

BOUNDARIES ARE APPROXIMATE



# 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](http://Barnesrealty.com)

# PROPERTY FEATURES

## Price:

~~\$4,000.00/taxable acres or \$840,000.00 total~~

**PRICE REDUCED! \$3,750.00/taxable acre or \$787,500.00 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!

## Features:

The seller is currently exploring the option of rocking the road to county specifications—from Adobe Road to the large gate on Bluff Road. This would potentially qualify the road for future county maintenance, improving long-term access to the property.

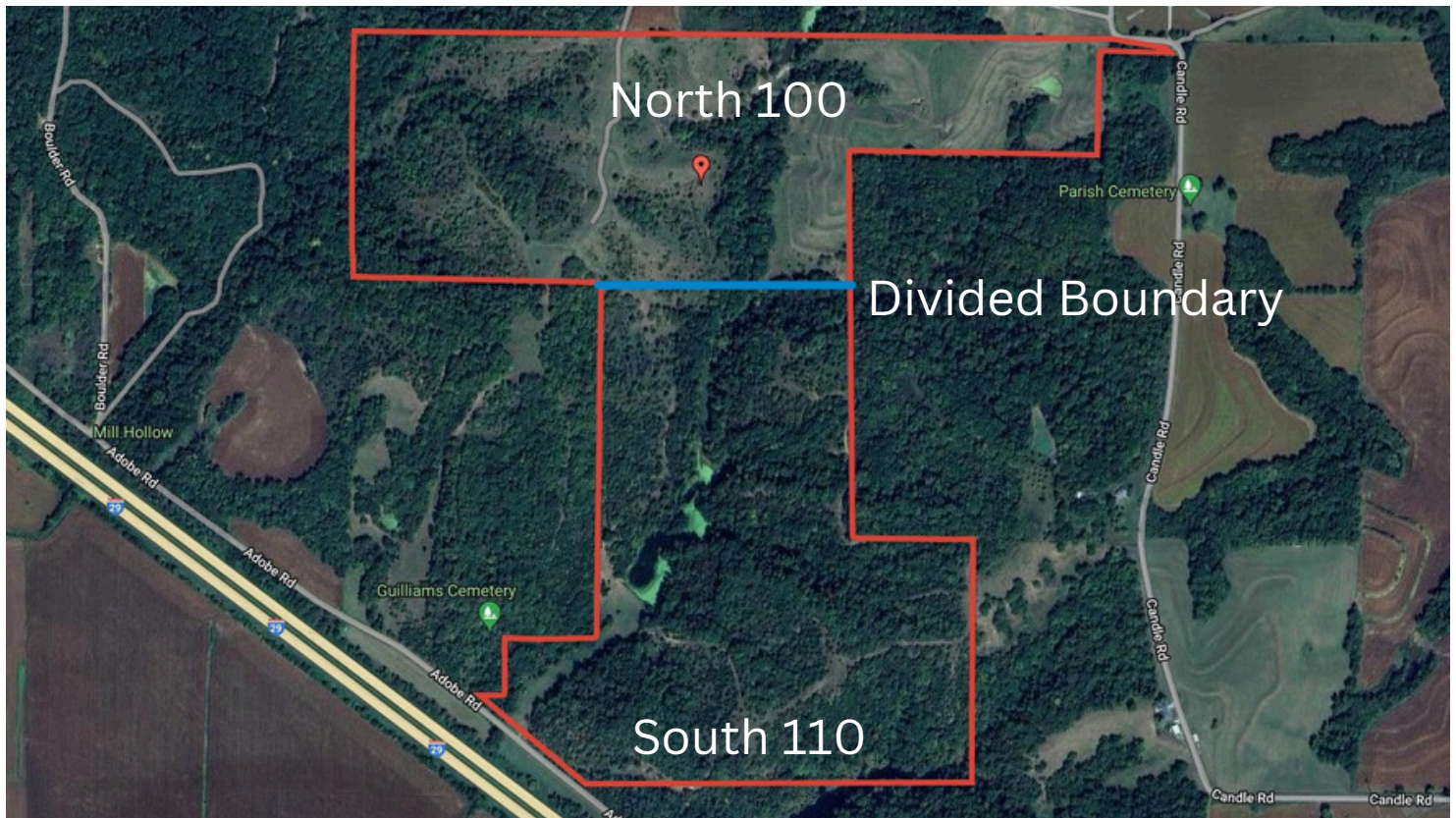
Setting the trend for how Real Estate is sold in the Midwest.

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



## Divide Options:

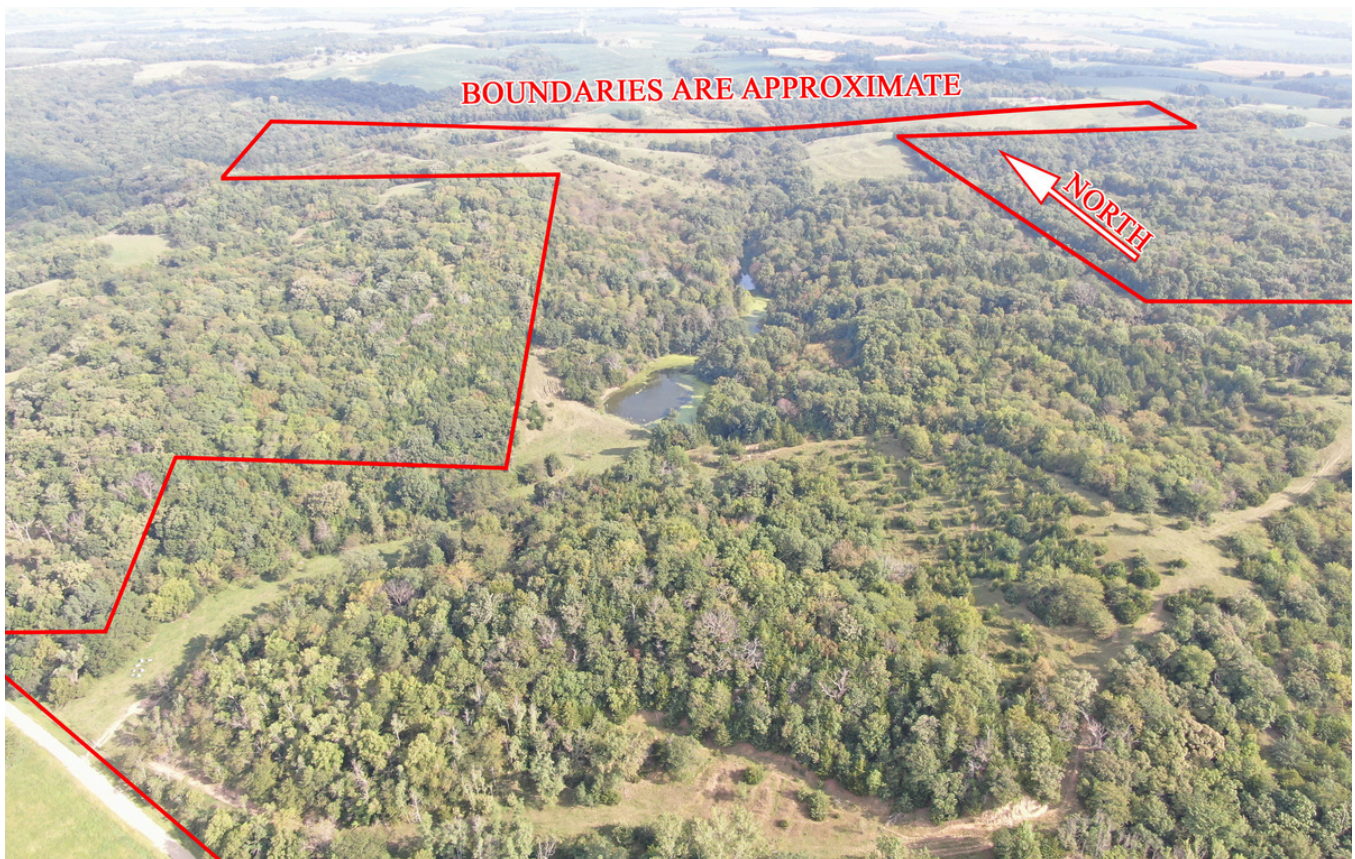
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# PHOTOS





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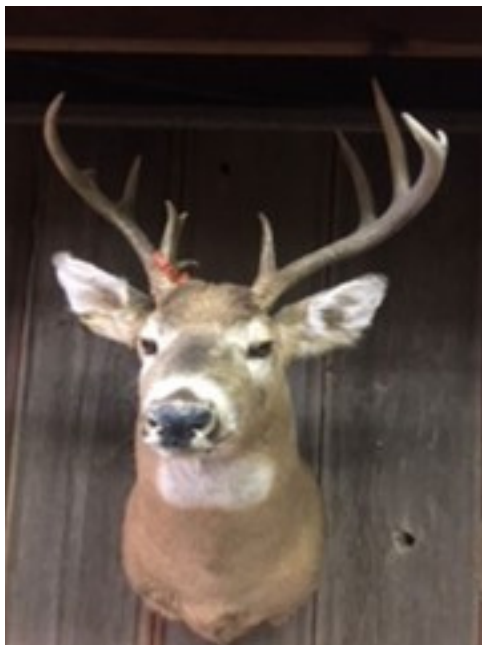
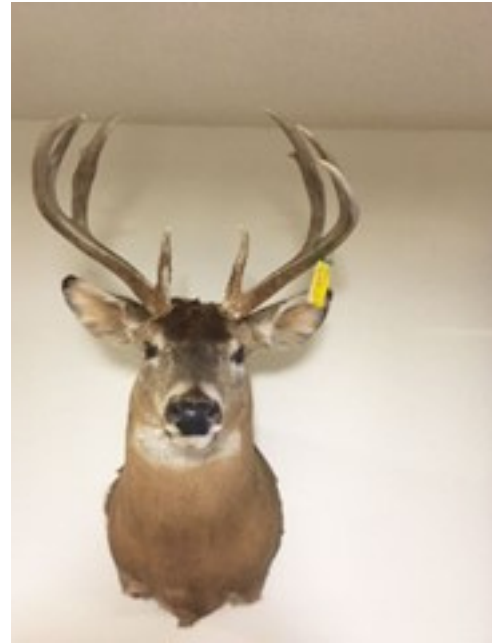
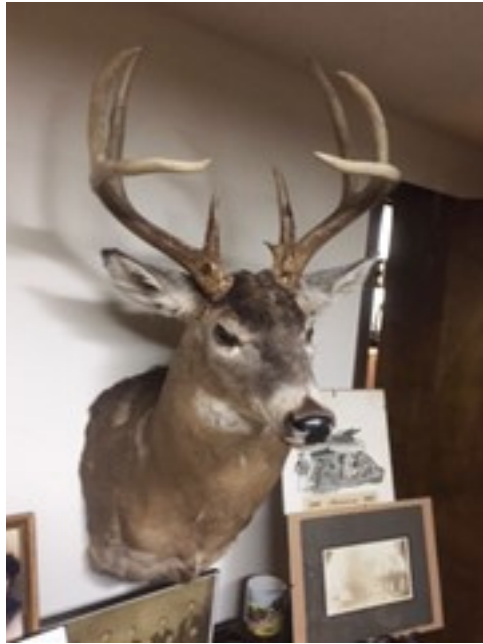


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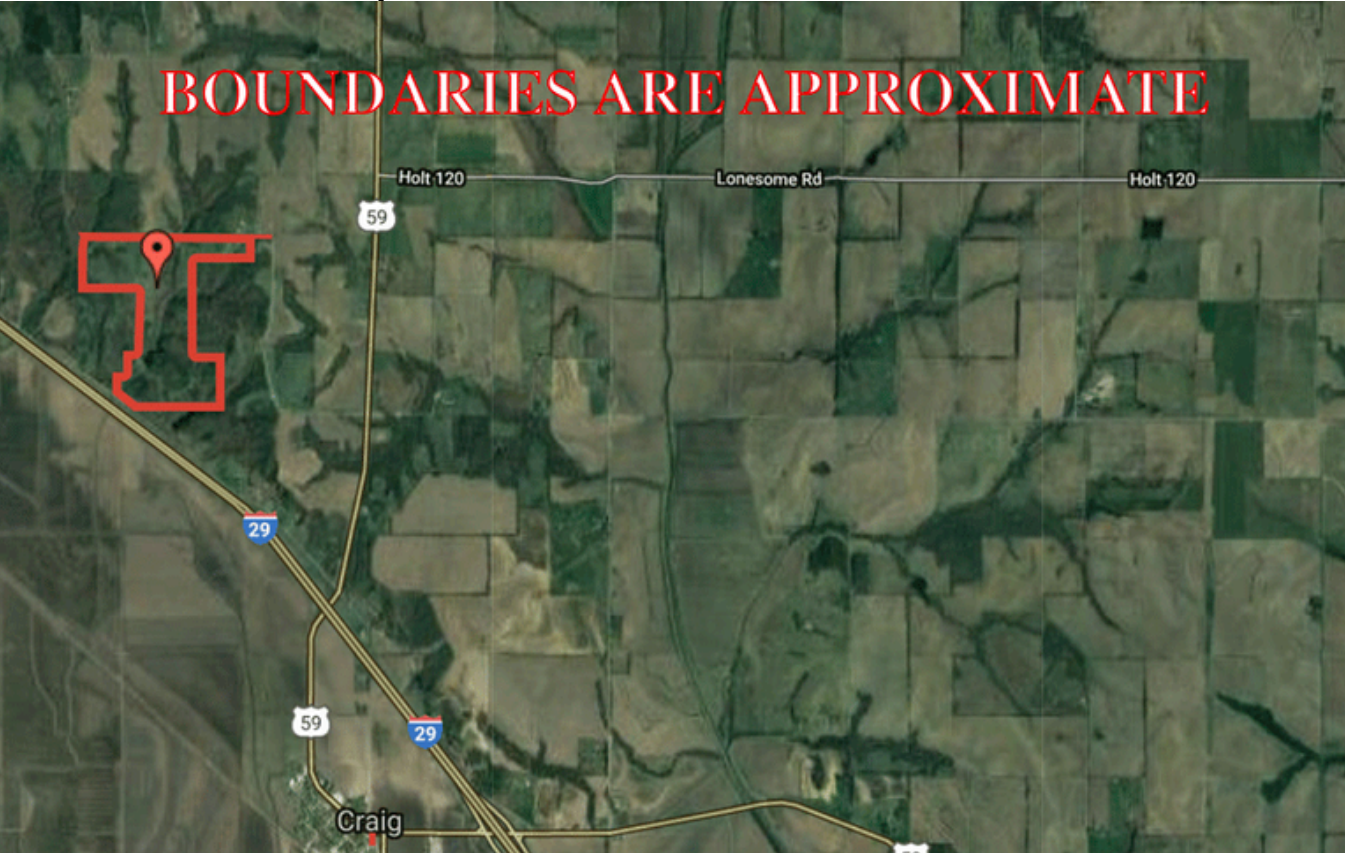
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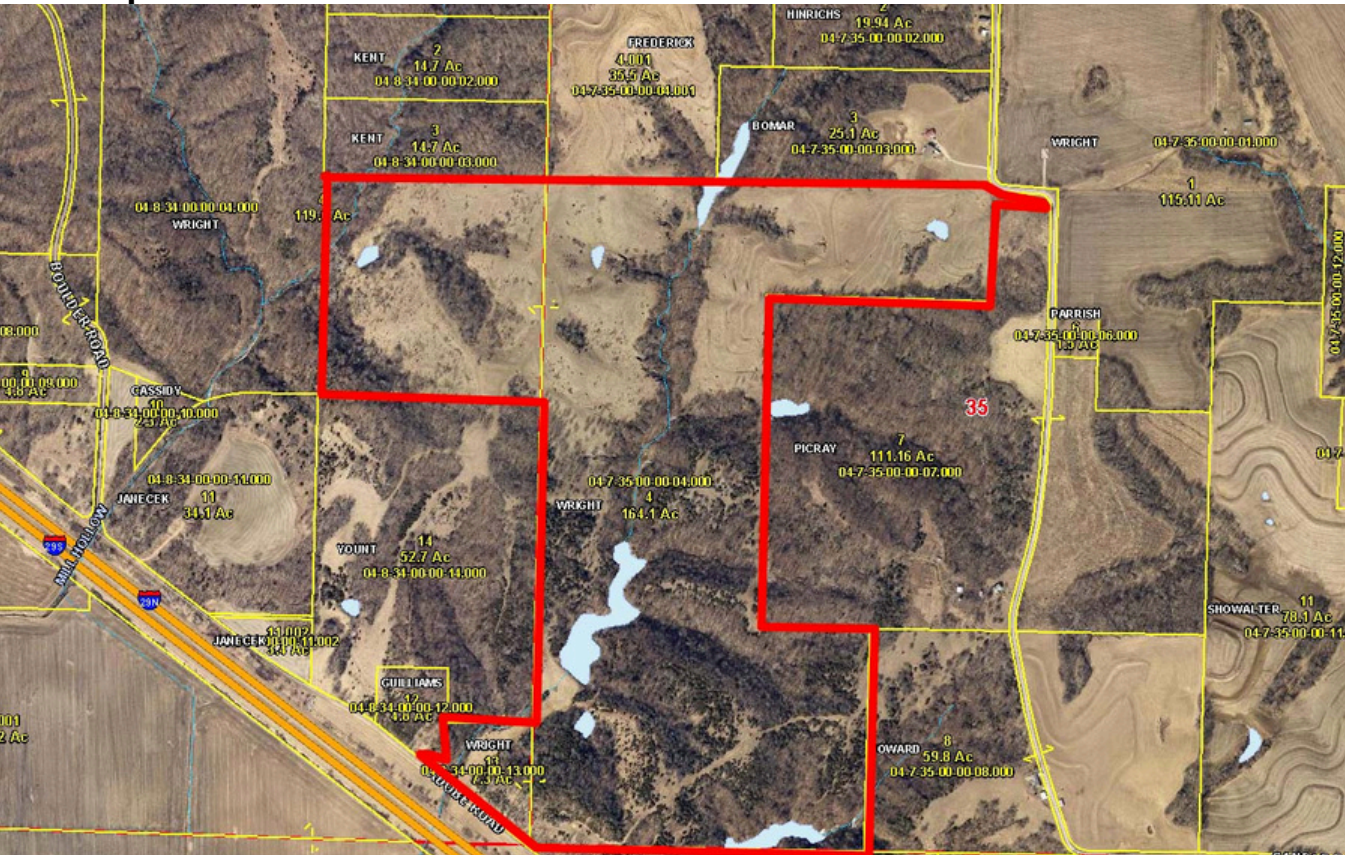


# AERIAL MAPS

General Location Map:



Tax Map:





# PLAT MAP

## Who Says...Nothing Is Free Anymore?

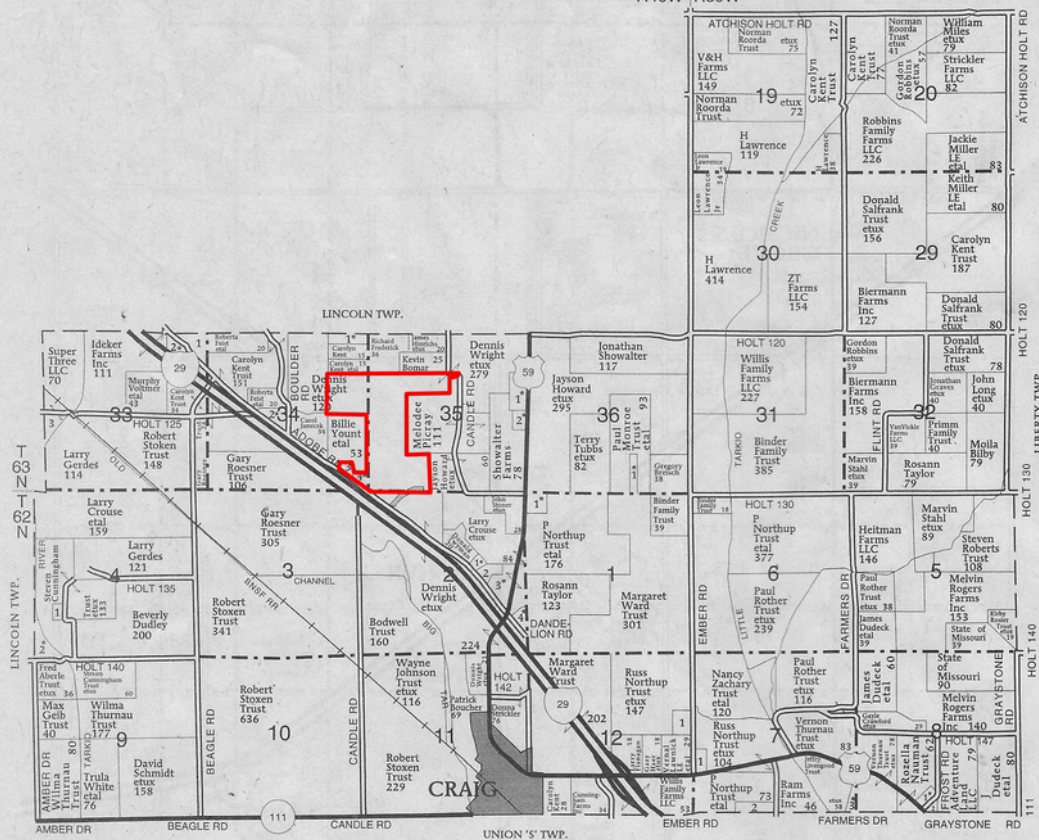
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Contact FHP UPDATING DEPARTMENT AT 641-444-3508-EXT. 2605  
Or email: amanda.brown@farmandhomepublishers.com

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. Heflers Hope 5  
2. Aberle Trust, Fred 13
- SECTION 7**  
1. Centamore, Anthony 7  
2. Willis Family Farms LLC 10

- SECTION 3**  
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

- SECTION 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



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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



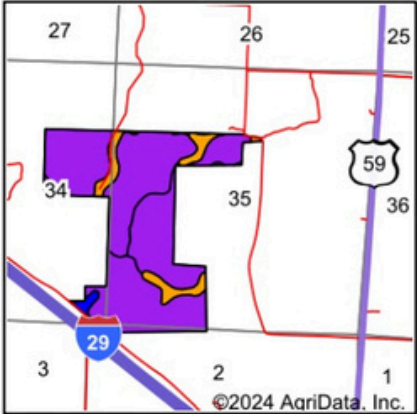
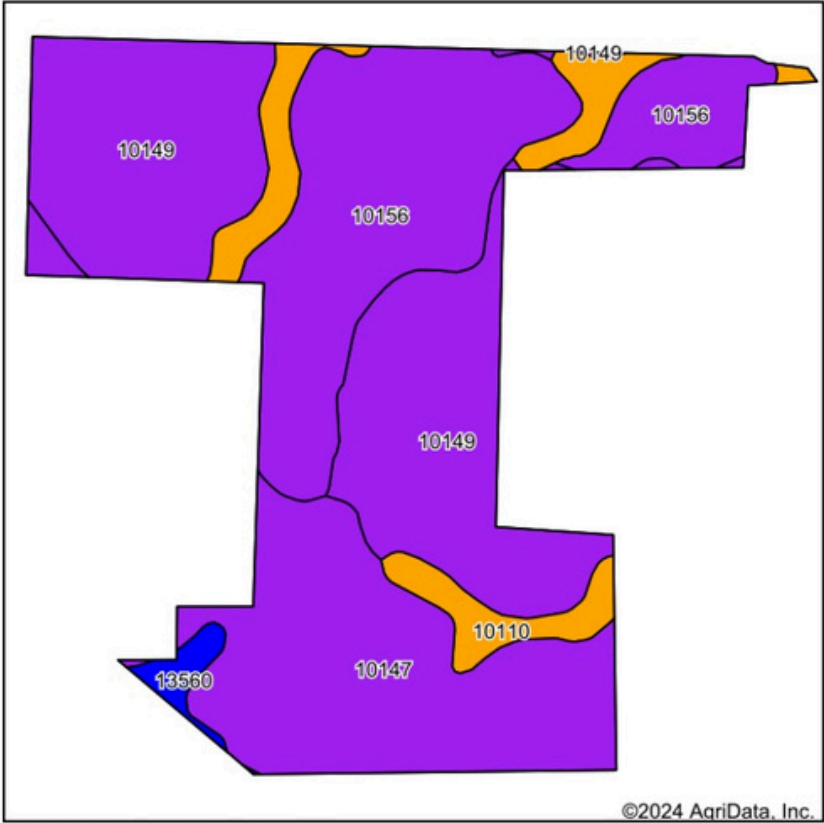
7/17/2024

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.

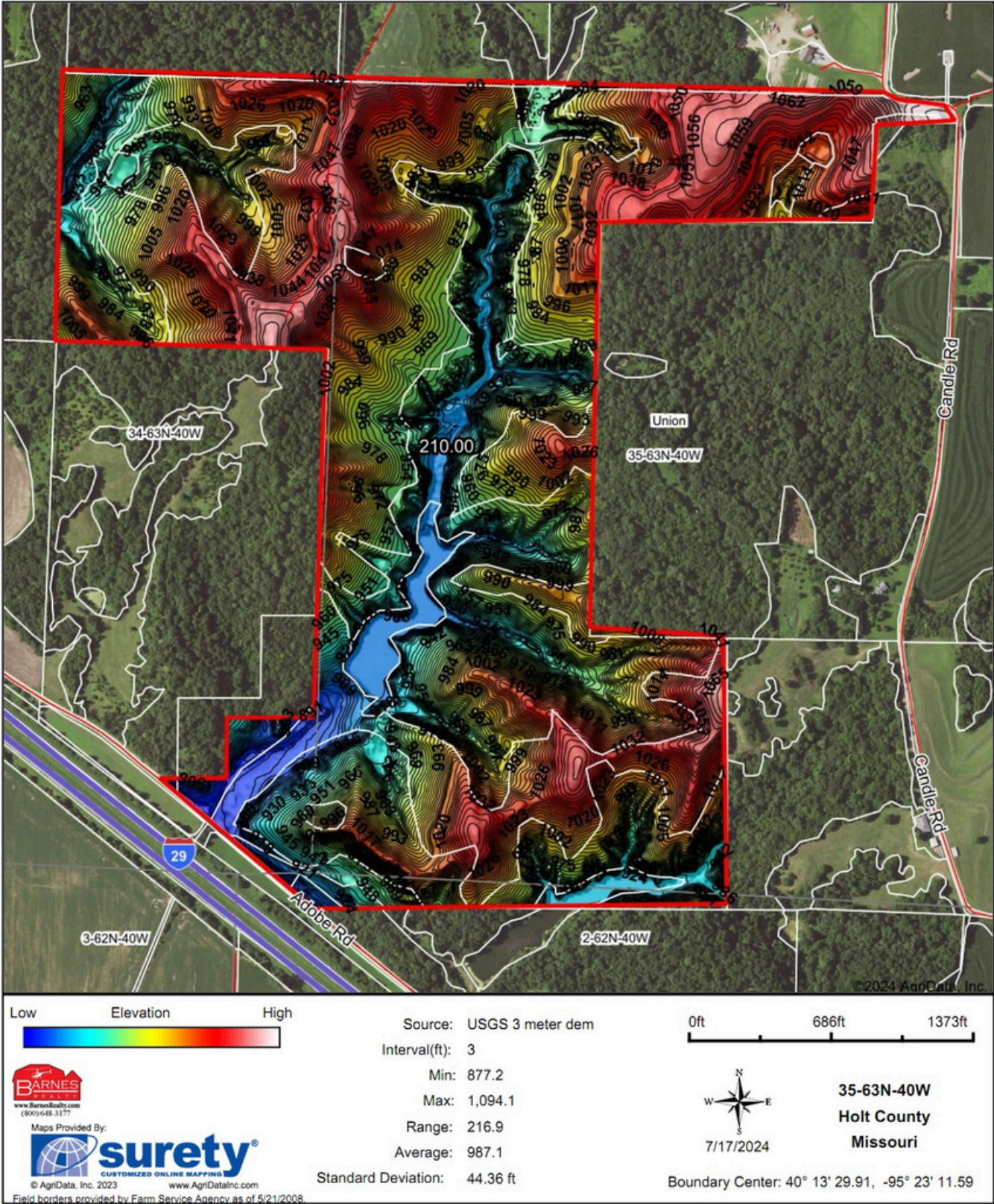
Area Symbol: MO087, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10149	Timula-Knox silt loams, 14 to 35 percent slopes	74.28	35.4%		Vle	23	23	21	16
10156	Timula 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





# 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:

2437	F	MISS	R/S	N	QZ	U	N	I	A	6.11	Yes	3-3-2003	01	CC
8	MOFG	IGS	N	QZ	C	N	I	A	1.67	Yes	3-3-2003	01	CC	
9	MOFG	IGS	N	QZ	C	N	I	A	78.51	Yes	3-3-2003	01	CC	
10	MOFG	IGS	N	QZ	C	N	I	A	2.20	Yes	3-3-2003	01	CC	
11	MOFG	IGS	N	QZ	C	N	I	A	22.74	Yes	3-3-2003	01	CC	

PP	Cr/Co	Var/Type	Int Pro	Int Use	Non-Int	Int	PP	Cr/Co	Var/Type	Int Pro	Int Use	Non-Int	Int
01	MOFG	IGS	N	QZ	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