



# 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

## *122.8 Acres, Holt County, MO* **Online Auction**

*Bidding ends at 11:00 AM on August 16, 2023*

*Here is a well located, top producing, Missouri river bottom farm with blacktop road frontage, and an elevated shed for seed storage or just getting out of the weather. If you want to hunt this property yourself - this one is ready to go! If you're just looking for the income this is well, set up and ready for continued lease revenue with Pro Outfitters, or any other guide service in the area.*

### **LOCATION:**

Just west of the Corning, MO Exit 99 off of I-29. Tracts are on the west side of Highway W and the east side of Highway 111.

### **IMPROVEMENTS:**

See Attached.

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

2022 taxes were \$2,668.19 on 122.8 taxable acres.

### **RENTAL STATUS:**

For the 2023 crop season it was the second of a two-year lease on 115 tillable acres at a rate of 320 per acre.

The Current tenant would like to stay on, but it is available for full possession for the 2024 crop season.

Additionally, Hunting lease to Pro outfitters in Rulo Nebraska runs through December 31, 2023 in the amount of \$12,500.00



### **LISTING AGENT:**

Jamie Barnes (660) 851-1125 or [Jamie@BarnesRealty.com](mailto:Jamie@BarnesRealty.com)

### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

*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 October 30, 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.**

## ***122.8 Acres, Holt County, MO***

- **IMPROVEMENTS:**

Five horse 3 phase submersible dewatering pump was just gone through by R&S Electric Saint Joseph, Missouri, in the spring of '23 in the concrete manhole. This lifts water into the main drainage ditch any time the river is high enough to affect the farms drainage.

A 25 horse, three phase submersible electric pump is in the 16-inch cased well for irrigation purposes or fall waterfowl hunting.

Water is piped with one additional valve and outlet to the east shooting area, which has a 12-foot concealed comfort steel pit blind. This valve enables you to flood the pool from the south edge, letting the iron fall out there or outlet right in front of the blind for late season waterfowl hunting over a pool of open water.

There are also two concrete pit blinds on the West pool area.

The bridge crossing on the southwest corner is not included in the sale. Seller will have this removed prior to closing.

- **MILL CREEK DIKE & DRAINAGE DISTRICT:**

Please review the tax map carefully and notice the area shown as owned by Mill Creek Dike, and drainage district. This does not exactly match the acres, that I am farming/cash, renting, and in possession of. (see FSA map- coming soon!)

It's my understanding that when they moved the basin westerly, there was no paperwork filed at the courthouse.

A Gentleman's agreement is fine, but this must be disclosed to any future purchaser. This area as described should total 10 acres and no more. When I bought the property, they were occupying approximately 12 acres, so I have shifted that east line accordingly-removed the dog leg and I am in possession of the acres that are currently being farmed. If you need any clarification on this or other details, I'm available any time for discussion.

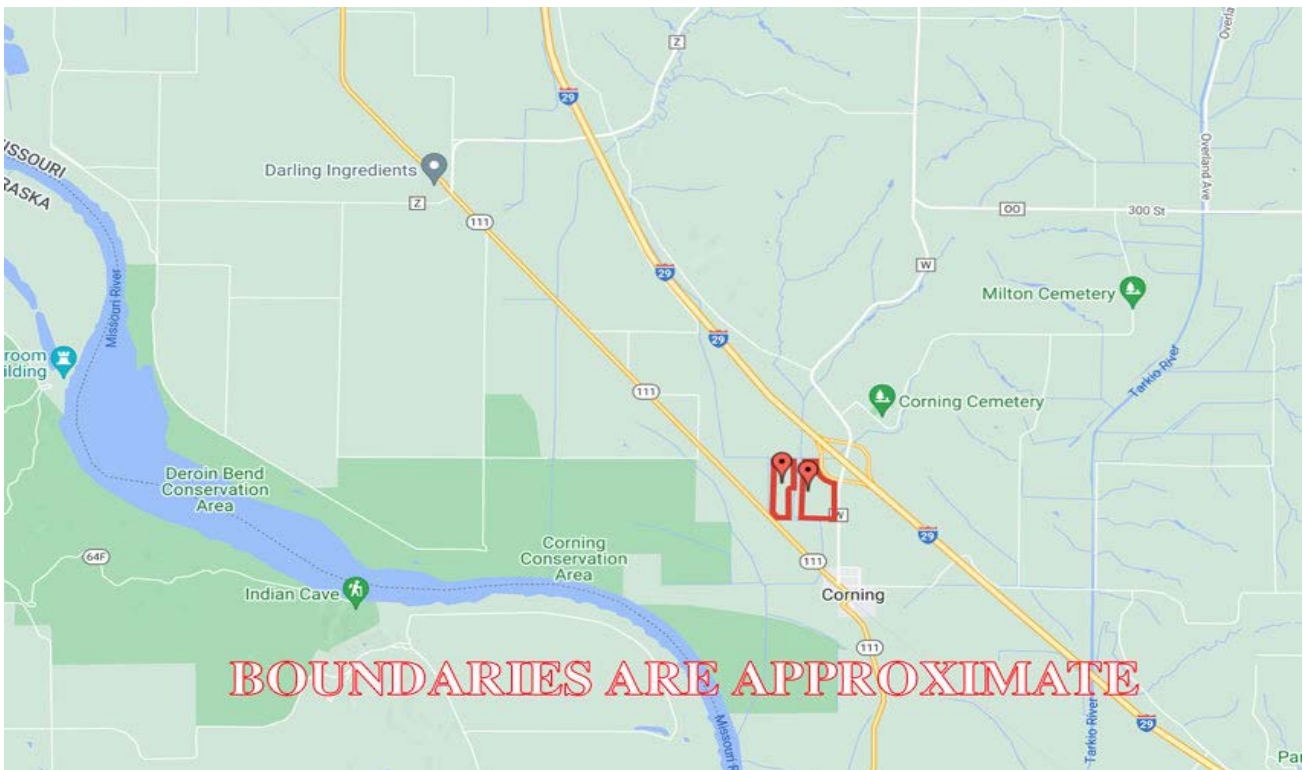
Additionally, the north neighbor has the right to access their field going up the east side of Mill Creek dike and drainage district Area.

***Aerial Photos & FSA Information Coming Soon!***

*122.8 Acres, Holt County, MO*  
*Google Aerial*



*Driving Map*





# 122.8 Acres, Holt County, MO Tax Maps

