



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

138 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 well located, has blacktop access and even a high bank!

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. Corn will be planted for the 2023 farming season.

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.

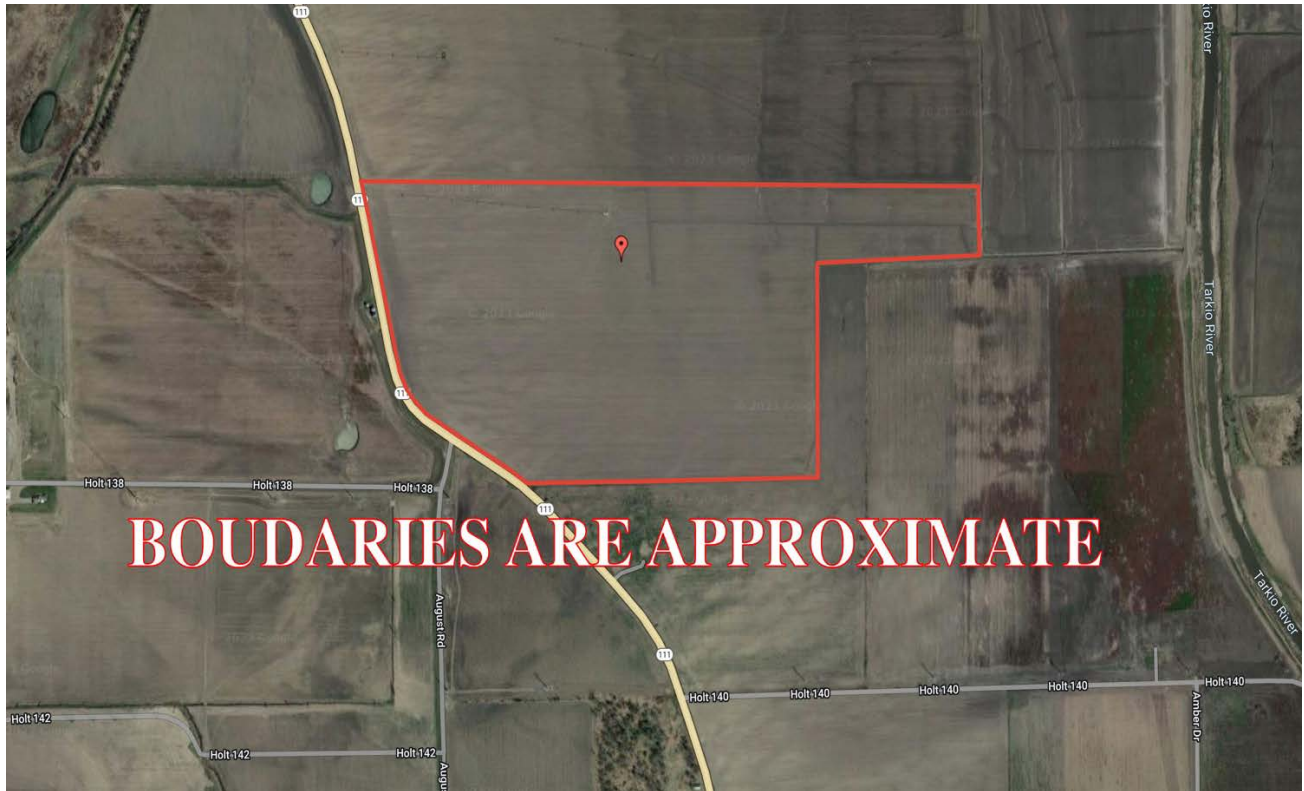
Barnes Realty is agent for the Seller.

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

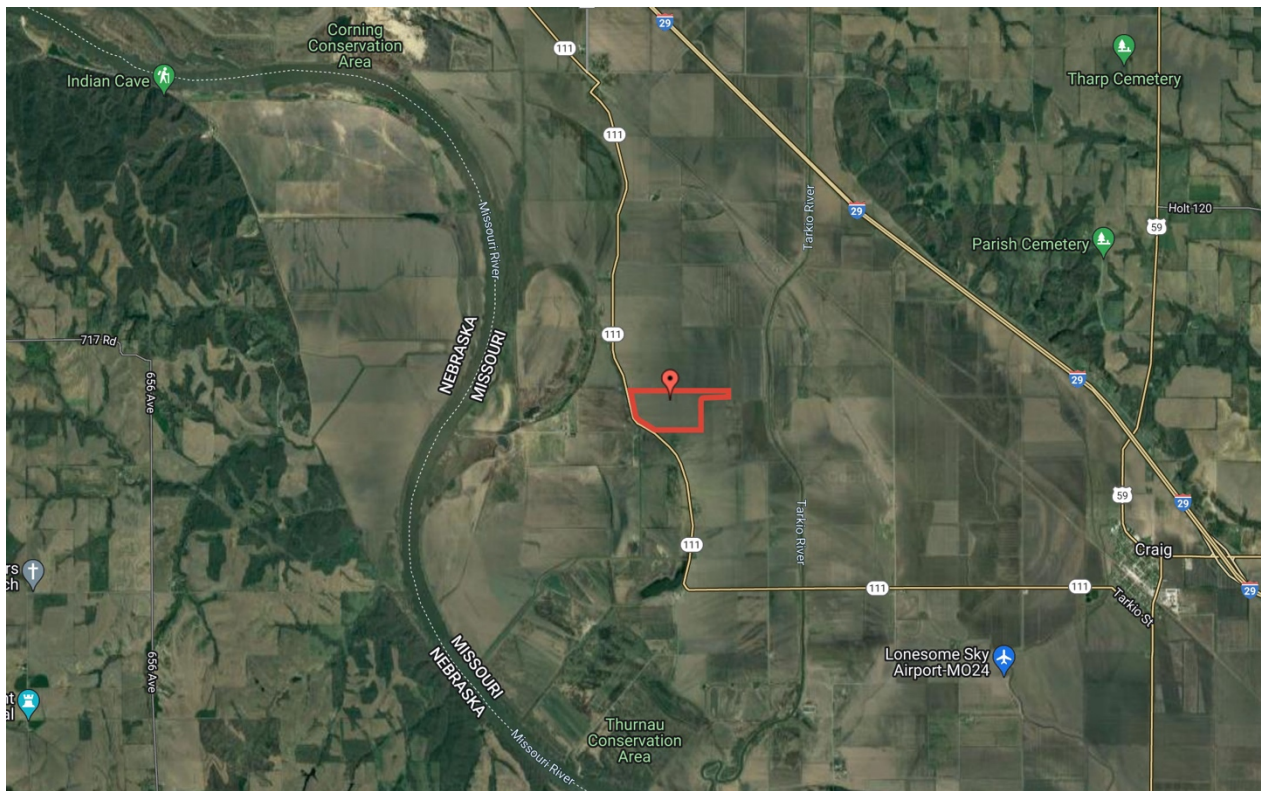
138 Acres, Holt County, MO
Aerial Photos



138 Acres, Holt County, MO
Google Aerial Map



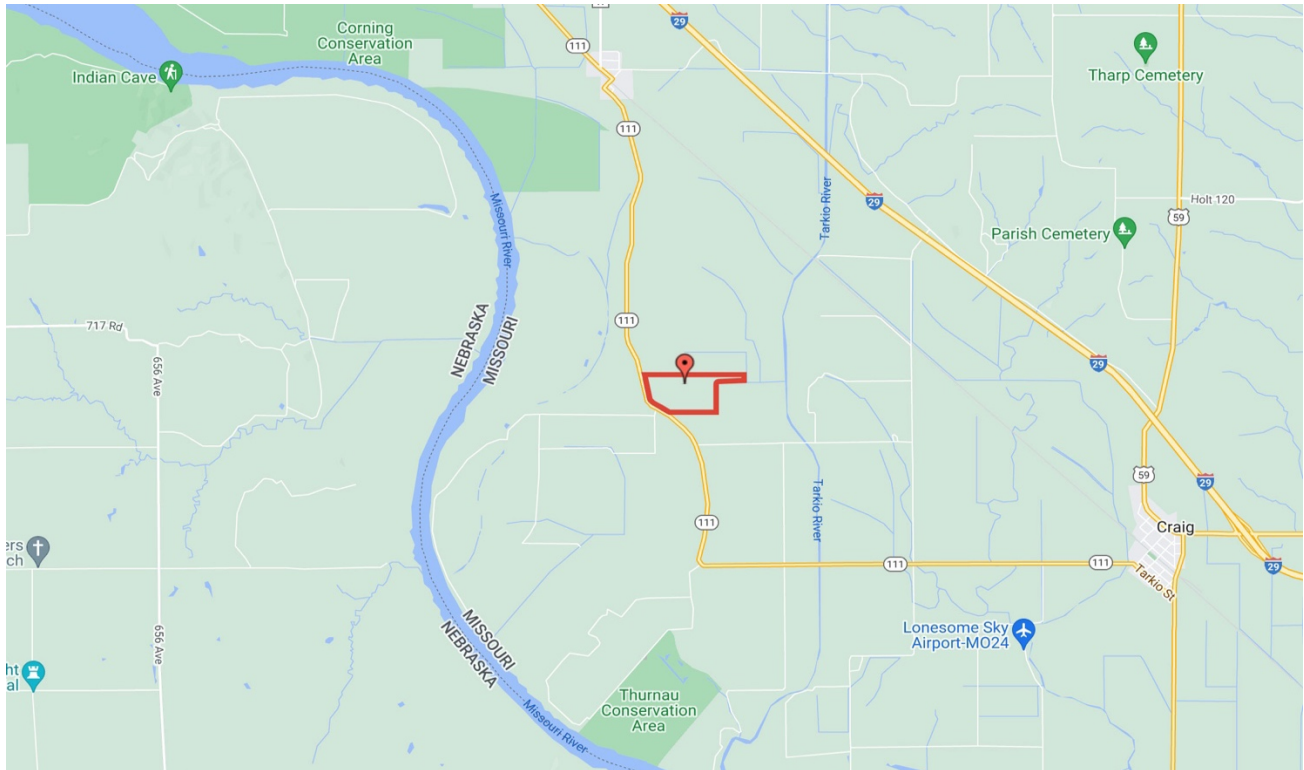
General Location Map



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

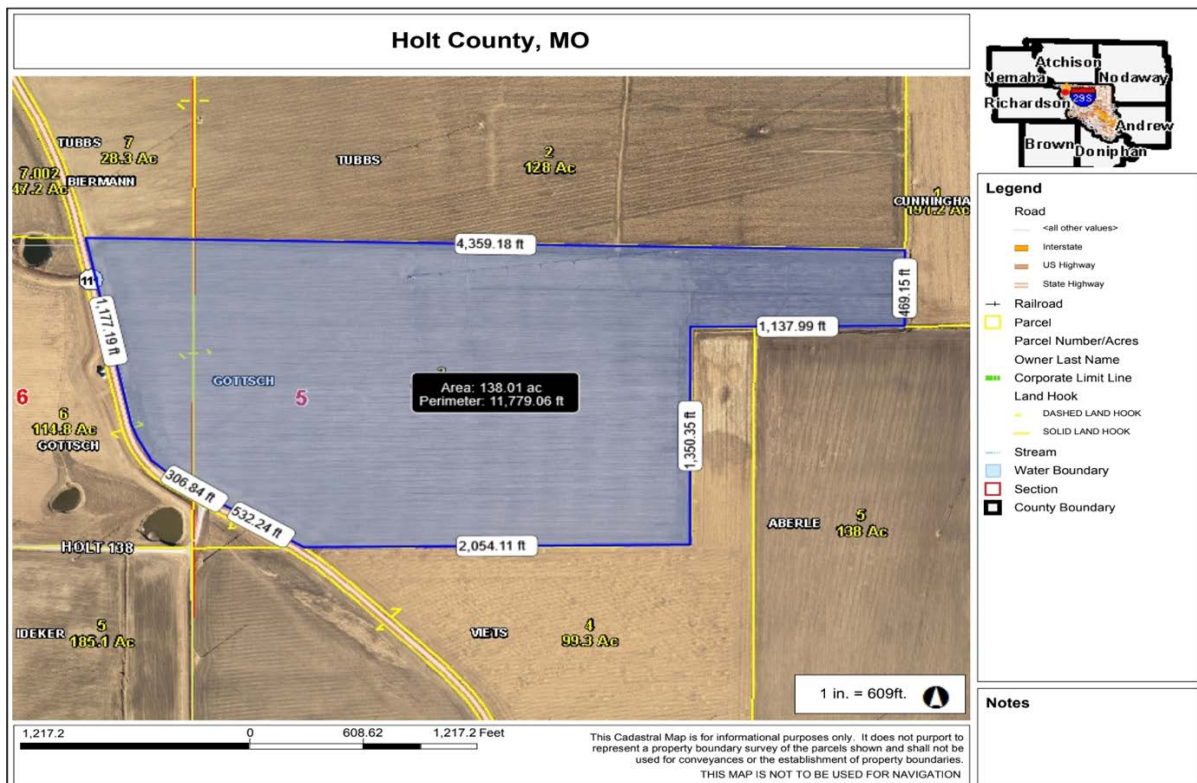
138 Acres, Holt County, MO

Driving Map



Tax Map

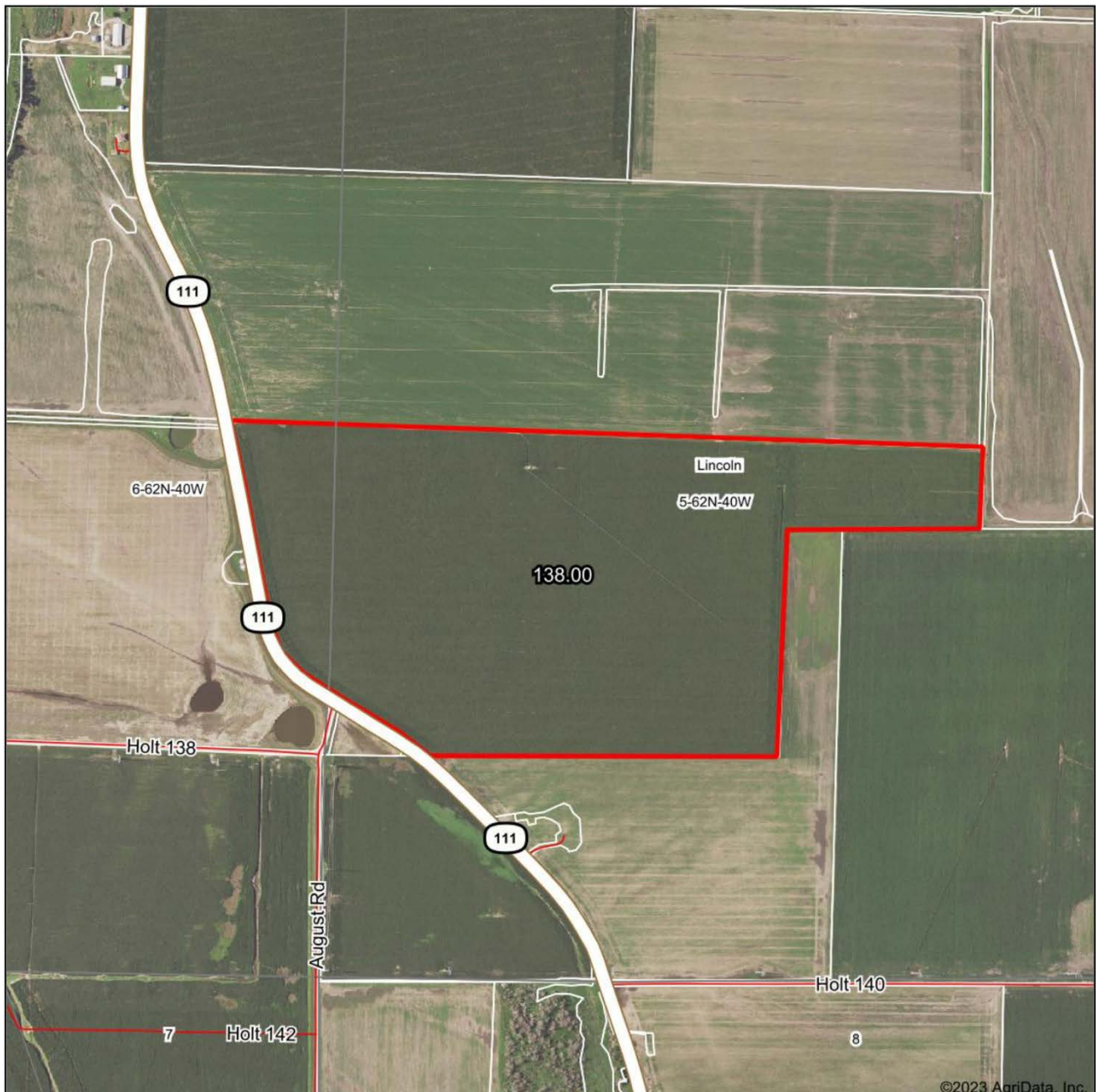
BOUNDARIES ARE APPROXIMATE



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

138 Acres, Holt County, MO

Surety Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Map Center: 40° 12' 40.94, -95° 26' 36.29

0ft 902ft 1805ft

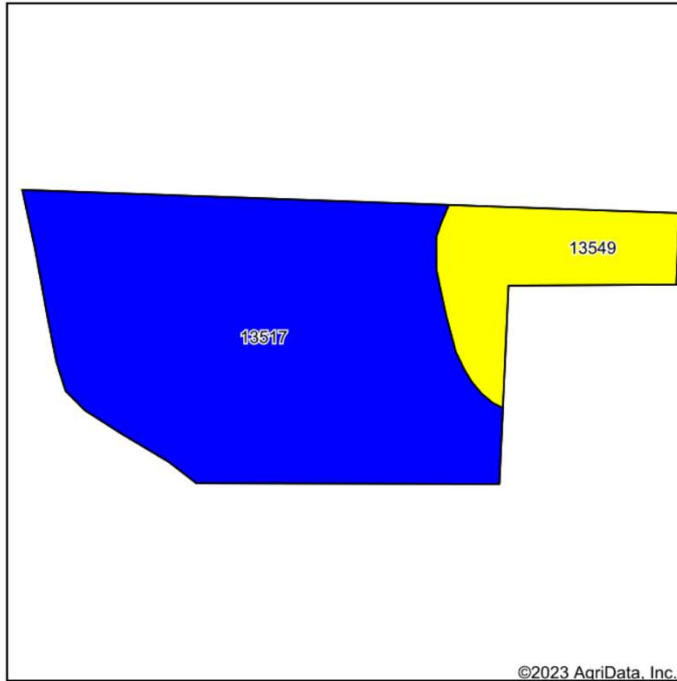
5-62N-40W
Holt County
Missouri



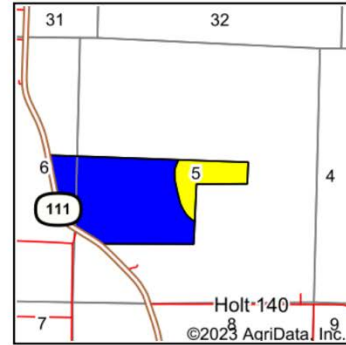
1/19/2023

138 Acres, Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **5-62N-40W**
 Township: **Lincoln**
 Acres: **138**
 Date: **1/19/2023**



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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	113.77	82.4%		IIw	83	82	71	72
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	24.23	17.6%		IVw	46	41	44	44
Weighted Average					2.35	*n 76.5	*n 74.8	*n 66.3	*n 67.1

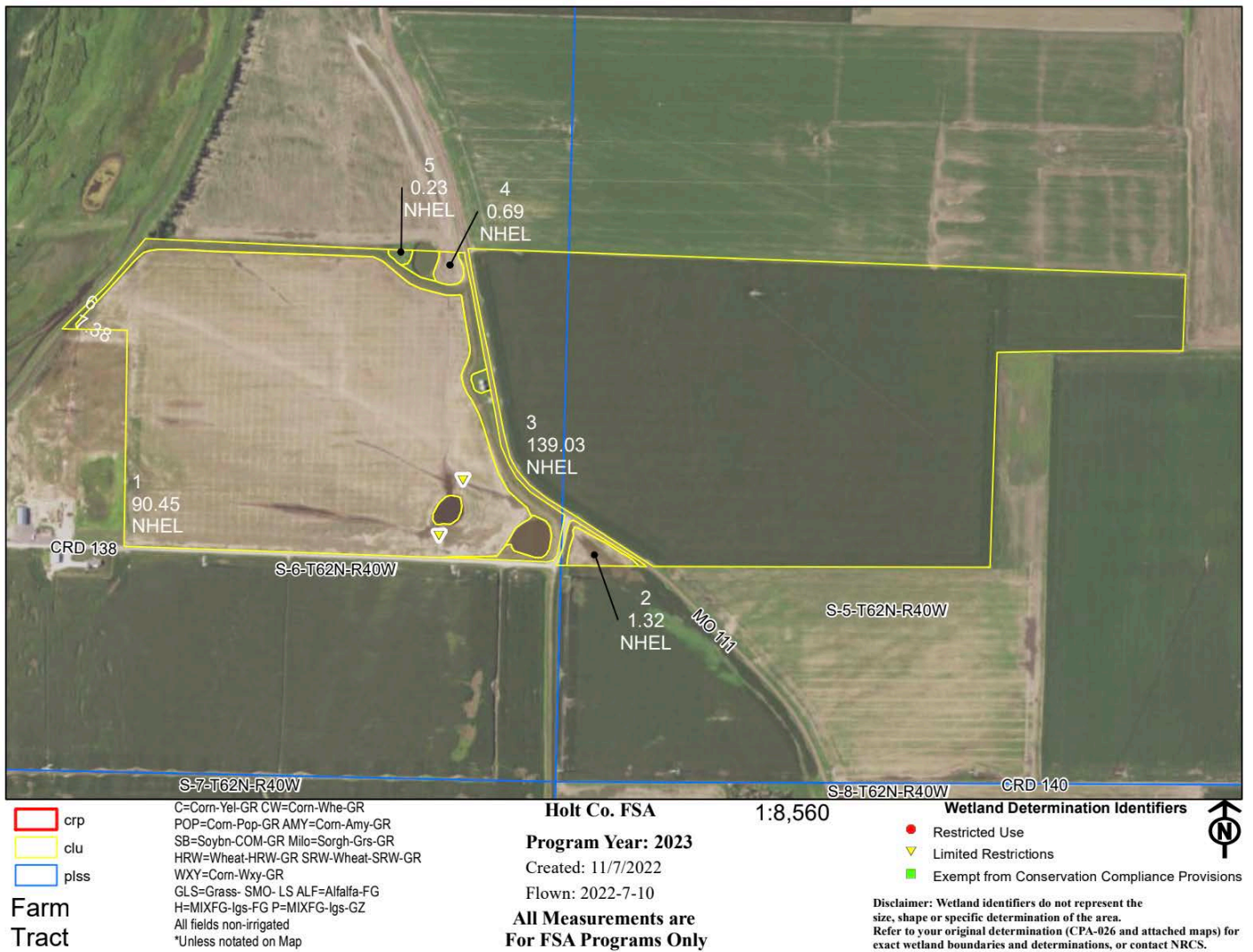
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

138 Acres, Holt County, MO

FSA Aerial Map



138 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
TOTAL	240.20	0.00		

NOTES

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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
TOTAL	240.20	0.00	

138 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 Holt, Missouri Holt, Missouri 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 Holt, Missouri Holt, Missouri 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 Holt, Missouri Holt, Missouri 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 Holt, Missouri Holt, Missouri 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.

Crop/Commodity																Variety/Type																Share																Crop/Commodity																Variety/Type																Share																																																																																																																																																																															
GRASS																SMO																																SOYBN																COM																																CORN																YEL																																																																																																																																															
Planting Period 01																Crop/Commodity GRASS																Variety/Type SMO																Int Use LS																Irr Prac N																Reporting Unit A																Rpt Failed																Det Failed																Rpt Exp																Det Exp																Rpt Pvt																Det Pvt																Rpt Vol 7.44																Det Vol																Rpt NA																Det NA															
Planting Period 01																Crop/Commodity CORN																Variety/Type YEL																Intended Use GR																Irrigation Practice I																Reporting Unit A																Reported Quantity 139.03																Determined Quantity																Planting Period 01																Crop/Commodity SOYBN																Variety/Type COM																Intended Use GR																Irrigation Practice N																Reporting Unit A																Reported Quantity 93.73																Determined Quantity															