



Land Sales Specialists

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

www.BarnesRealty.com

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

137.3 Acres, Holt County, MO

Online Only Auction

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

How often can you buy riverfront property with income!? These 137.3 acres have a nice, protected Eddy on the current side of the Missouri river, private levy protection, and electricity and a well. We can't authenticate the condition of these improvements, but we can certainly show you where they are (see map reference point) and should not take much \$ to get them up and operational Whether it's used as a campsite or to flood for ducks this is at least 20 maybe 30,000 worth of improvements to replace new!

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 Zimmatic 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



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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.

137.30 Acres, Holt County, MO
Aerial Photos



137.30 Acres, Holt County, MO
Aerial Photo



Riverfront Photos



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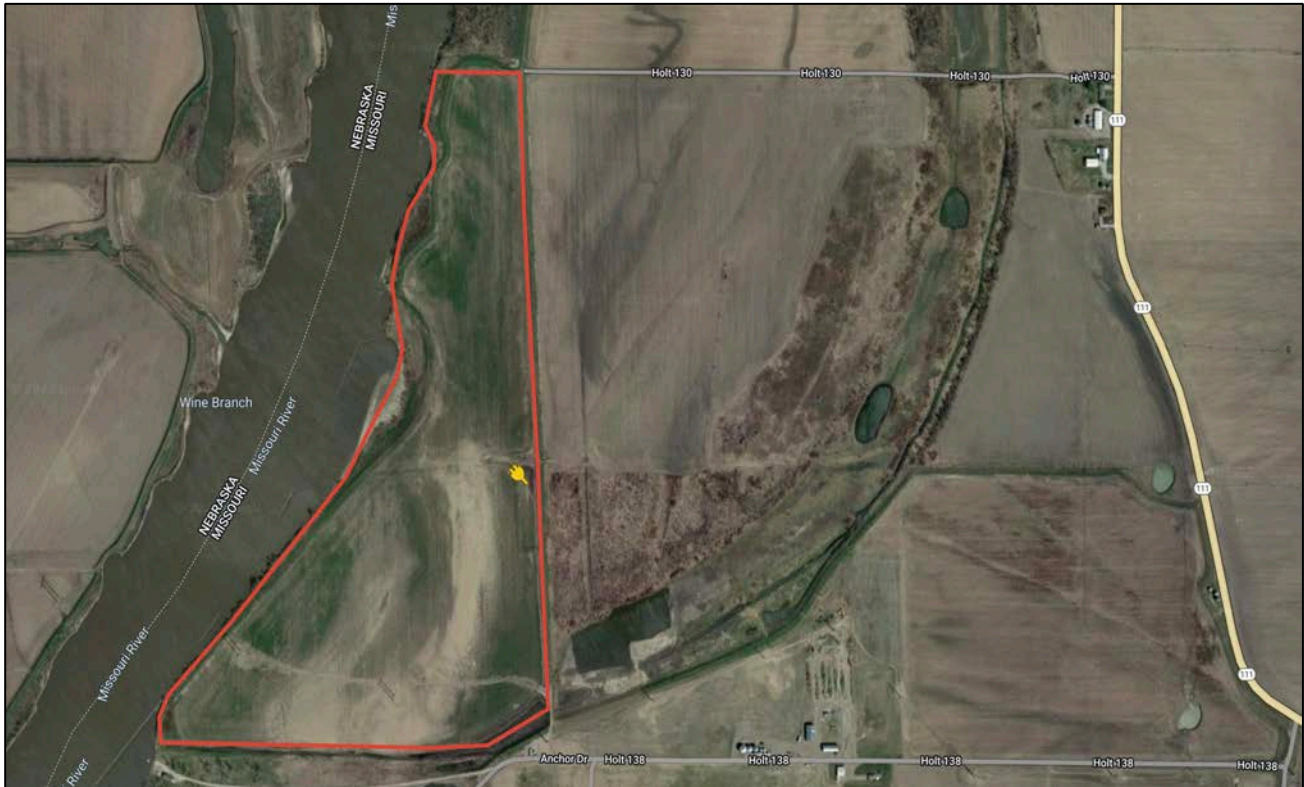
137.30 Acres, Holt County, MO
Riverfront Photos



137.30 Acres, Holt County, MO
Electricity Access



Electricity Access Map

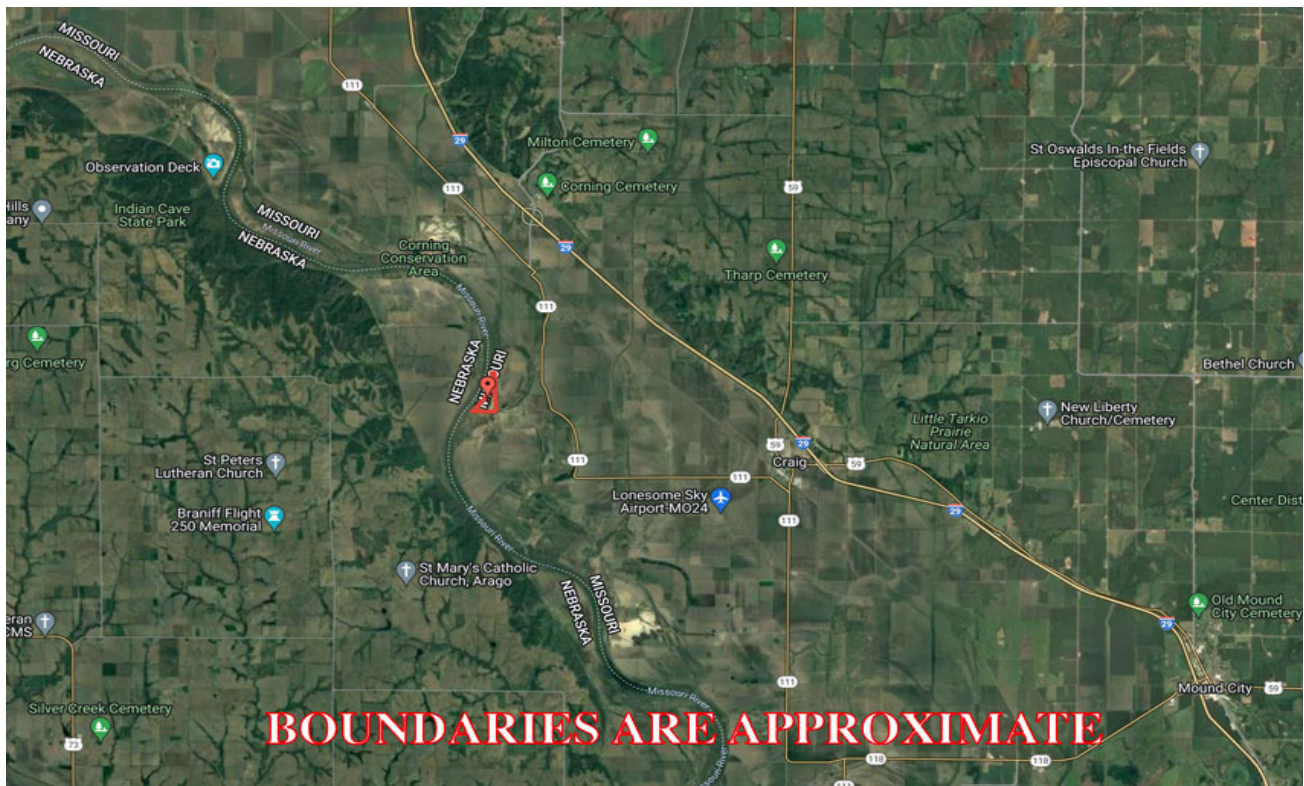


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137.30 Acres, Holt County, MO
Google Aerial Map



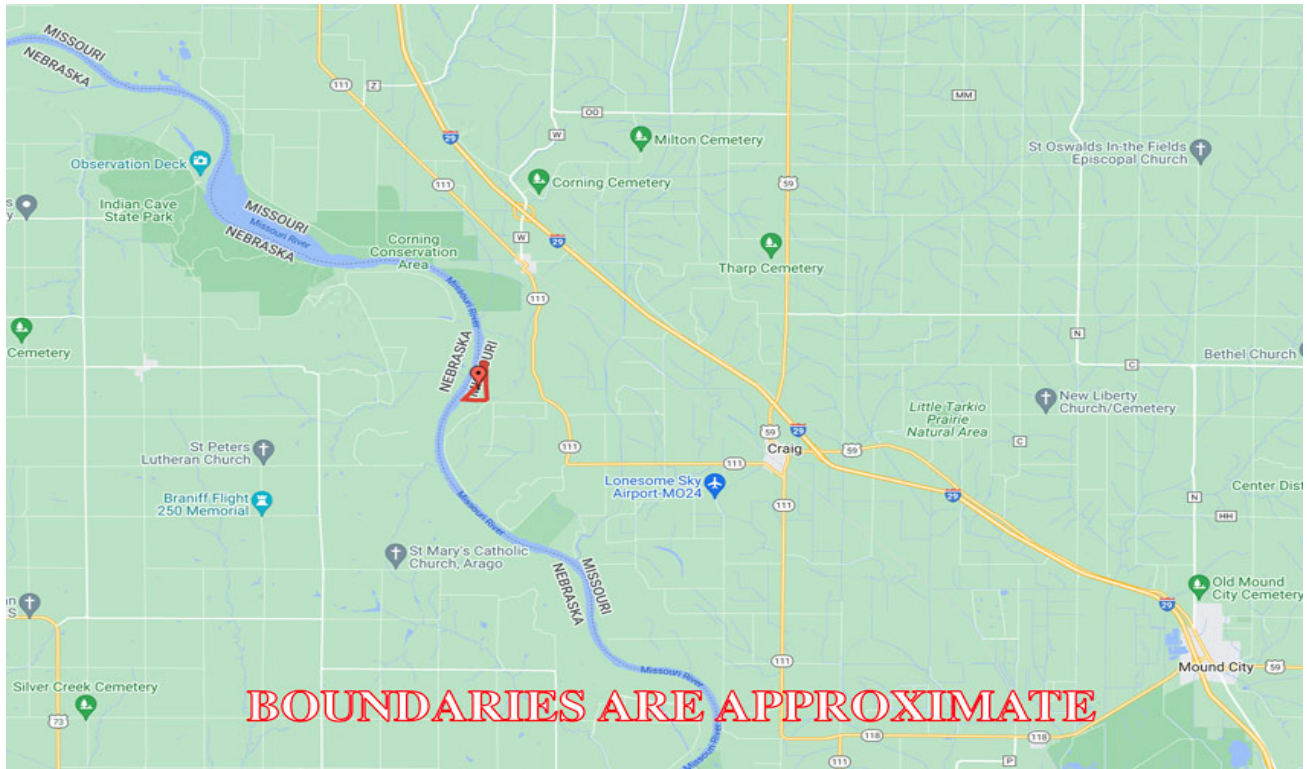
General Location Map



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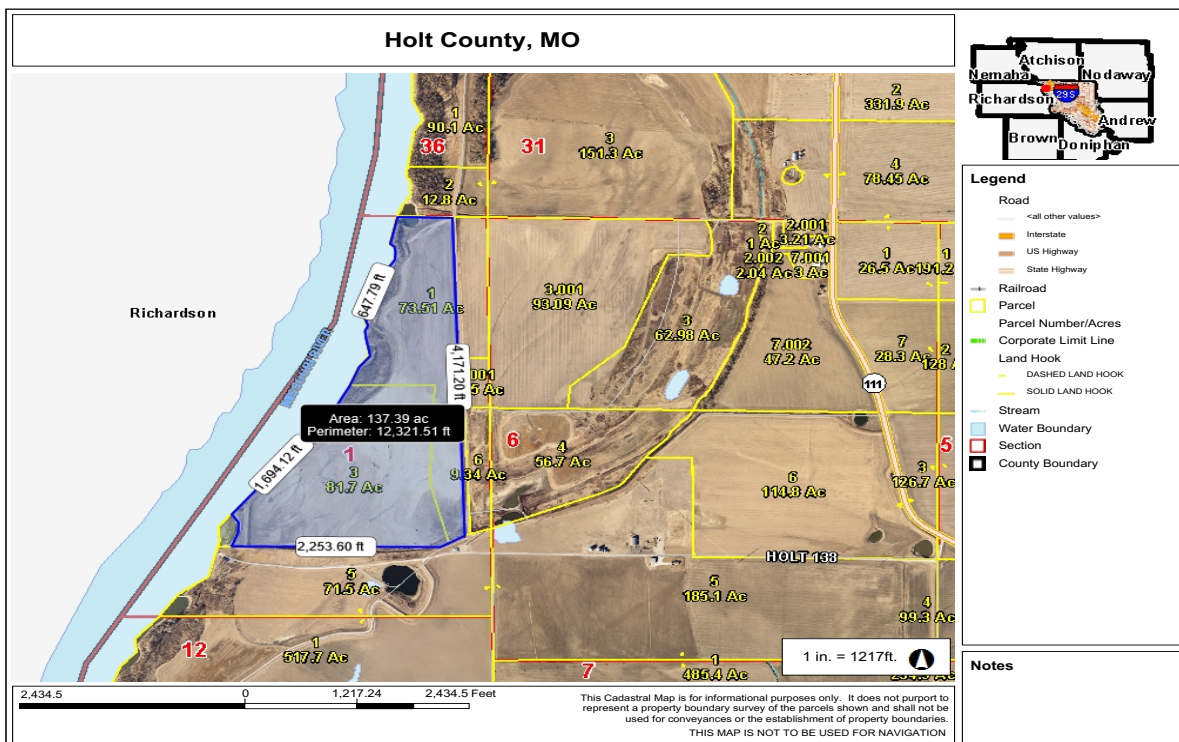
137.30 Acres, Holt County, MO

Driving Map



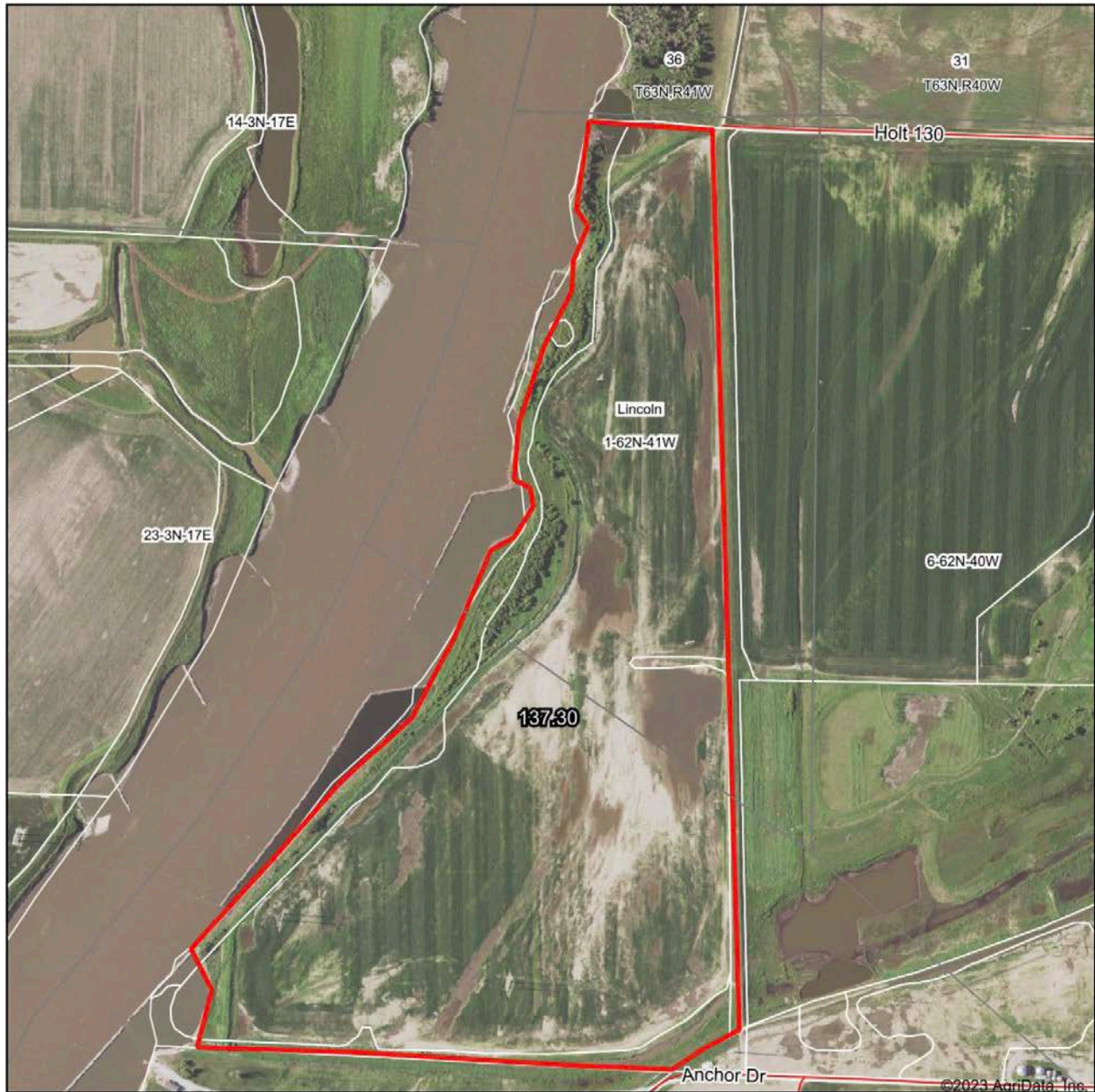
Tax Map

BOUNDARIES ARE APPROXIMATE



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137.30 Acres, Holt County, MO
Surety Map



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Maps Provided By



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Map Center: 40° 12' 53.33, -95° 28' 10.35

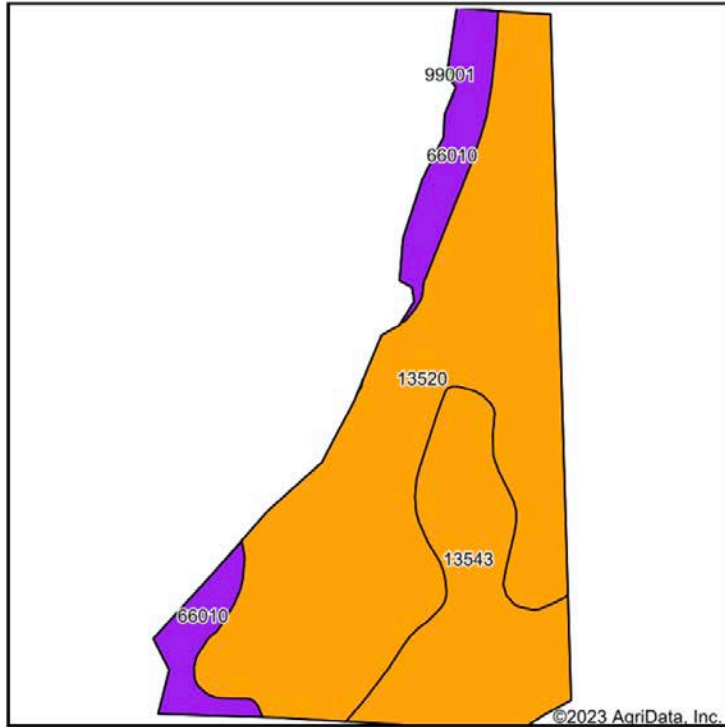
0ft 723ft 1447ft

1-62N-41W
Holt County
Missouri

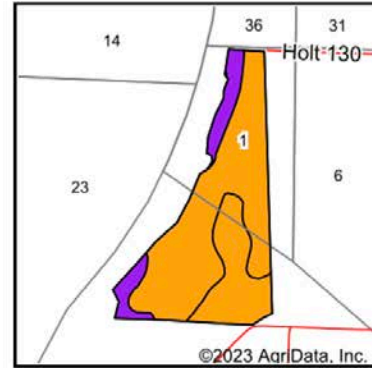


137.30 Acres, Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **1-62N-41W**
 Township: **Lincoln**
 Acres: **137.3**
 Date: **1/30/2023**



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Area Symbol: MO087, Soil Area Version: 25

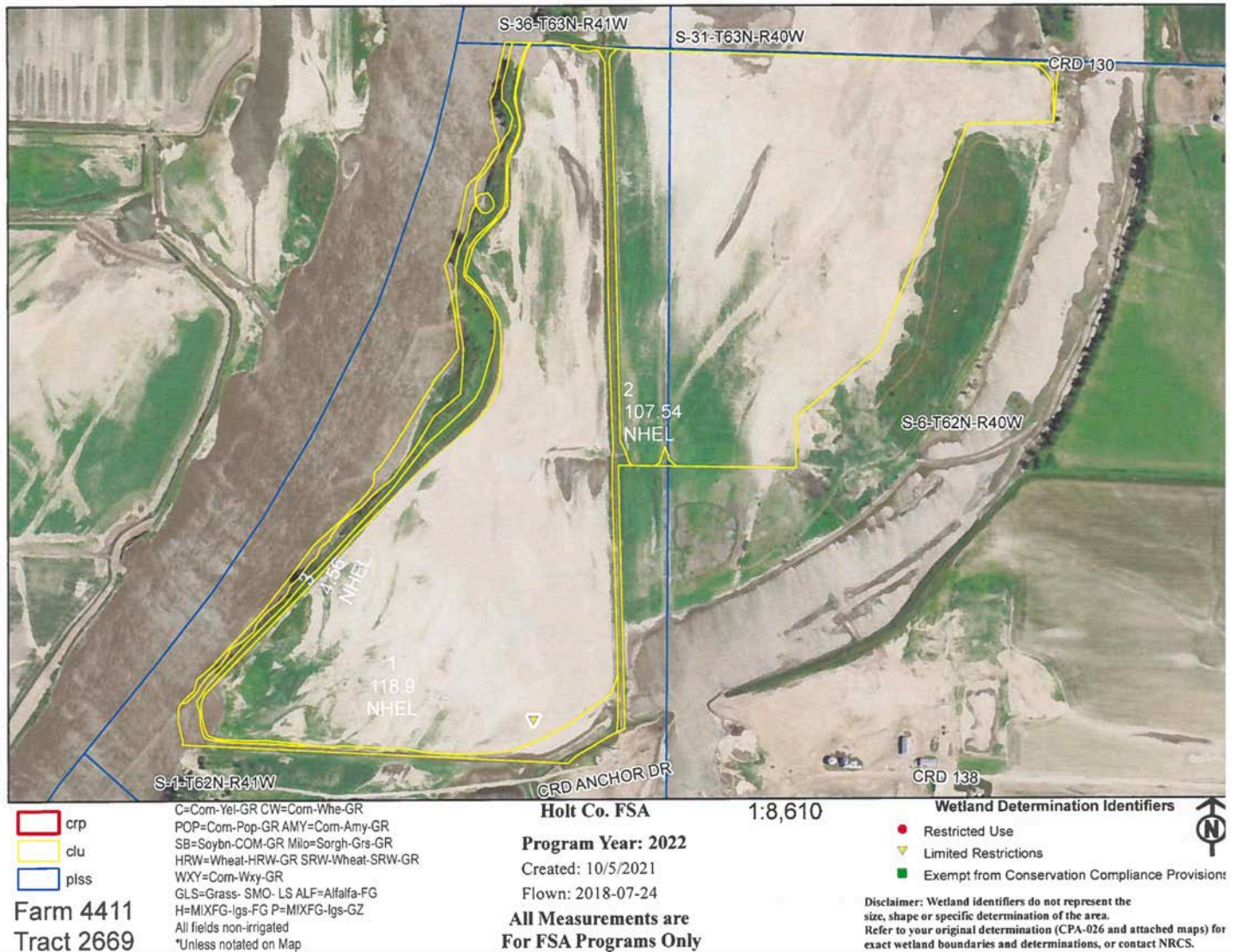
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	89.77	65.4%		Illw	44	43	33	39	8
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	31.58	23.0%		Illw	40	39	28	39	
66010	Sarpy fine sand, 0 to 2 percent slopes, frequently flooded	15.95	11.6%		Vw	9	3	9	1	
Weighted Average					3.23	*n 39	*n 37.4	*n 29.1	*n 34.6	*n 5.2

*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.

137.30 Acres, Holt County, MO FSA Aerial Map



137.30 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 Date										
<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				