



237.46 ACRES, HOLT COUNTY, MO

For Sale

This tract has historically produced great numbers in waterfowl hunts since it was converted from catfish ponds in the 80s. If you're looking for a good place to waterfowl hunt here the soil types are right and multitudes of birds, frequent the national wildlife refuge each migration. It has no government easement restrictions so you decide whether to cash rent it or leave it for the ducks, it's your choice. The south 80 has not been developed for hunting, but all the amenities are there with the irrigation in place. It only needs a little dirt work and a blind.

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

\$15,000.00/acre or \$3,561,900.00 total

Real Estate Taxes:

2024 taxes were \$2,287.13 on 237.46 taxable acres

Rental Status:

Farmed by the owner for the 25 farming season or could be available

Listing Agent:

Jamie Barnes: 660-851-1125 or
Jamie@barnesrealty.com

FSA Information:

Attached Below

Location:

Property is located 2 miles east of Fortescue, MO on Holt 240

Improvements:

None

Estimated Annual Income:

(Based on \$275/FSA tillable acre: 223.23)

Cash Rent: \$61,388.25

Current Hunting Lease: \$5,955.00

Total: \$67,343.25



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 The listing may be withdrawn with or without approval.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.

PHOTOS



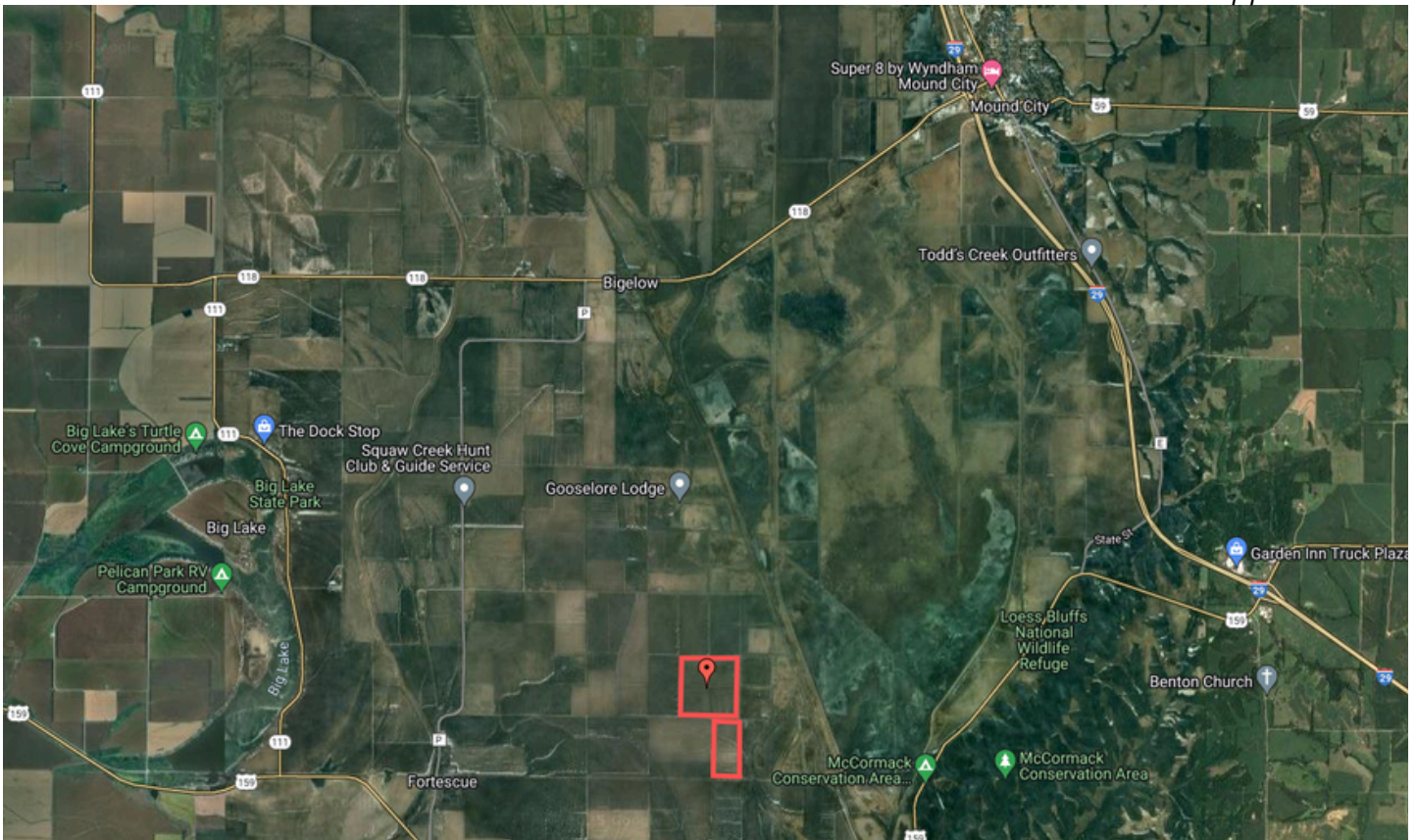
PHOTOS



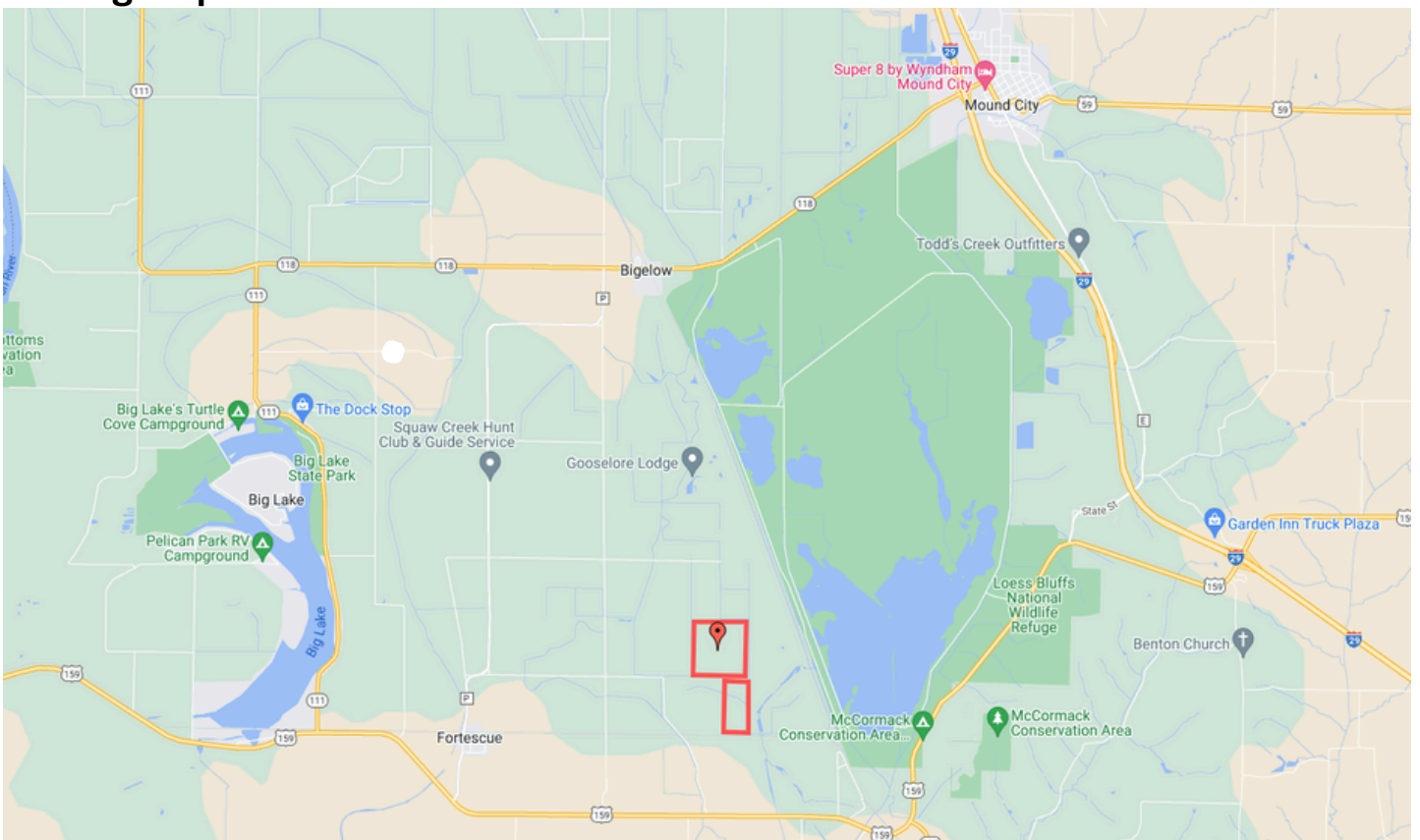
AERIAL MAPS

General Location Map:

Boundaries are approximate



Driving Map:



SURETY MAPS

Aerial Map



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Boundary Center: 40° 3' 35.15, -95° 16' 38.61

0ft 1004ft 2009ft



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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27-61N-39W
Holt County
Missouri

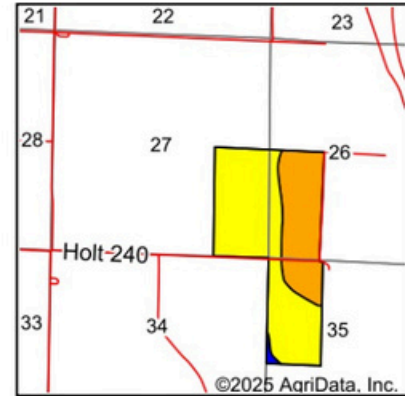
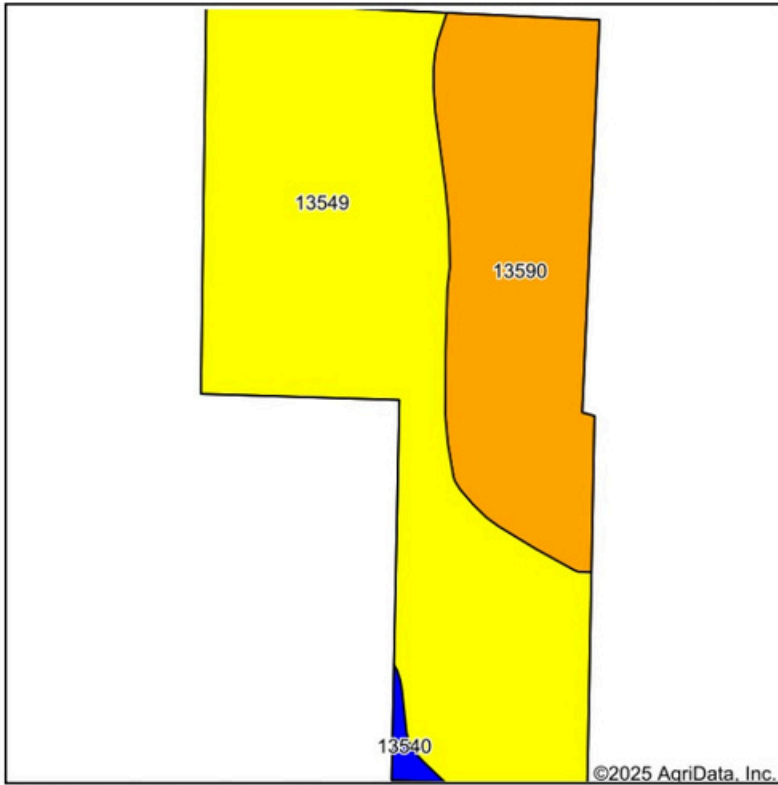


2/6/2025

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **27-61N-39W**
 Township: **Minton**
 Acres: **237.46**
 Date: **2/6/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 28

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	
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	154.79	65.2%		IVw	46	41	46	44	
13590	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	80.51	33.9%		IIIw	53	51	52	48	
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	2.16	0.9%		IIw	59	47	55	59	
Weighted Average						3.64	*n 48.5	*n 44.4	*n 48.1	*n 45.5

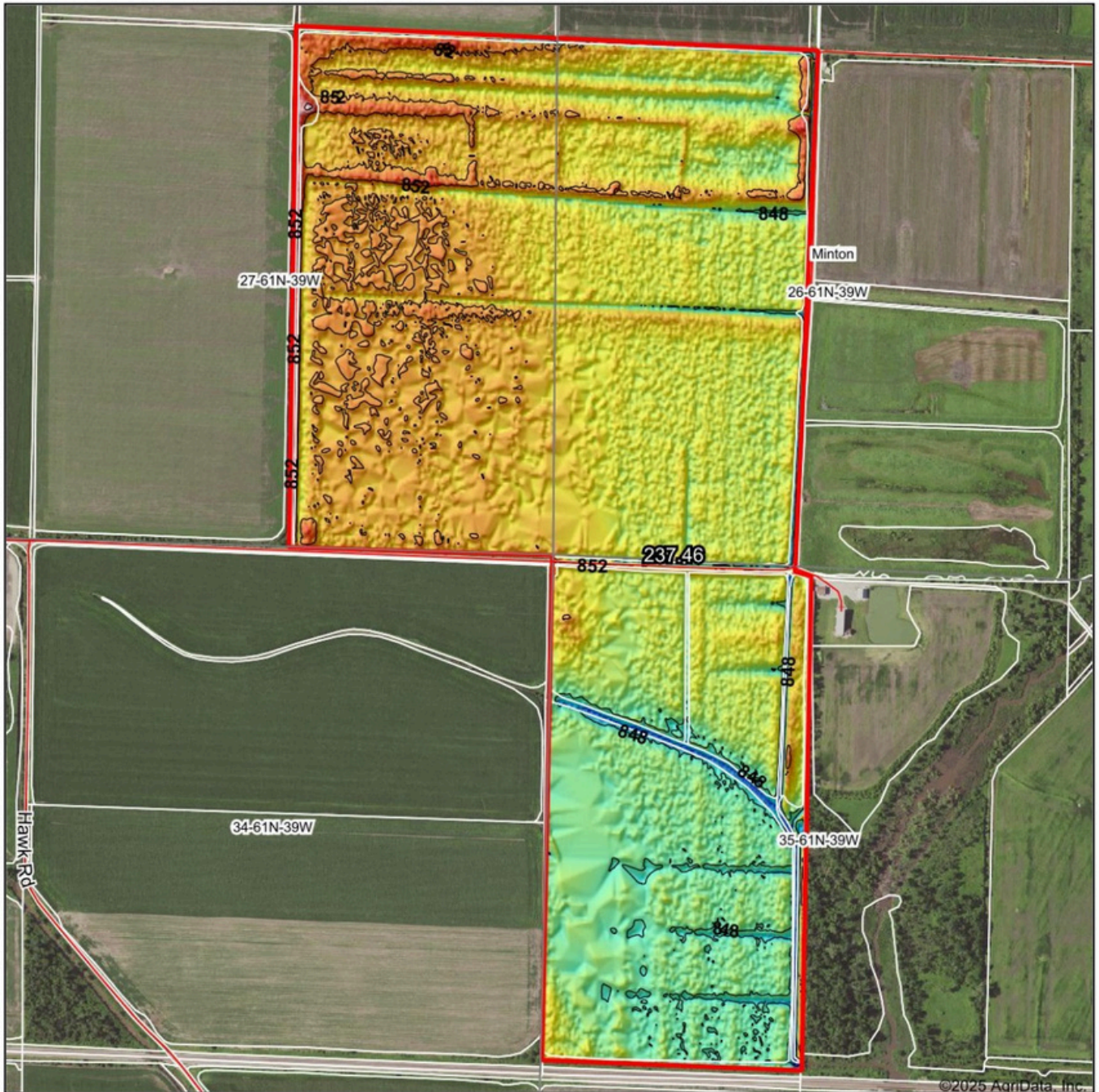
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

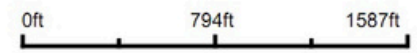
Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 4
Min: 843.9
Max: 857.1
Range: 13.2
Average: 850.3
Standard Deviation: 1.41 ft



27-61N-39W
Holt County
Missouri

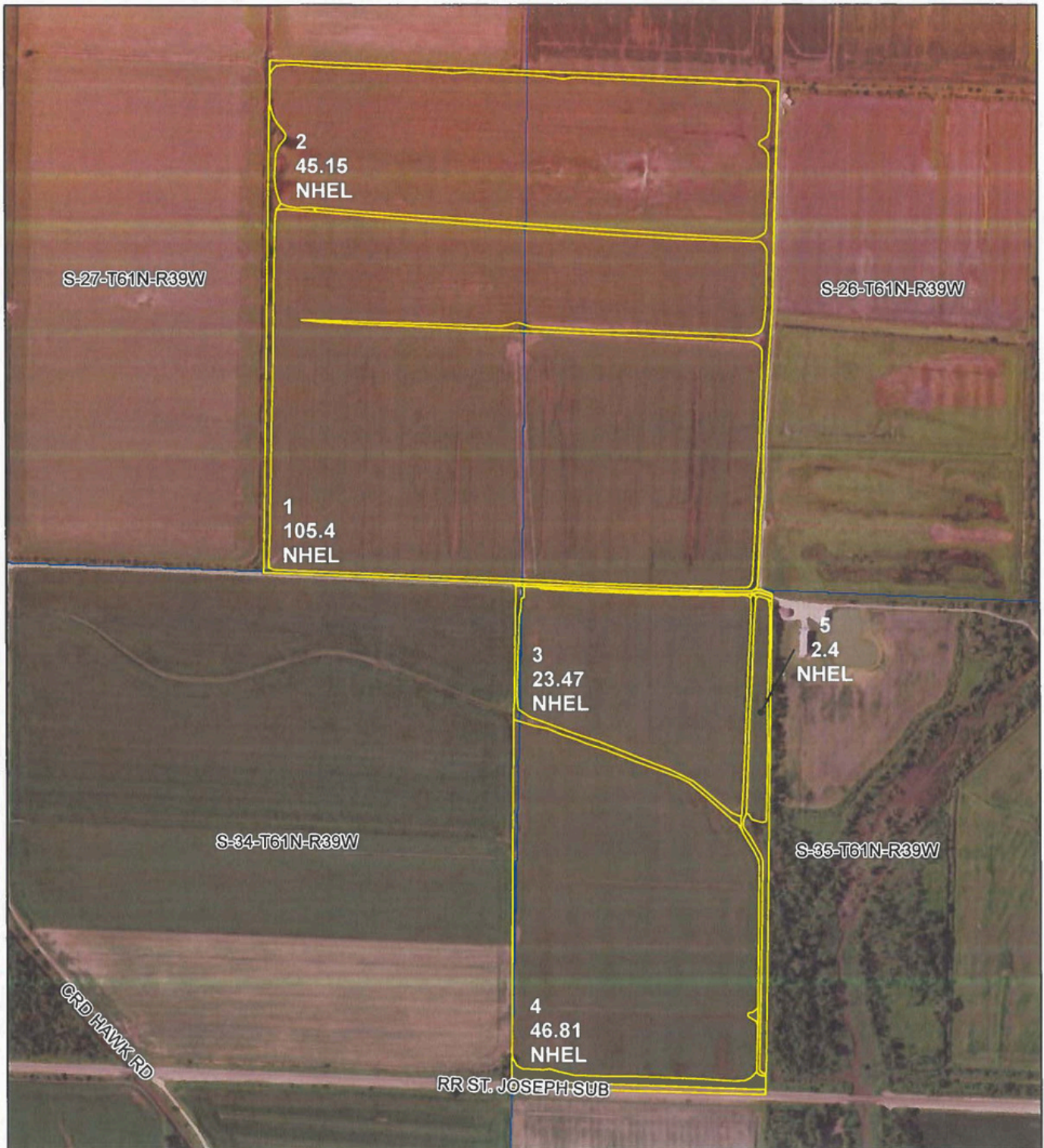
Boundary Center: 40° 3' 35.15, -95° 16' 38.61


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Maps Provided By:

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

FSA INFORMATION



**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-Corn-GR Milo=Sorgh-Grs-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 H=MIXFG-lgs-FG P= MIXFG-lgs-GZ
 GLS=Grass-SMO-LS ALF=Alfalfa-FG
 WXY=Corn-Wxy-GR
 All fields are Non-Irrigated
 *Unless notated on Map

1:7,920



Program Year: 2025

Created: 10/17/2024

Flown: 2022-7-10

- clu
- crp
- plss

**Farm
Tract**

FSA INFORMATION

NOTES

Tract Number :
Description : S26.27.35-61-39
FSA Physical Location : MISSOURI/HOLT
ANSI Physical Location : MISSOURI/HOLT
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
239.24	223.23	223.23	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	223.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Corn	112.60	0.00	112
Soybeans	93.50	0.00	43
TOTAL	206.10	0.00	

NOTES

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