

BOUNDARIES ARE APPROXIMATE

NORTH

210 ACRES, HOLT COUNTY, MO

For Sale

Here is timbered bluff in the heart of 200+ bushel corn production with open pasture for income, good fence, and plenty of water. It's only accessible from the road on 2 sides and is offered subject to successfully completing a 1031 exchange, so some patience may be required (Seller has replacement property in mind, just wants to time the transaction right). Truly world class upland game hunting for North America. See the aerial video for yourself!

18156 Hwy 59 Mound
City, MO 64470
(660)-442-3177



1711 Oregon Hiawatha,
KS 66434
(785)-742-4580

Barnesrealty.com

PROPERTY FEATURES

Price:

~~\$4,250.00/taxable acres or \$892,500.00 total~~

PRICE REDUCED! \$4,000.00/taxable acre or \$840,000.00 Total

Divide Options:

North 100 Acres: \$4,000.00/taxable acre or \$400,000.00 total

South 110 Acres: \$4,000.00/taxable acre or \$440,000.00 total

The sellers are willing to divide the property provided the buyers agree to a simultaneous closing. Sellers interested in completing a 1031 exchange.

Listing Agent:

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

Location:

Located approx. 2 miles North of Craig, MO on I-29 on Adobe Road.

Improvements:

There are no improvements on this tract

Real Estate Taxes:

Taxes to be determined

FSA Information:

Please see attached FSA information

Rental Status:

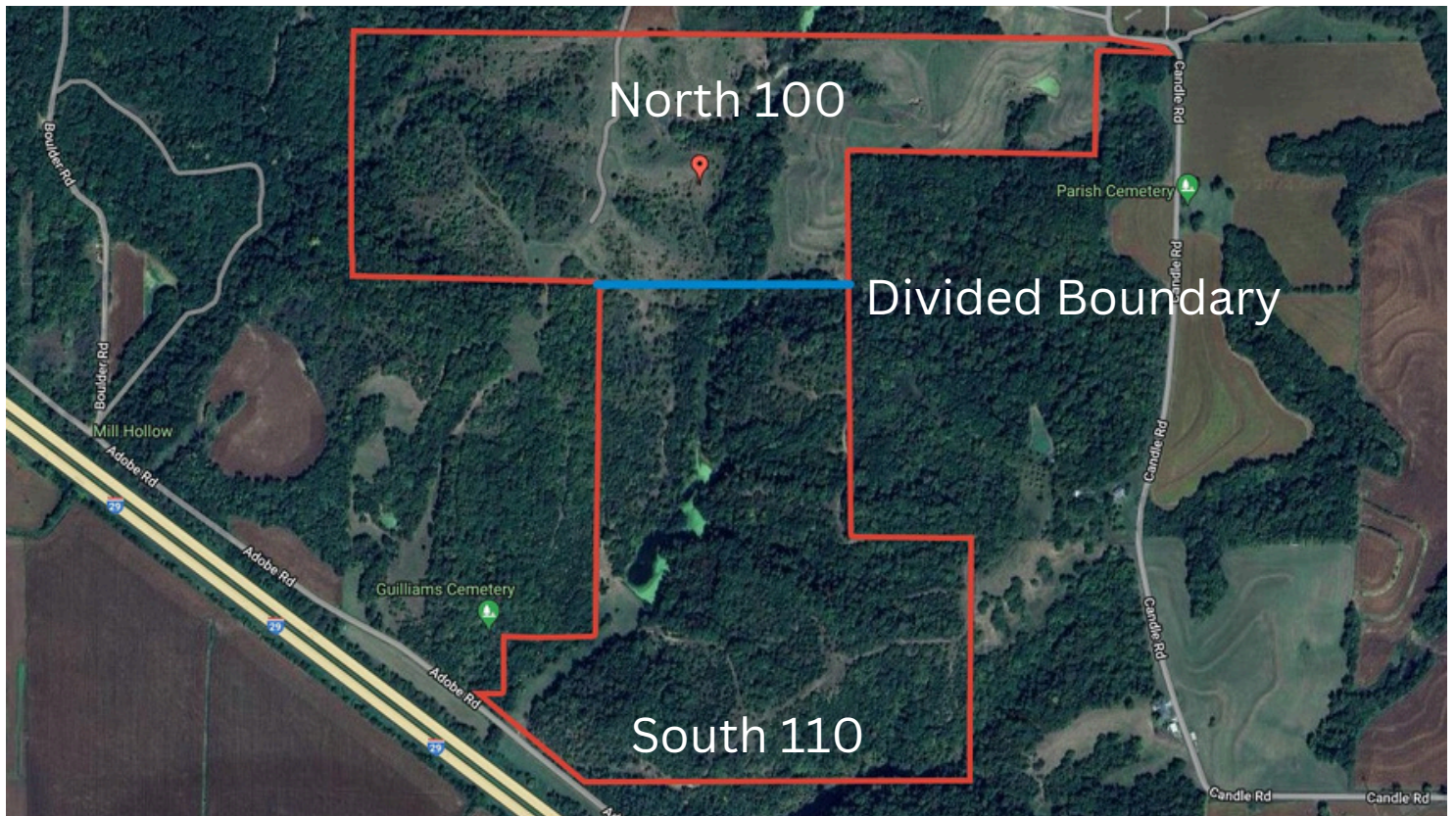
The annual lease for grazing is \$9,000.00 and renews each Spring. Any Buyer could benefit from this should he choose to do so. It's estimated that a hunting lease could be procured for nearly the same amount if this was not purchased for the Owner to hunt himself!

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

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 The listing may be withdrawn with or without approval.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.

DIVIDE OPTIONS



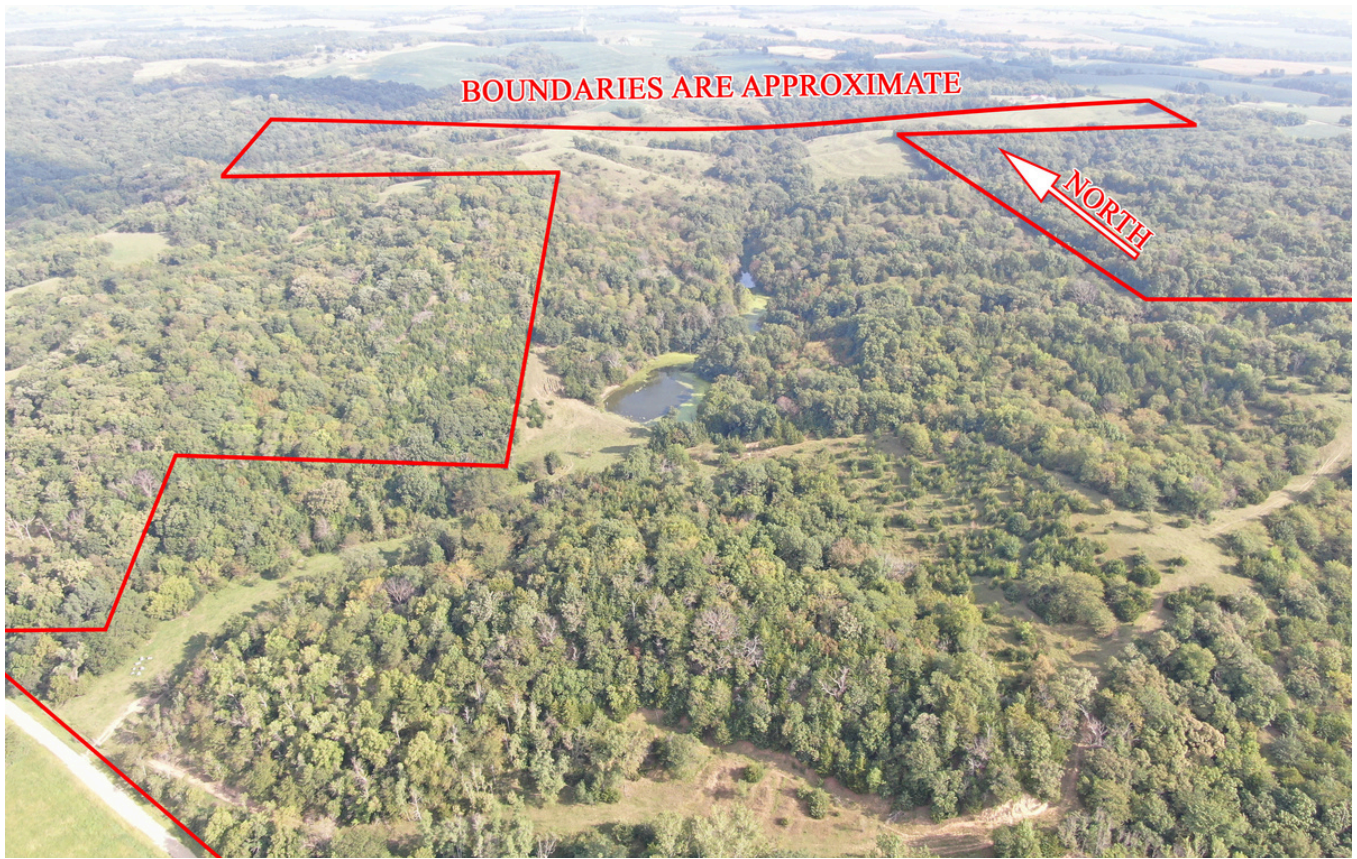
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PHOTOS



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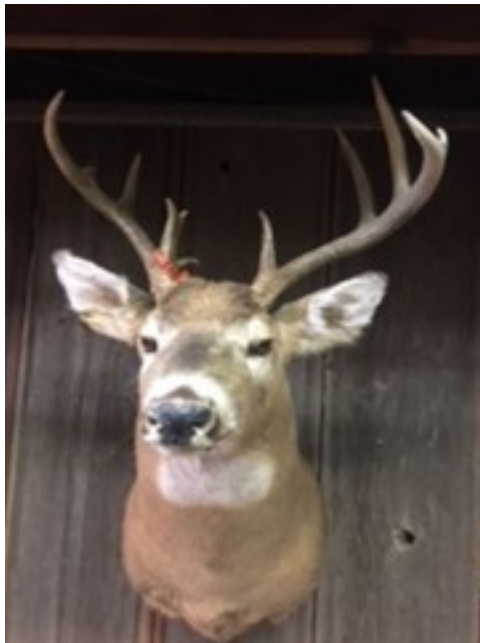
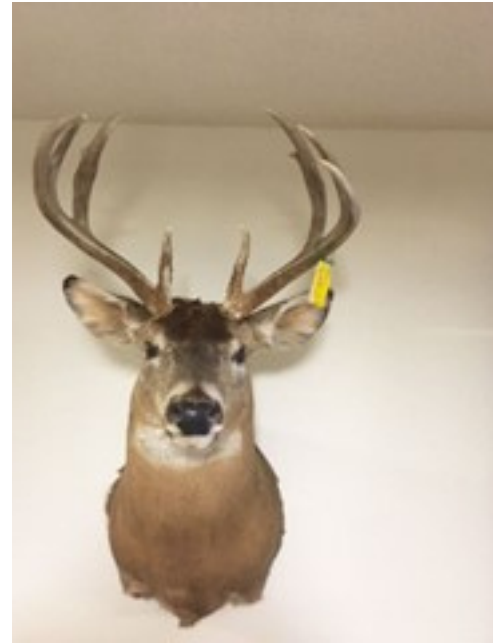
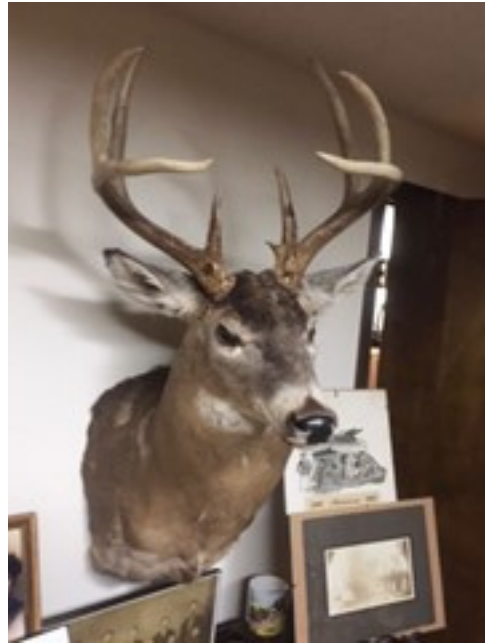
PHOTOS



PHOTOS



PHOTOS



PHOTOS



PLAT MAP

Who Says...Nothing Is Free Anymore?

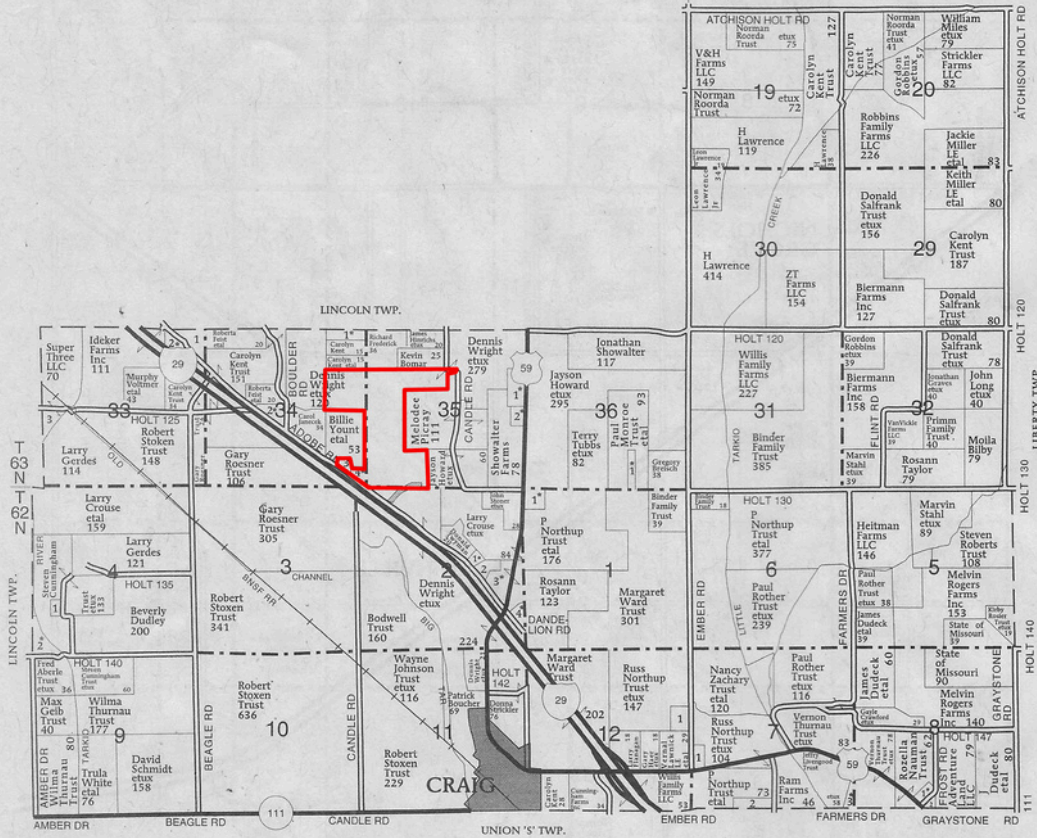
Receive a "free" County Plat and Directory just for reviewing township directory maps for correct information before we publish the next issue. (The Free book may be of any county in any state printed by FHP for that year.)
 Contact FHP UPDATING DEPARTMENT AT 641-444-3508-EXT. 2605
 Or email: amanda.brown@farmandhomepublishers.com

T-62-63-N

UNION NORTH PLAT

R-39-40-W

R40W R39W ATCHISON CO.



UNION NORTH TOWNSHIP

- SECTION 1
1. Stoner, John 10
- SECTION 2
1. Knapp, Randy 5
2. Powell Trust, Tressa 10
3. Nowling, David 20
4. Dougherty, John 8
- SECTION 4
1. Helpers Hope 5
2. Aberle Trust, Fred 13
- SECTION 7
1. Centamore, Anthony 7
2. Willis Family Farms LLC 10

3. Thurnau Trust, Vernon 6
- SECTION 8
1. Wennihan, Donald 5
2. Neely Trust, Helen 6
- SECTION 12
1. Loop Lodge Cemetery 9
- SECTION 33
1. JNP LLC 15
2. Rother Trust, Paul 15
3. Wright Trust, Michael 12
- SECTION 34
1. Kent, Thomas 10
2. Cassidy, Michael 6

3. Guilliams Cemetery 5
4. Wright, Dennis 7
- SECTION 35
1. Showalter, Duane 18
2. Liles, Robert 7
- SECTION 36
1. Monroe, Mark 7

SURETY MAPS

Aerial Map



Boundary Center: 40° 13' 29.91, -95° 23' 11.59

0ft 910ft 1820ft



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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35-63N-40W
Holt County
Missouri

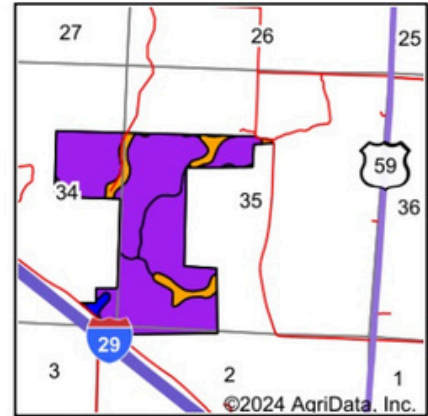
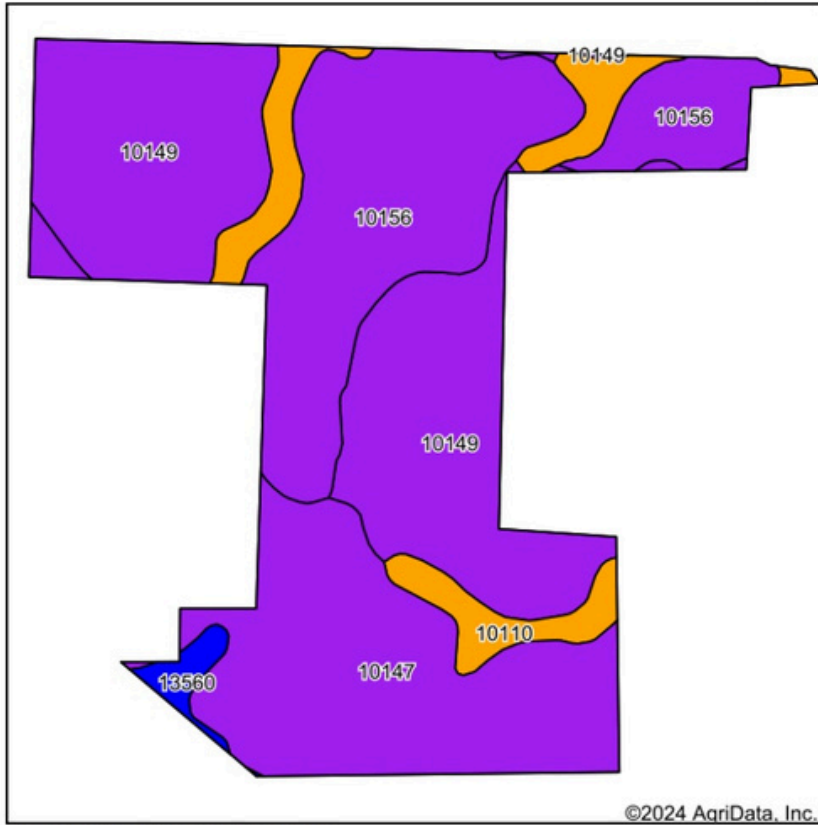


7/17/2024

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **35-63N-40W**
 Township: **Union**
 Acres: **210**
 Date: **7/17/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 26

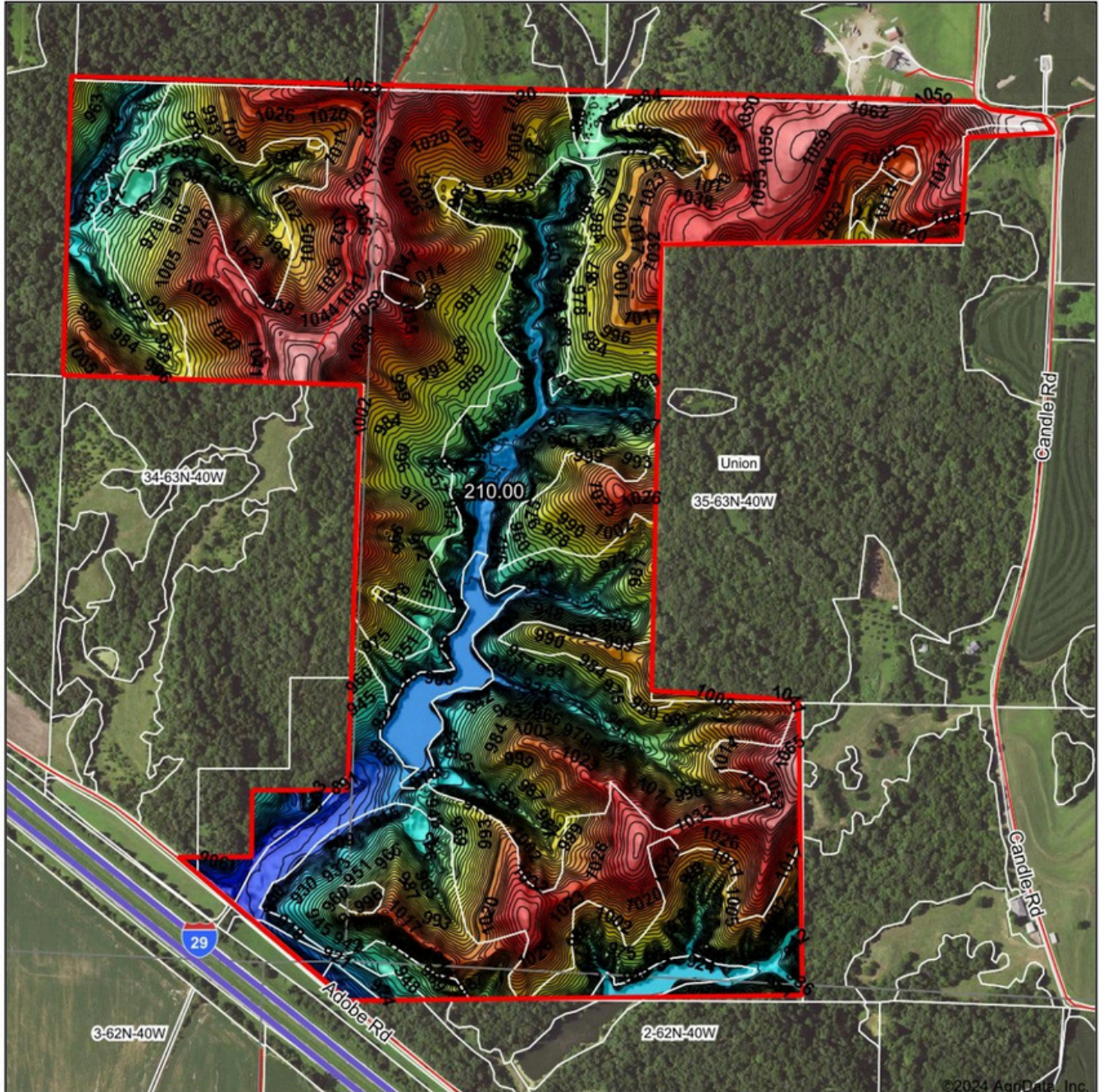
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
10149	Timula-Knox silt loams, 14 to 35 percent slopes	74.28	35.4%		Vle	23	23	21	16	
10156	Timula silt loam, 14 to 25 percent slopes, severely eroded	60.97	29.0%		Vle	50	50	42	45	
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	54.19	25.8%		Vlle	25	25	22	18	
10110	Monona silt loam, 5 to 9 percent slopes, eroded	17.88	8.5%		Ille	81	81	72	76	
13560	Napier silt loam, 2 to 5 percent slopes	2.68	1.3%		lle	89	87	78	89	
Weighted Average						5.95	*n 37.1	*n 37.1	*n 32.4	*n 31

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

SURETY MAPS

Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 877.2
Max: 1,094.1
Range: 216.9
Average: 987.1
Standard Deviation: 44.36 ft



35-63N-40W
Holt County
Missouri

Boundary Center: 40° 13' 29.91, -95° 23' 11.59



Maps Provided By:



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

FSA INFO

FSA 156-EZ:

Tract Number	: 2437
Description	: F2 S27,34,35-63-40
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	WRP	CRP	GRP	Sugarcane
291.54	111.23	111.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES														

FSA 578:

PP	Cr/Co	Var/Type	Ir Pro	Int Use	Non-Ir	Ir	PP	Cr/Co	Var/Type	Ir Pro	Int Use	Non-Ir	Ir	PP	Cr/Co	Var/Type	Ir Pro	Int Use	Non-Ir	Ir	
01	MOFG	IGS	N	GZ	111.23																
Photo Number/Legal Description: F2 S27,34,35-63-40																					
Cropland: 111.23					Reported on Cropland: 111.23					Difference: 0.00					Reported on Non-Cropland: 0.00						