>Tract 2669 Summary</u>																						
PP	Cr/Ca	Var/Type	Int/Use	Irr/Pr	Rpt/Unit	Rpt/Qty	PP	Cr/Ca	Var/Type	Int/Use	Irr/Pr	Rpt/Unit	Rpt/Qty	PP	Cr/Ca	Var/Type	Int/Use	Irr/Pr	Rpt/Unit	Rpt/Qty		
01	SOYBN	COM	GR	I	A	107.54	01	SOYBN	COM	GR	N	A	118.90	01	GRASS	SMO	LS	N	A	4.56		
Photo Number/Legal Description: D2 S1,6-62-40,41																						
Cropland: 231.00						Reported on Cropland: 231.00						Difference: 0.00						Reported on Non-Cropland: 0.00				