



# 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

## *103.5 Acres, Holt County, MO* **Online Only Auction**

*Bidding ends on March 8, 2023 at 11:00 AM*

*Irrigated Missouri river bottom land is always in high demand. This tract is well located and has blacktop access.*

### **LOCATION:**

Both tracts are located on both sides of Highway 111, approximately 5 miles Northwest of Craig, MO.

### **IMPROVEMENTS:**

One irrigation pivot system on Tract 1.  
*The drive motor on the pivot is not included in the sale.*

Grain storage on Tract 2. One bin is 11,500 bushel and the other is 7,500-bushel capacity.

### **FSA INFORMATION:**

See Attached.

### **TAXES/TAXABLE ACRES:**

2022 taxes are \$3,516.80 on 241.5 taxable acres.

### **RENTAL STATUS:**

Inquire with Agent.

### **AGENTS:**

Rick Barnes

(660)851-1152 or Rickey@BarnesRealty.com

Jamie Barnes

(660) 851-1125 or Jamie@BarnesRealty.com

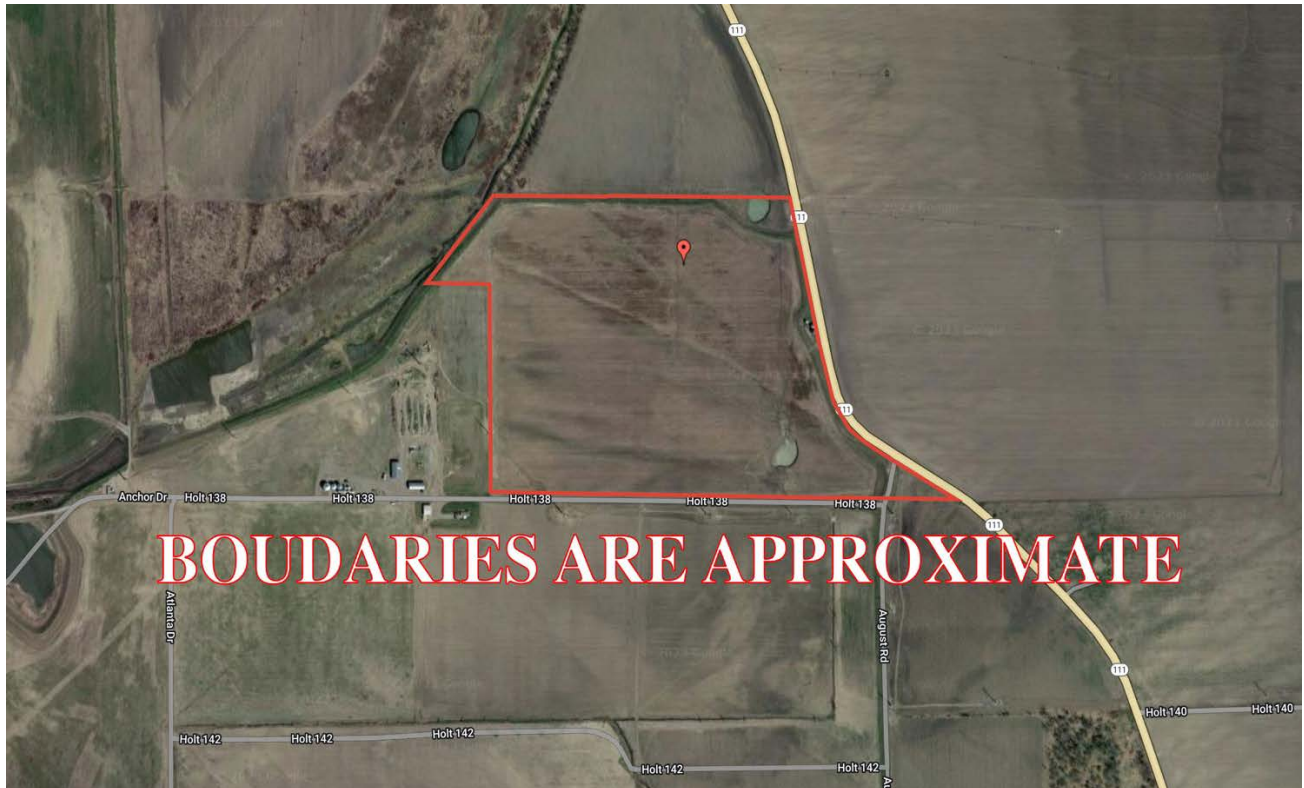


*Setting the trend for how Real Estate is sold in the Midwest.*

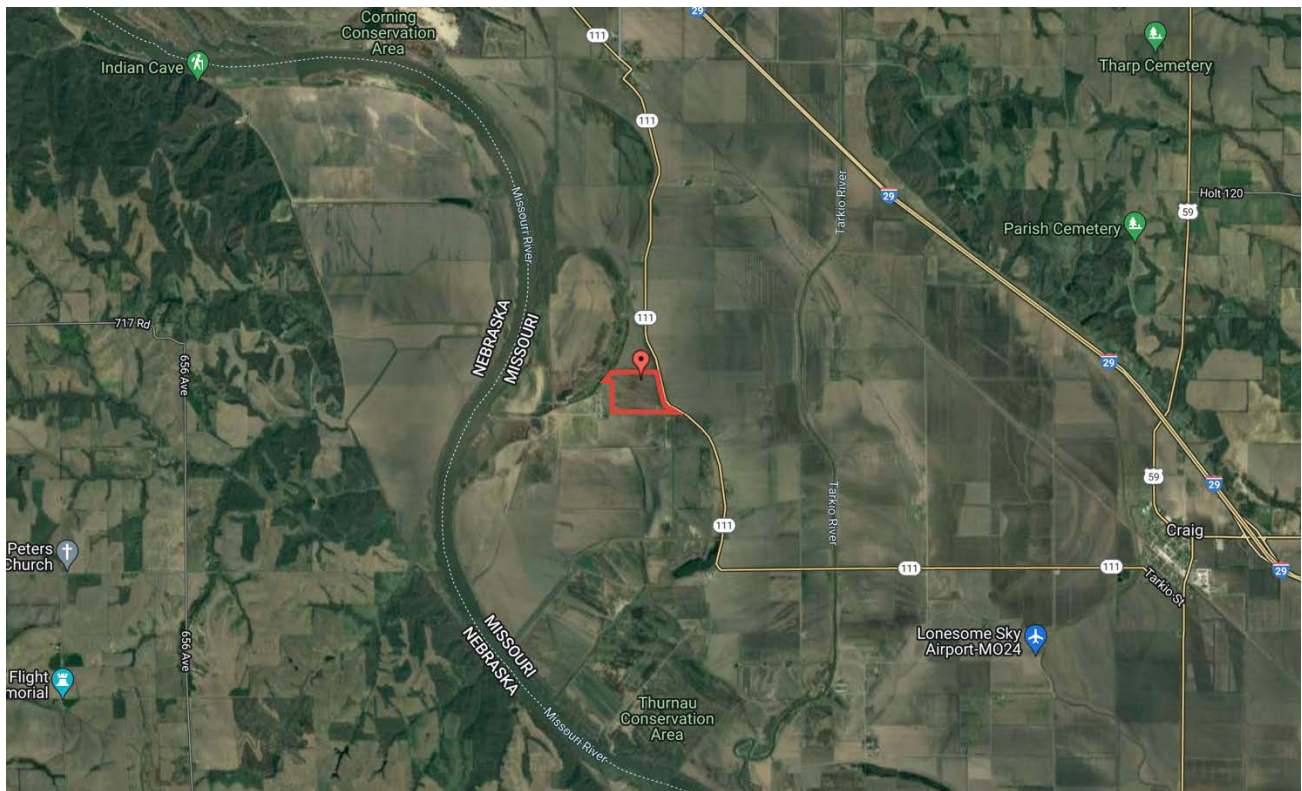
**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur on/before December 31, 2023 at First American Title, 2301 Village Drive, 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.**

***103.5 Acres, Holt County, MO***  
***Google Aerial Map***



***General Location Map***

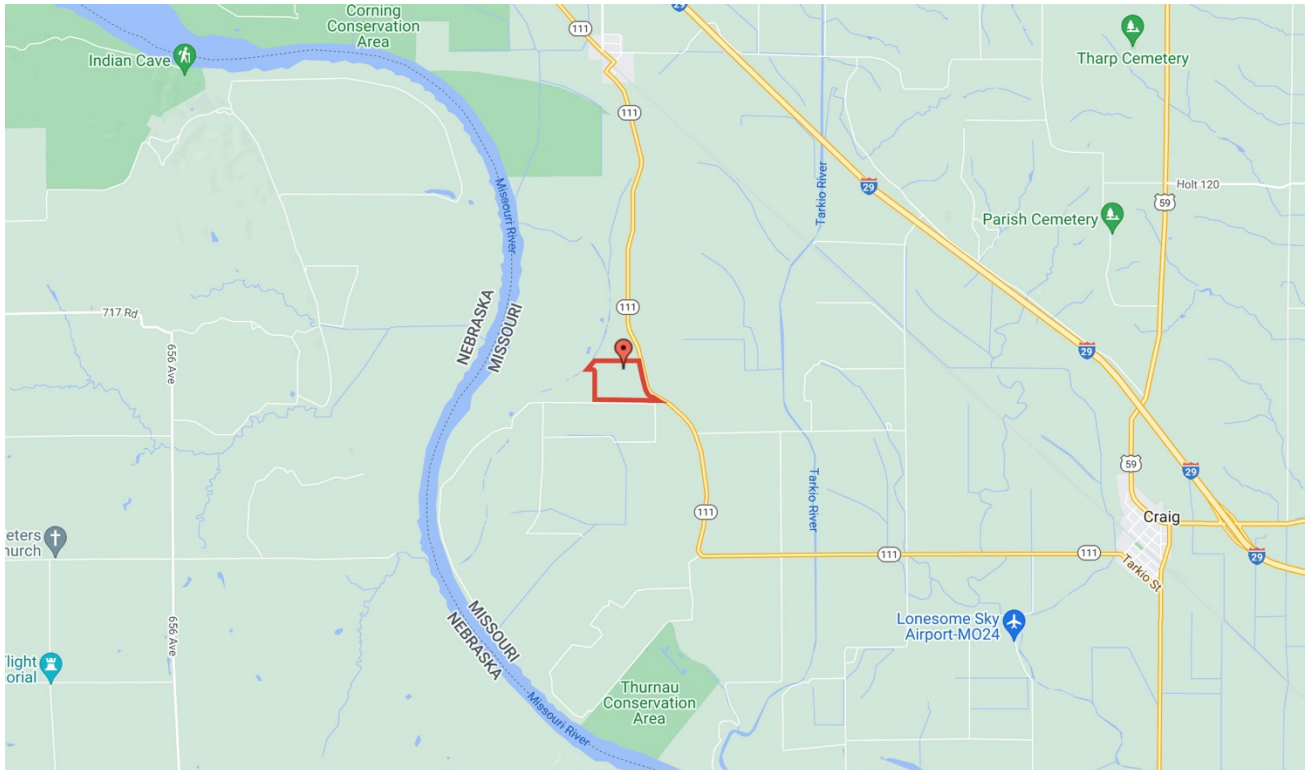


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



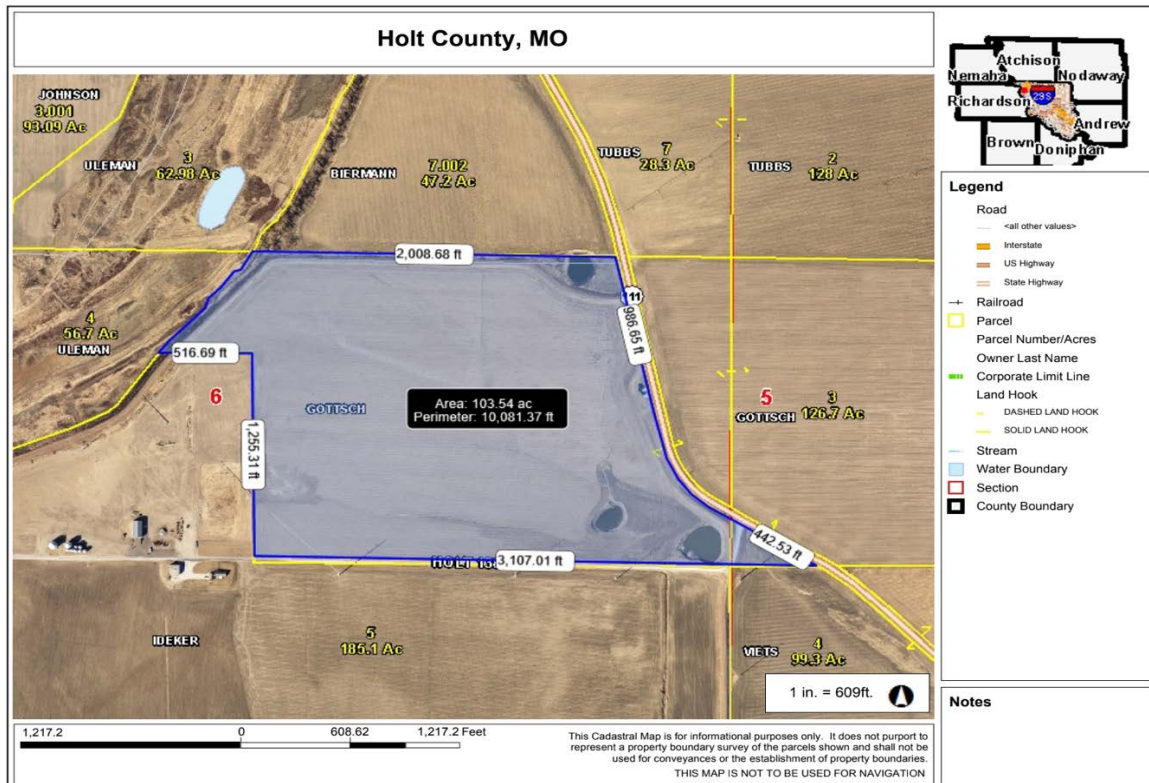
# 103.5 Acres, Holt County, MO

## Driving Map



## Tax Map

### **BOUNDARIES ARE APPROXIMATE**



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

# 103.5 Acres, Holt County, MO

## Surety Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

Map Center: 40° 12' 38.09, -95° 27' 13.58

0ft 902ft 1805ft

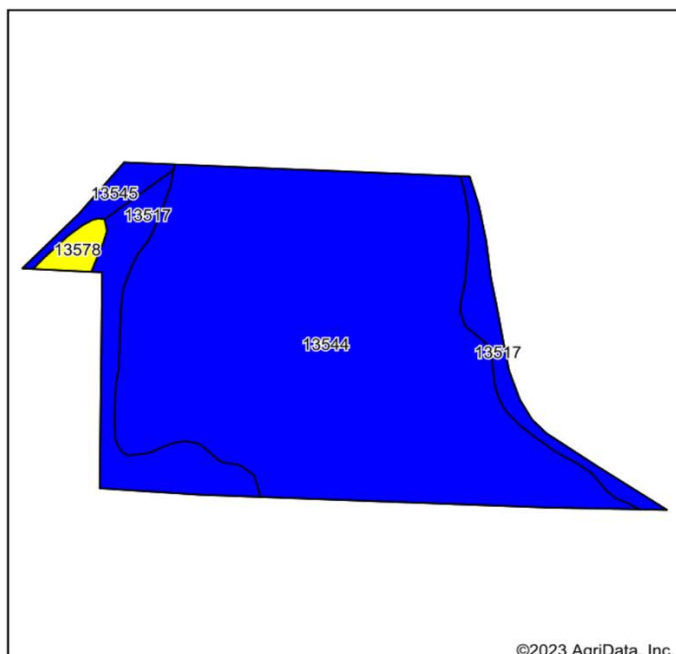
6-62N-40W  
Holt County  
Missouri



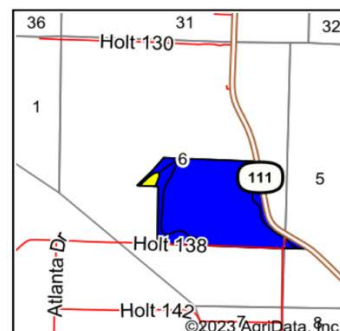


# 103.5 Acres, Holt County, MO

## Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **6-62N-40W**  
 Township: **Lincoln**  
 Acres: **103.5**  
 Date: **1/19/2023**



Maps Provided By:



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**surety**  
 CUSTOMIZED ONLINE MAPPING  
 www.AgriDataInc.com



Area Symbol: MO087, Soil Area Version: 25

| Code                    | Soil Description                                                         | Acres | Percent of field | Non-Irr Class Legend | Non-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                   | 85.08 | 82.2%            |                      | IIw              | 225                            | 65               | 62             | 53                    | 65                |                 |
| 13517                   | Gilliam silt loam, 0 to 2 percent slopes, rarely flooded                 | 14.58 | 14.1%            |                      | IIw              | 0                              | 83               | 82             | 71                    | 72                |                 |
| 13545                   | Leta silty clay, sandy substratum, 0 to 2 percent slopes, rarely flooded | 2.28  | 2.2%             |                      | IIw              | 0                              | 74               | 73             | 60                    | 59                |                 |
| 13578                   | Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded             | 1.56  | 1.5%             |                      | IVs              | 318                            | 29               | 23             | 23                    | 28                | 8               |
| <b>Weighted Average</b> |                                                                          |       |                  |                      | <b>2.03</b>      | <b>189.7</b>                   | <b>*n 67.2</b>   | <b>*n 64.5</b> | <b>*n 55.2</b>        | <b>*n 65.3</b>    | <b>*n 0.1</b>   |

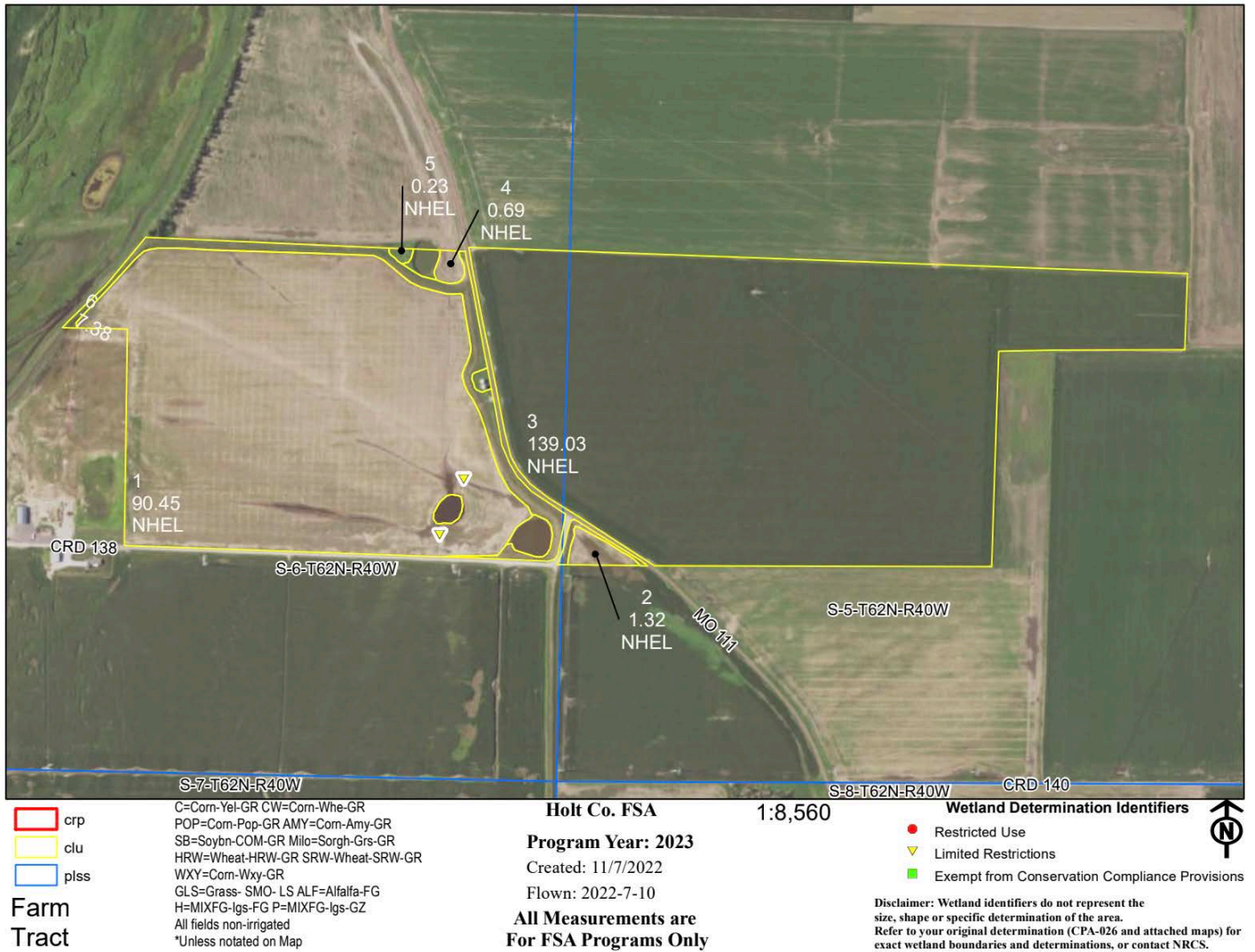
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 103.5 Acres, Holt County, MO

## FSA Aerial Map



# 103.5 Acres, Holt County, MO

## FSA 156EZ

MISSOURI

HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM :

Prepared : 2/8/23 2:28 PM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) :  
Recon ID : None  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

#### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status           | Number Of Tracts       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|-----------------------|------------------------|
| 242.16             | 239.10             | 239.10                 | 0.00           | 0.00 | 0.00 | 0.00          | 0.00      | Active                | 1                      |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | MPL  | Acre Election | EWP       | DCP Ag. Rel. Activity | Broken From Native Sod |
| 0.00               | 0.00               | 239.10                 | 0.00           |      | 0.00 |               | 0.00      | 0.00                  | 0.00                   |

#### Crop Election Choice

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

#### DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 120.10        | 0.00                        | 155       | 49  |
| Soybeans     | 120.10        | 0.00                        | 48        | 45  |
| <b>TOTAL</b> | <b>240.20</b> | <b>0.00</b>                 |           |     |

#### NOTES

|  |
|--|
|  |
|--|

#### Tract Number :

Description : S6,5-62-40  
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 contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers :  
Recon ID : None

#### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                   | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|-----------------------|------------------------|
| 242.16             | 239.10             | 239.10                 | 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               | 239.10                 | 0.00           | 0.00 | 0.00 | 0.00                  | 0.00                   |

#### DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| Corn      | 120.10     | 0.00                        | 155       |

Page: 1 of 2

MISSOURI

HOLT

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM :

Prepared : 2/8/23 2:28 PM CST

Crop Year : 2023

#### Tract Continued ...

|              |               |             |    |
|--------------|---------------|-------------|----|
| Soybeans     | 120.10        | 0.00        | 48 |
| <b>TOTAL</b> | <b>240.20</b> | <b>0.00</b> |    |

# 103.5 Acres, Holt County, MO

## FSA 578

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number:

Operator Name and Address

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 02/08/2023

PAGE: 1

Original: JRS  
Revision: CDN  
Cropland: 240.20  
Farmland: 242.15

| Tract Number | CLU/Field | Crop/Commodity | Var/Type | Int Use      | Act Use                                                                                    | Irr. Pr. | Org Stat | Nat. Sod | C/C Stat | Rpt Unit | Rpt Qty | Det Qty | Crop Land | Field ID | Official/Measured | Planting Date             | Planting Period | End Date |
|--------------|-----------|----------------|----------|--------------|--------------------------------------------------------------------------------------------|----------|----------|----------|----------|----------|---------|---------|-----------|----------|-------------------|---------------------------|-----------------|----------|
| 1            |           | SOYBN          | COM      | GR           |                                                                                            | N        | C        | N        | I        | A        | 91.49   |         | Yes       |          | N                 | 05/16/2022                | 01              |          |
| Producer     |           |                |          | Share        | FSA Physical Location Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri |          |          |          |          |          |         |         |           |          | NAP Unit 3224     | Signature Date 06/03/2022 |                 |          |
| 2            |           | SOYBN          | COM      | GR           |                                                                                            | N        | C        | N        | I        | A        | 1.32    |         | Yes       |          | N                 | 05/16/2022                | 01              |          |
| Producer     |           |                |          | Share        | FSA Physical Location Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri |          |          |          |          |          |         |         |           |          | NAP Unit 3224     | Signature Date 06/29/2022 |                 |          |
| 3            |           | CORN           | YEL      | GR           |                                                                                            | I        | C        | N        | I        | A        | 139.03  |         | Yes       |          | N                 | 04/19/2022                | 01              |          |
|              |           |                |          | Share        | FSA Physical Location Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri |          |          |          |          |          |         |         |           |          | NAP Unit 3224     | Signature Date 06/03/2022 |                 |          |
| 4            |           | SOYBN          | COM      | GR           |                                                                                            | N        | C        | N        | I        | A        | 0.69    |         | Yes       |          | N                 | 05/20/2022                | 01              |          |
| Producer     |           |                |          | Share 100.00 | FSA Physical Location Holt, Missouri                                                       |          |          |          |          |          |         |         |           |          | NAP Unit 591      | Signature Date 06/29/2022 |                 |          |
| 5            |           | SOYBN          | COM      | GR           |                                                                                            | N        | C        | N        | I        | A        | 0.23    |         | Yes       |          | N                 | 05/20/2022                | 01              |          |
| Producer N   |           |                |          | Shar         | FSA Physical Location Holt, Missouri                                                       |          |          |          |          |          |         |         |           |          | NAP Unit 591      | Signature Date 06/29/2022 |                 |          |
| 6            |           | GRASS          | SMO      | LS           |                                                                                            | N        | C        | N        | I V      | A        | 7.44    |         | Yes       |          | N                 |                           | 01              |          |
| Producer     |           |                |          | Share        | FSA Physical Location Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri<br>Holt, Missouri |          |          |          |          |          |         |         |           |          | NAP Unit 3224     | Signature Date 06/03/2022 |                 |          |

#### Tract 252 Summary

| PP                                         | Cr/Co | Yar/Type | Int/Use | Irr/Pr | Rpt/Unit | Rpt/Qty                      | PP | Cr/Co | Yar/Type | Int/Use | Irr/Pr | Rpt/Unit         | Rpt/Qty | PP | Cr/Co | Yar/Type | Int/Use | Irr/Pr                         | Rpt/Unit | Rpt/Qty |  |  |  |
|--------------------------------------------|-------|----------|---------|--------|----------|------------------------------|----|-------|----------|---------|--------|------------------|---------|----|-------|----------|---------|--------------------------------|----------|---------|--|--|--|
| 01                                         | SOYBN | COM      | GR      | N      | A        | 93.73                        | 01 | GRASS | SMO      | LS      | N      | A                | 7.44    | 01 | CORN  | YEL      | GR      | I                              | A        | 139.03  |  |  |  |
| Photo Number/Legal Description: S6,5-62-40 |       |          |         |        |          | Reported on Cropland: 240.20 |    |       |          |         |        | Difference: 0.00 |         |    |       |          |         | Reported on Non-Cropland: 0.00 |          |         |  |  |  |
| Cropland: 240.20                           |       |          |         |        |          |                              |    |       |          |         |        |                  |         |    |       |          |         |                                |          |         |  |  |  |

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number:

Operator Name and Address

### REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2022

DATE: 02/08/2023

PAGE: 2

Original: JRS  
Revision: CDN  
Cropland: 240.20  
Farmland: 242.15

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a -- as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

| the information provided, that only this data is used for the purpose of the information provided |                |              |              |                     |                |                   |                     |                 |                |              |              |                     |                |                   |                     |                |  |  |              |  |  |       |  |
|---------------------------------------------------------------------------------------------------|----------------|--------------|--------------|---------------------|----------------|-------------------|---------------------|-----------------|----------------|--------------|--------------|---------------------|----------------|-------------------|---------------------|----------------|--|--|--------------|--|--|-------|--|
| Crop/Commodity                                                                                    |                |              | Variety/Type |                     |                | Share             |                     | Crop/Commodity  |                |              | Variety/Type |                     |                | Share             |                     | Crop/Commodity |  |  | Variety/Type |  |  | Share |  |
| GRASS                                                                                             |                |              | SMO          |                     |                |                   |                     | SOYBN           |                |              | COM          |                     |                |                   |                     | CORN           |  |  | YEL          |  |  |       |  |
|                                                                                                   |                |              |              |                     |                |                   |                     |                 |                |              |              |                     |                |                   |                     |                |  |  |              |  |  |       |  |
| Planting Period                                                                                   | Crop/Commodity | Variety/Type | Int Use      | Irr Prac            | Reporting Unit | Rpt Failed        | Det Failed          | Rpt Exp         | Det Exp        | Rpt Pvt      | Det Pvt      | Rpt Vol             | Det Vol        | Rpt NA            | Det NA              |                |  |  |              |  |  |       |  |
| 01                                                                                                | GRASS          | SMO          | LS           | N                   | A              |                   |                     |                 |                |              |              | 7.44                |                |                   |                     |                |  |  |              |  |  |       |  |
| Planting Period                                                                                   | Crop/Commodity | Variety/Type | Intended Use | Irrigation Practice | Reporting Unit | Reported Quantity | Determined Quantity | Planting Period | Crop/Commodity | Variety/Type | Intended Use | Irrigation Practice | Reporting Unit | Reported Quantity | Determined Quantity |                |  |  |              |  |  |       |  |
| 01                                                                                                | CORN           | YEL          | GR           | I                   | A              | 139.03            |                     | 01              | SOYBN          | COM          | GR           | N                   | A              | 93.73             |                     |                |  |  |              |  |  |       |  |