



Farmland Sales Specialists

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

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

210 Acres +/- Holt County, MO

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!

LOCATION:

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

PRICE:

\$4,250.00/Taxable acre or \$892,500.00 total.

DIVIDE OPTIONS:

The owners may be willing to divide the property provided the buyers agree to a simultaneous closing. Sellers interested in completing a 1031 exchange.

FSA INFORMATION:

Please see attached FSA information.

IMPROVEMENTS:

There are no improvements on this tract.

TAXES/TAXABLE ACRES:

Taxes to be determined.

RENTAL STATUS:

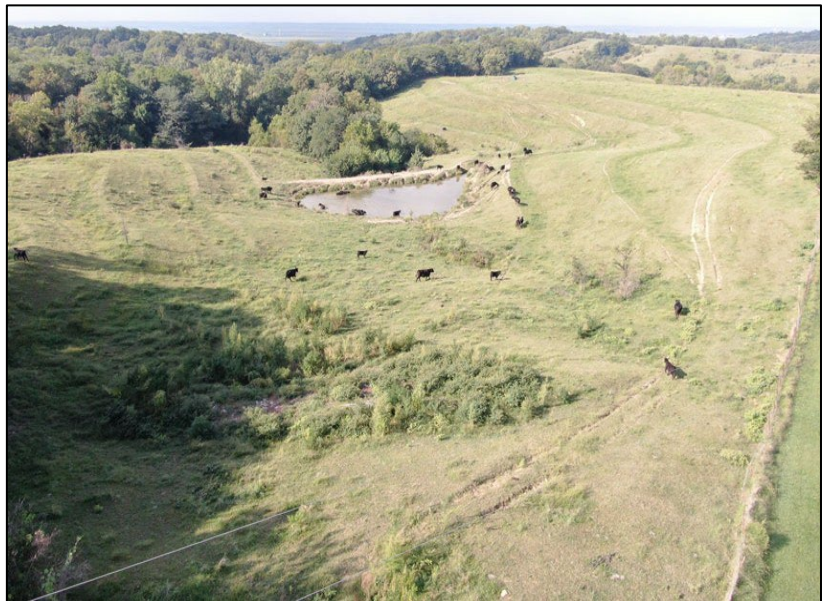
The annual lease for grazing is \$9,000.00 and renews each Spring. Any Buyer could benefit from this should he choose to do so. It's estimated that a hunting lease could be procured for nearly the same amount if this was not purchased for the Owner to hunt himself!

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or 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



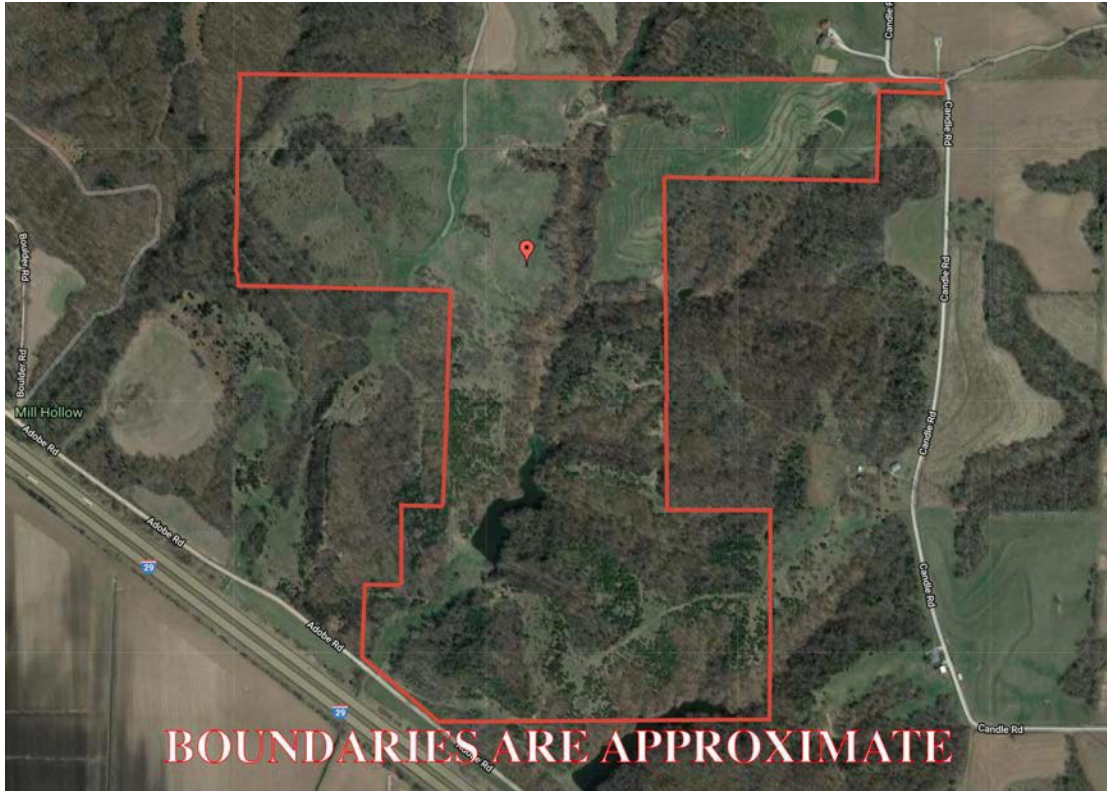
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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.

210 Acres +/- Holt County, MO
Google Aerial Map



General Location Map



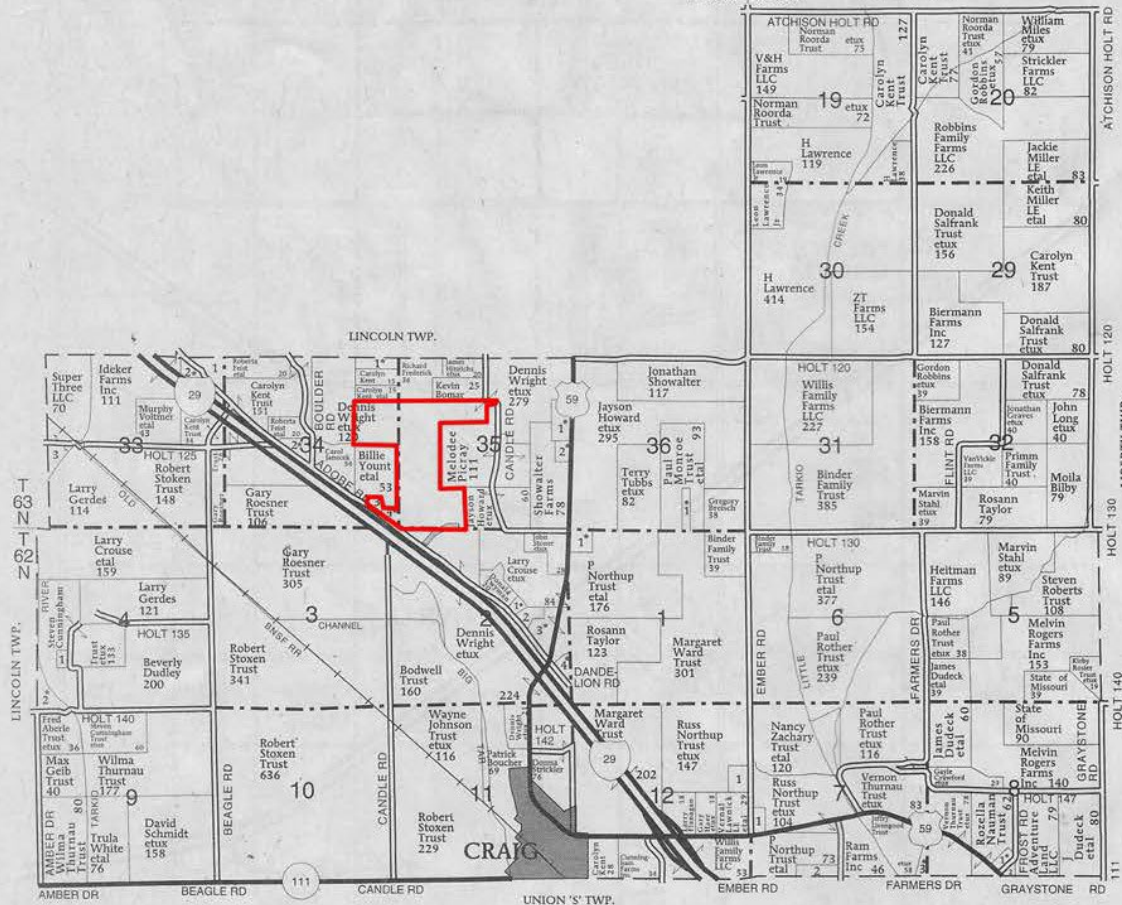
210 Acres +/- Holt County, MO Plat Map

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. Helfers 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

SECTION 35

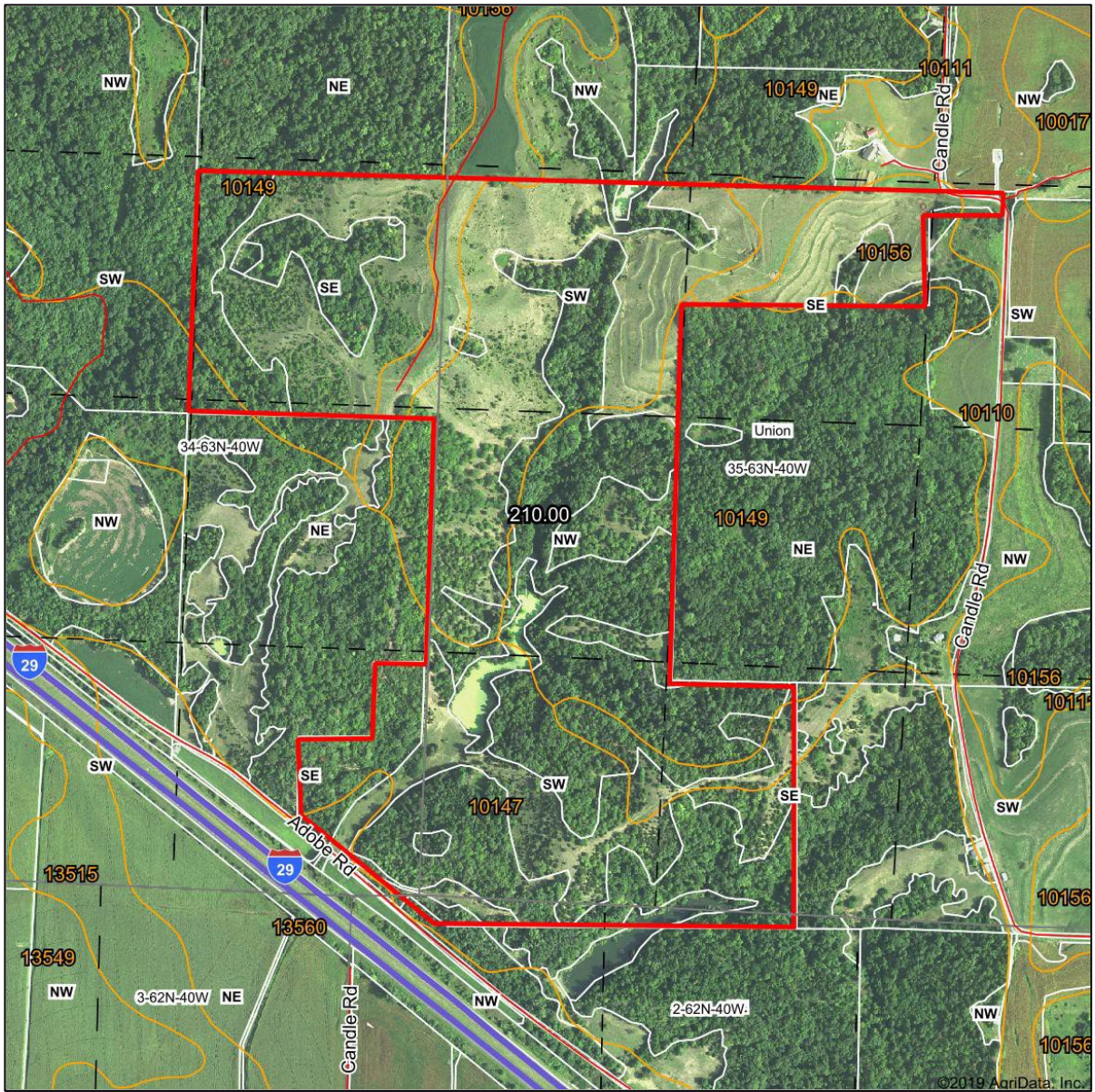
4. Wright, Dennis 7
1. Showalter, Duane 18
2. Liles, Robert 7

SECTION 36

1. Monroe, Mark 7

210 Acres +/- Holt County, MO Surety Map

Aerial Map



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Maps Provided By:

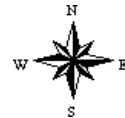


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Map Center: 40° 13' 30.23, -95° 23' 14.4

0ft 82ft 1654ft

35-63N-40W
Holt County
Missouri

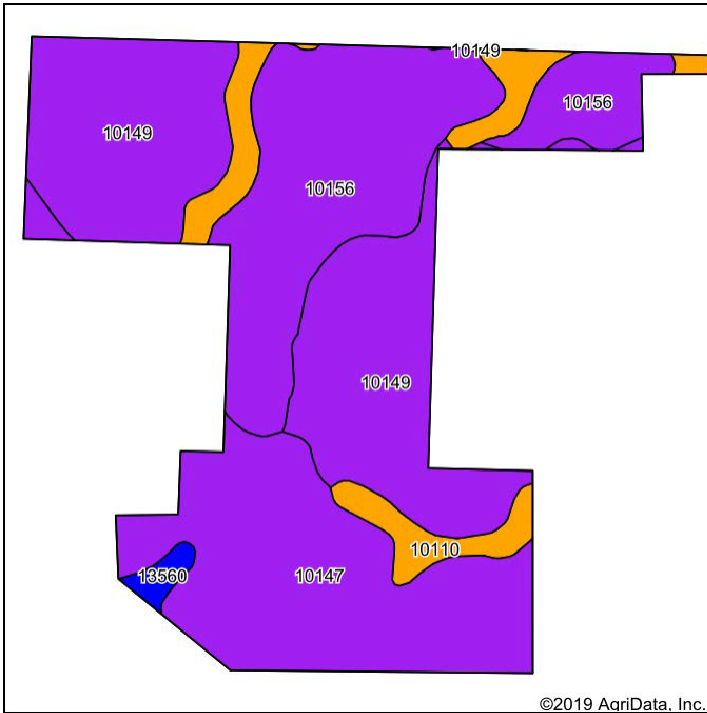


9/11/2019

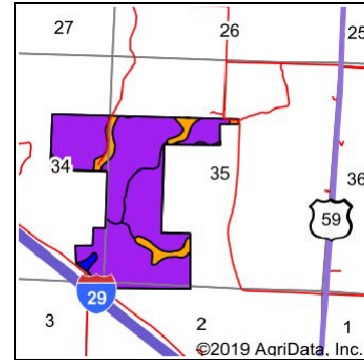
Field borders provided by Farm Service Agency as of 5/21/2008.

210 Acres +/- Holt County, MO Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **35-63N-40W**
 Township: **Union**
 Acres: **210**
 Date: **9/11/2019**



| Area Symbol: MO087, Soil Area Version: 20 | | | | | | | | | |
|---|--|-------|------------------|----------------------|------------------|------------------|----------------|-----------------------|-------------------|
| 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 | 72.13 | 34.3% | | Vle | 18 | 18 | 15 | 11 |
| 10156 | Timula silt loam, 14 to 25 percent slopes, severely eroded | 59.88 | 28.5% | | Vle | 35 | 34 | 21 | 35 |
| 10147 | Timula-Hamburg silt loams, 14 to 90 percent slopes | 58.39 | 27.8% | | Vlle | 17 | 17 | 15 | 11 |
| 10110 | Monona silt loam, 5 to 9 percent slopes, eroded | 17.53 | 8.3% | | Ille | 74 | 74 | 54 | 71 |
| 13560 | Napier silt loam, 2 to 5 percent slopes | 2.07 | 1.0% | | Ile | 87 | 87 | 69 | 85 |
| Weighted Average | | | | | | *n 27.9 | *n 27.6 | *n 20.5 | *n 23.6 |

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

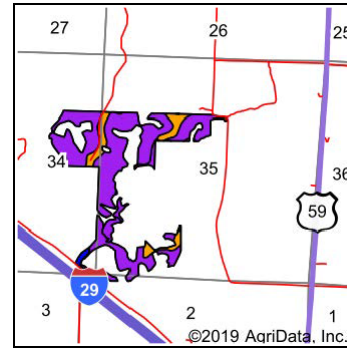
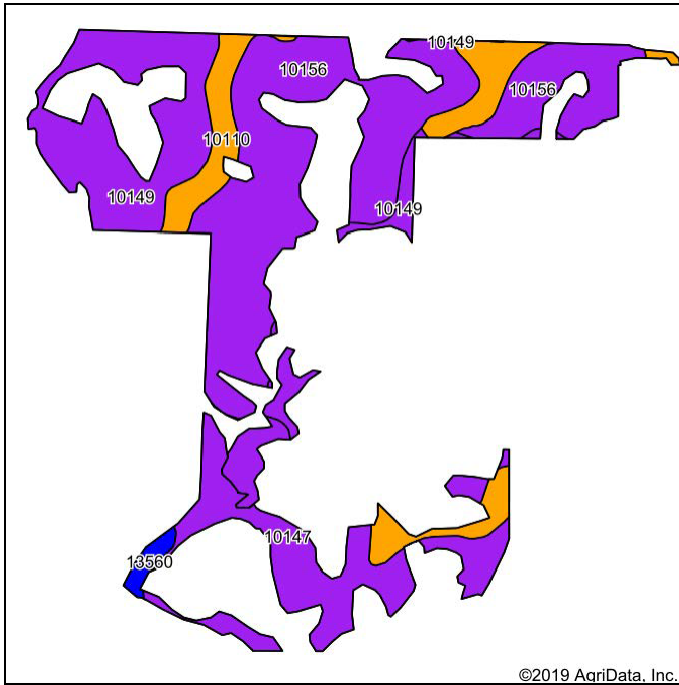
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

210 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **35-63N-40W**
 Township: **Union**
 Acres: **105.21**
 Date: **9/11/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

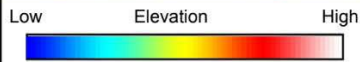
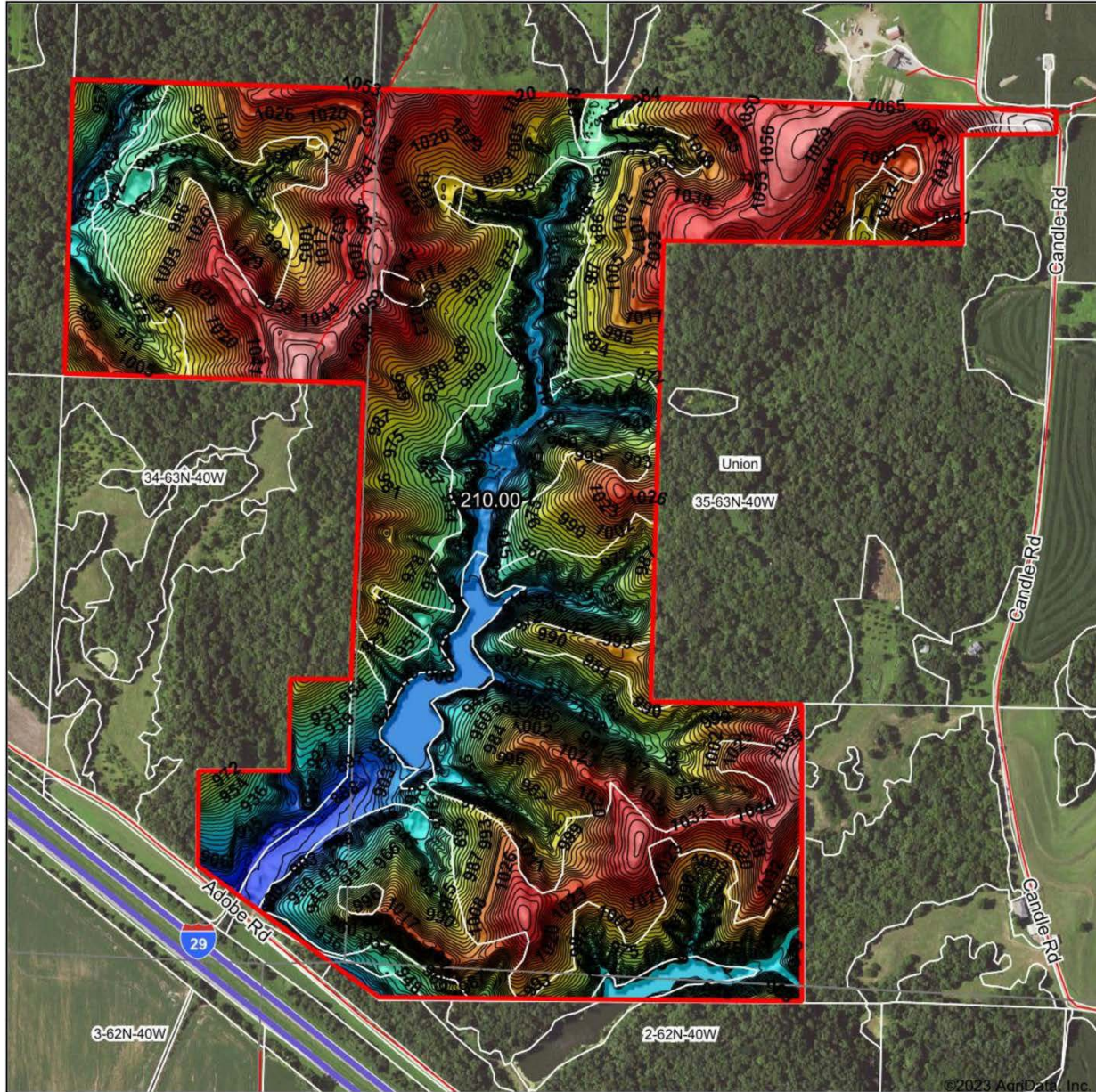
| Area Symbol: MO087, Soil Area Version: 20 | | | | | | | | | |
|---|--|-------|------------------|----------------------|------------------|------------------|----------------|-----------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Com | *n NCCPI Small Grains | *n NCCPI Soybeans |
| 10156 | Timula silt loam, 14 to 25 percent slopes, severely eroded | 45.97 | 43.7% | | Vle | 35 | 34 | 21 | 35 |
| 10149 | Timula-Knox silt loams, 14 to 35 percent slopes | 24.57 | 23.4% | | Vle | 18 | 18 | 15 | 11 |
| 10147 | Timula-Hamburg silt loams, 14 to 90 percent slopes | 19.69 | 18.7% | | Vlle | 17 | 17 | 15 | 11 |
| 10110 | Monona silt loam, 5 to 9 percent slopes, eroded | 13.73 | 13.1% | | Ille | 74 | 74 | 54 | 71 |
| 13560 | Napier silt loam, 2 to 5 percent slopes | 1.25 | 1.2% | | Ile | 87 | 87 | 69 | 85 |
| Weighted Average | | | | | | *n 33.4 | *n 32.9 | *n 23.4 | *n 30.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

210 Acres +/- Holt County, MO Topography Map



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 877.9
 Max: 1,094.3
 Range: 216.4
 Average: 986.0
 Standard Deviation: 44.03 ft



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Maps Provided By:



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

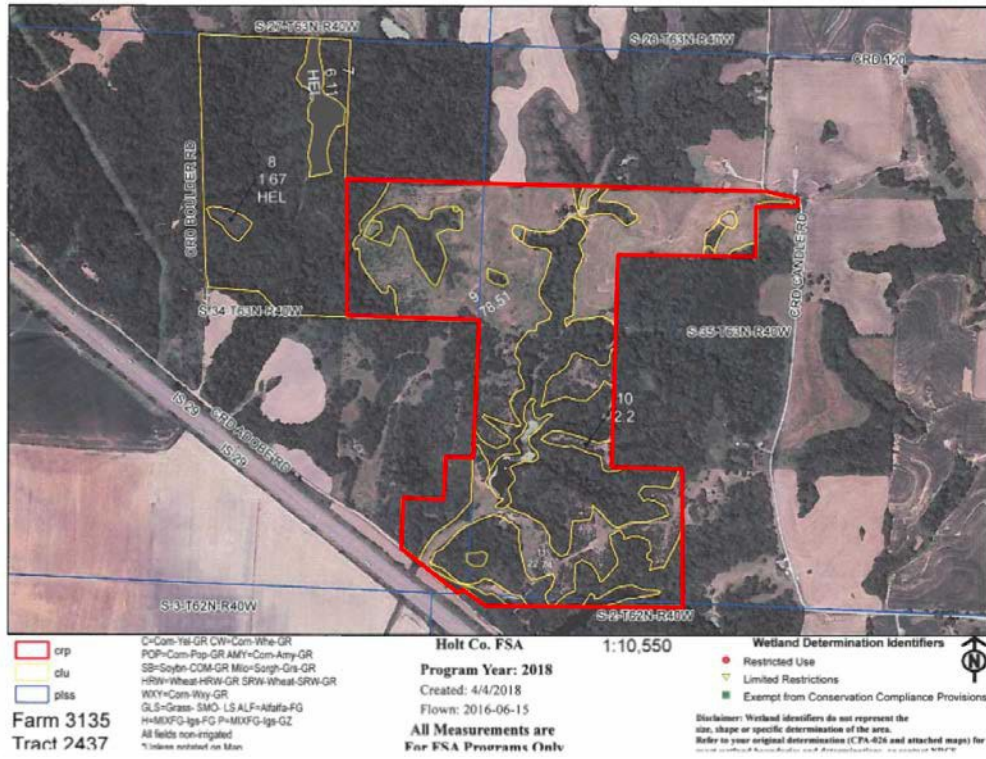


3/13/2023

35-63N-40W
Holt County
Missouri

map center: 40° 13' 29.32, -95° 23' 9.84

210 Acres +/- Holt County, MO FSA Map



Aerial Photos



210 Acres +/- Holt County, MO



210 Acres +/- Holt County, MO



210 Acres +/- Holt County, MO



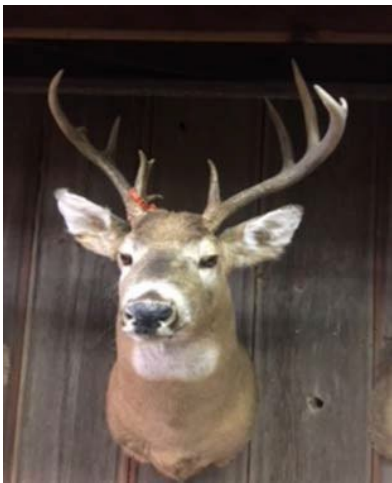
210 Acres +/- Holt County, MO



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