



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
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18156 Hwy 59
Mound City, MO 64470
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1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

158.6 Acres, Holt County, MO

Gently rolling Missouri farm ground doesn't stay on the market long. This farm would be great to expand your operation or investment portfolio. Don't miss this opportunity to acquire productive cropland right outside of town.

LOCATION:

Tract is Northeast of Mound City a little over 8 miles. Head North on Highway N out of Mound City, turn East onto Route C for 2 miles then North on Memphis Road. The tract is on the Northeast corner of Holt 120 and Memphis Road.

IMPROVEMENTS:

This tract is unimproved

TAXES/TAXABLE ACRES:

2022 taxes are \$660.20 on 158.60 taxable acres.

RENTAL STATUS:

Currently rented, available for 2024 crop year.

LISTING AGENTS:

Jamie Barnes
(660) 851-1125 or Jamie@BarnesRealty.com
Rick Barnes
(660) 851-1152 or Rick@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.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

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

158.6 Taxable Acres, Holt County, MO
Aerial Photos



158.6 Taxable Acres, Holt County, MO
Google Aerial Map

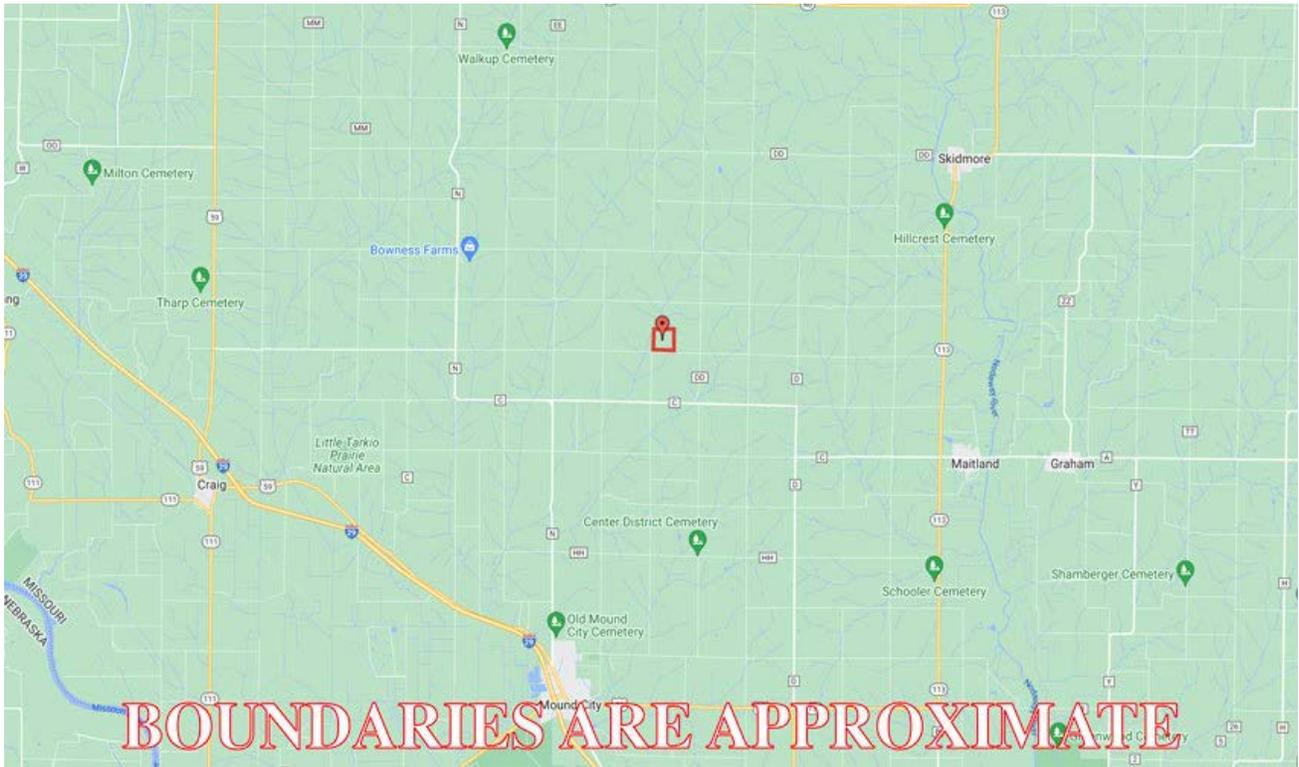


General Location Map

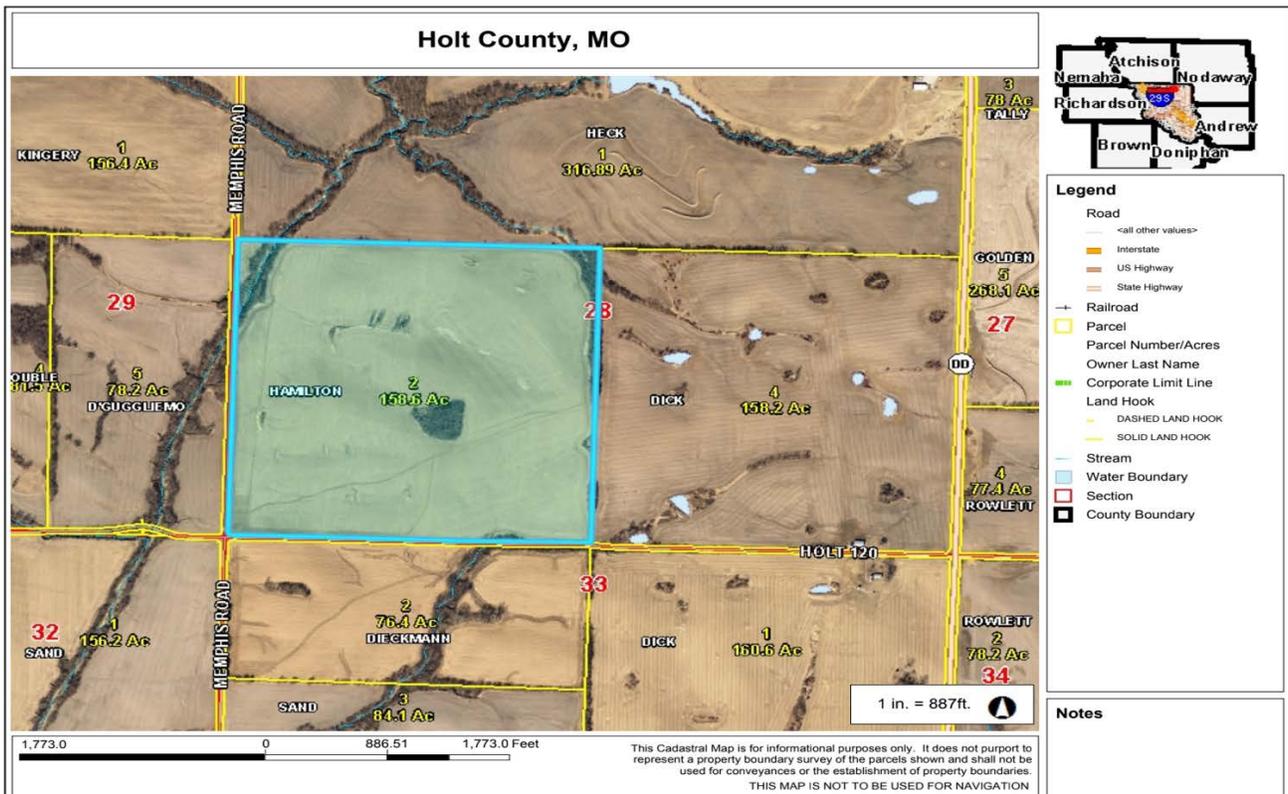


158.6 Taxable Acres, Holt County, MO

Driving Map



Tax Map



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

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Surety Map



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Maps Provided By:



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

Boundary Center: 40° 14' 11.72, -95° 11' 43.6



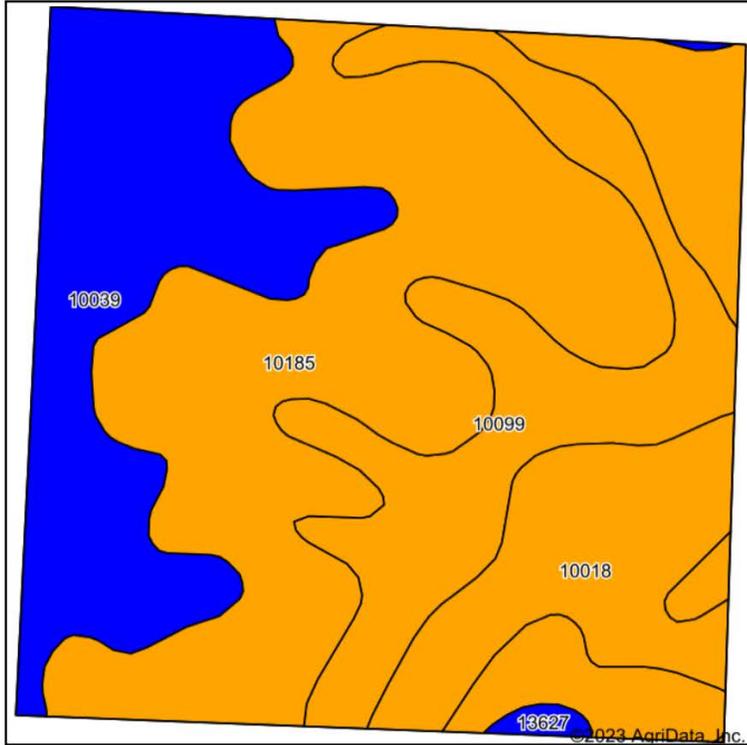
28-63N-38W
Holt County
Missouri



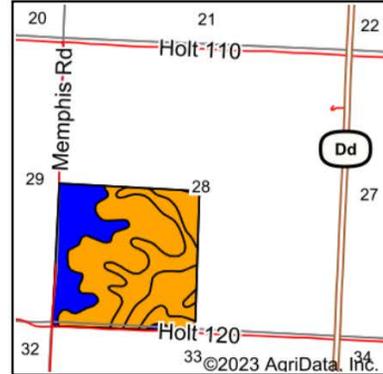
7/7/2023

158.6 Taxable Acres, Holt County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **28-63N-38W**
 Township: **Liberty**
 Acres: **158.6**
 Date: **7/7/2023**



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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	73.54	46.4%		Ille		74	74	54	55
10039	Kenridge-Judson complex, 1 to 7 percent slopes	36.78	23.2%		Ilw	Ilw	84	79	68	75
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	29.36	18.5%		Ille		88	88	66	69
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	18.13	11.4%		Ille		83	83	63	64
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	0.79	0.5%		Ilw		77	77	52	67
Weighted Average							*n 80	*n 78.8	*n 60.5	*n 63.3

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

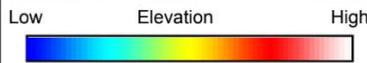
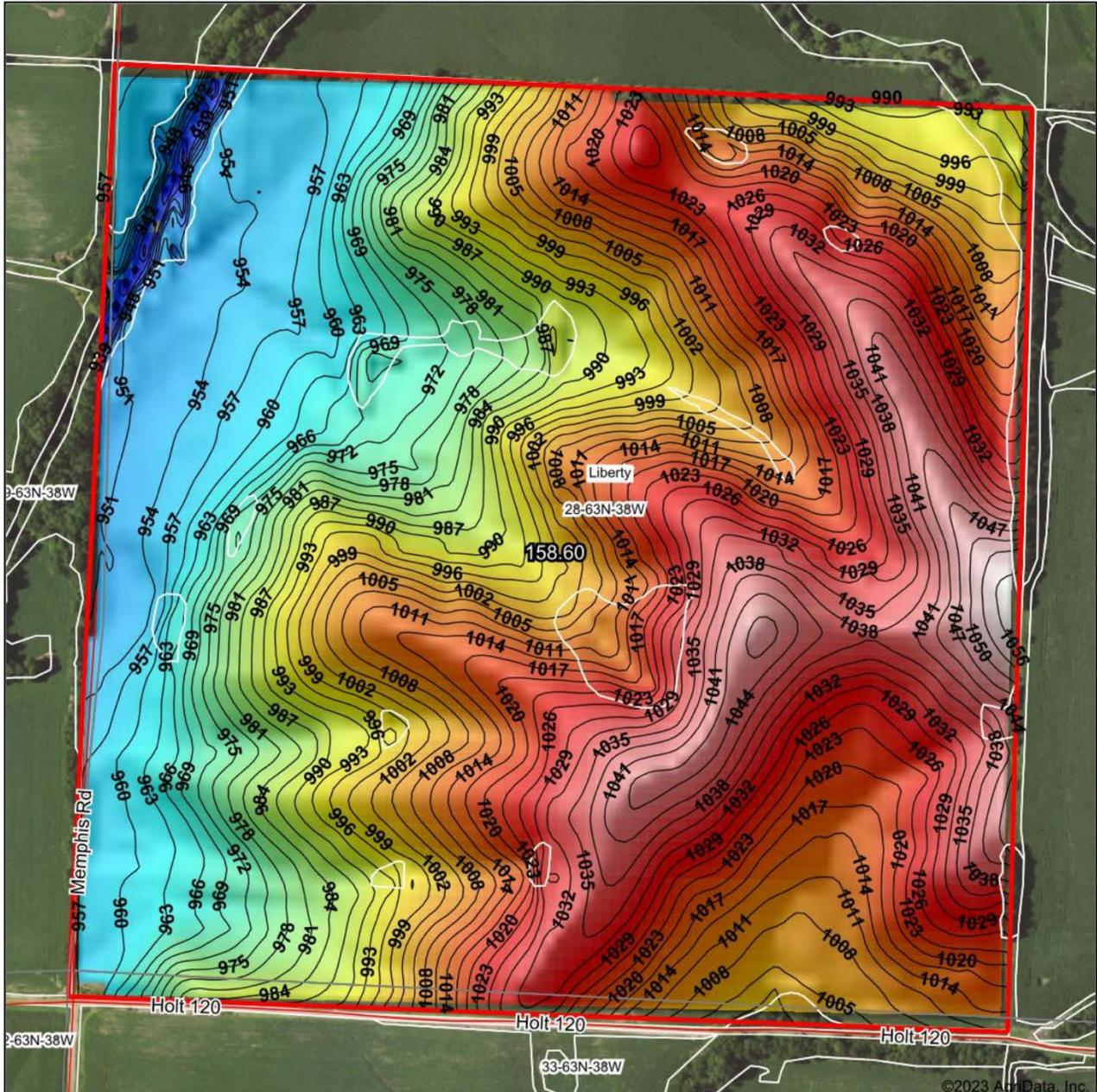
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

158.6 Taxable Acres, Holt County, MO

Topography Hillside Map



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 930.3
 Max: 1,058.4
 Range: 128.1
 Average: 1,000.5
 Standard Deviation: 28.48 ft



28-63N-38W
Holt County
Missouri

Boundary Center: 40° 14' 11.71, -95° 11' 43.77



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

158.6 Taxable Acres, Holt County, MO

FSA Aerial Map



**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Holt Co. FSA

C=Corn-Yel-GR CW=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Milo=Sorgh-Gr-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 WXY=Corn-Wxy-GR
 GLS=Grass- SMO- LS ALF=Alfalfa-FG
 H=MIXFG-lgs-FG P=MIXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2023

Created: 10/4/2022

Flown: 2022-7-10

- clu
- crp
- plss

Farm Tract

158.6 Taxable Acres, Holt County, MO

FSA 156EZ

MISSOURI
HOLT



United States Department of Agriculture
Farm Service Agency

FARM :

Prepared : 8/29/23 4:42 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-087-2010-9
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.07	149.14	149.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	149.14	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	69.00	0.00	125	0
Soybeans	69.00	0.00	41	0
TOTAL	138.00	0.00		

NOTES

Tract Number :

Description : L1 S28-63-38
FSA Physical Location : MISSOURI/HOLT
ANSI Physical Location : MISSOURI/HOLT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.07	149.14	149.14	0.00	0.00	0.00	0.00	0.0

158.6 Taxable Acres, Holt County, MO

FSA 156EZ

MISSOURI HOLT Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : Prepared : 8/29/23 4:42 PM CST Crop Year : 2023
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Tract 2981 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.14	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	69.00	0.00	125
Soybeans	69.00	0.00	41
TOTAL	138.00	0.00	

NOTES

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