



# 237.46 ACRES, HOLT COUNTY, MO

*For Sale*

This tract has historically produced great numbers in waterfowl hunts ever since we can remember. If you're looking for a good place to waterfowl hunt, here the soil types are right for production and flooding for ducks! 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. These highly tillable acres are irrigated with all electric Irrigation. 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](http://Barnesrealty.com)



# PROPERTY FEATURES

## **Price:**

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

## **Real Estate Taxes:**

2025 taxes were \$2,300.96 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 The listing may be withdrawn with or without approval.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

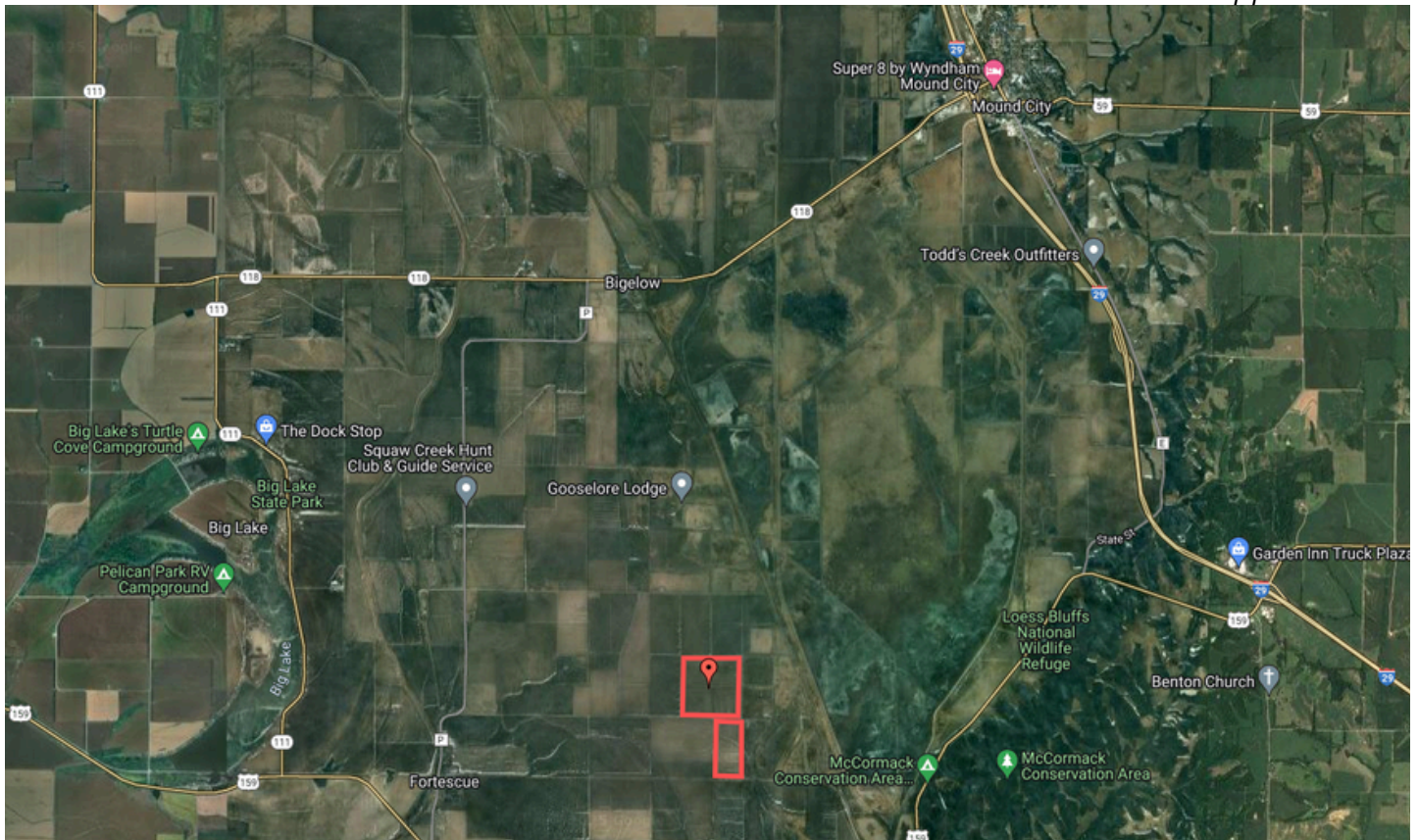




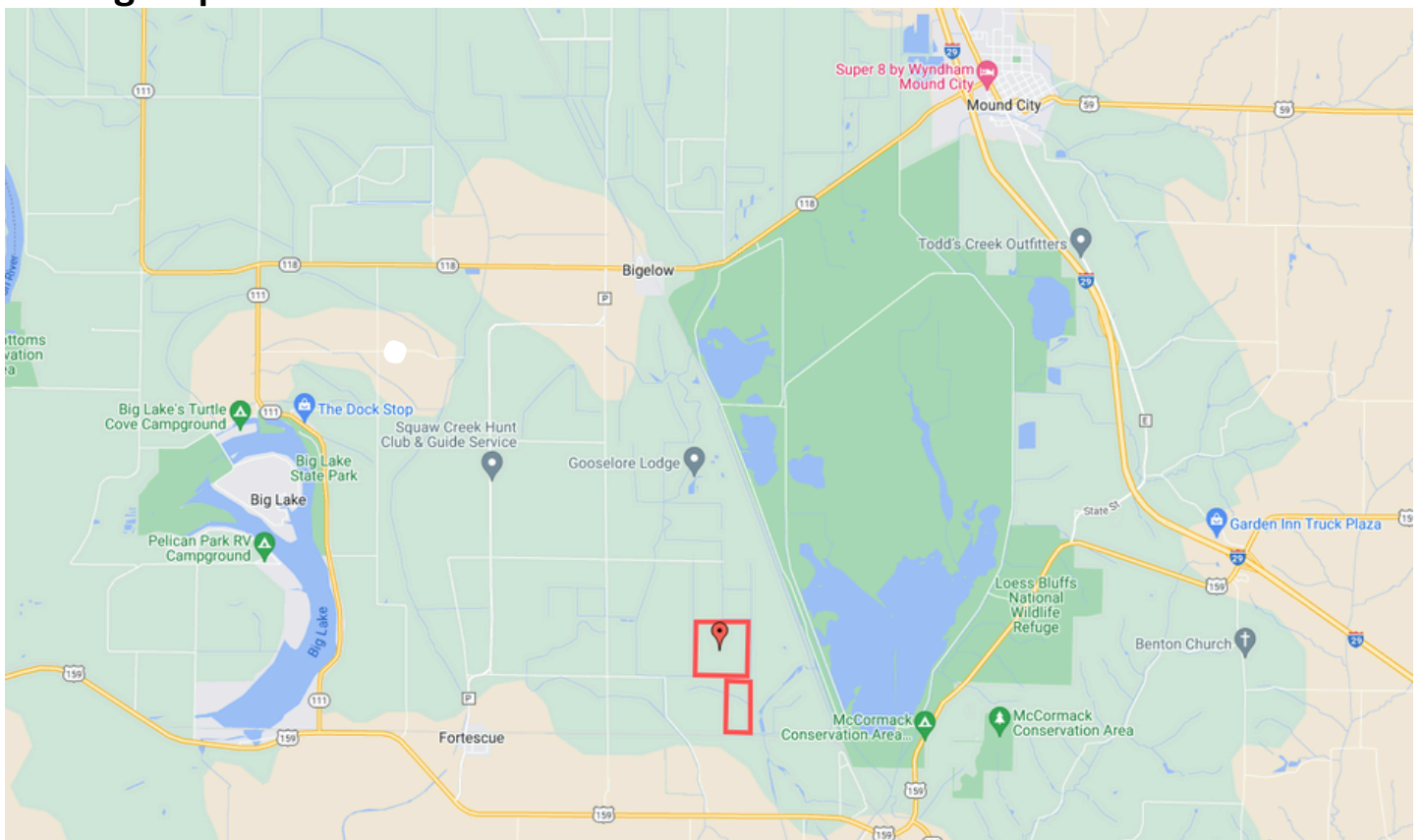
# AERIAL MAPS

## General Location Map:

*\*Boundaries are approximate\**



## Driving Map:





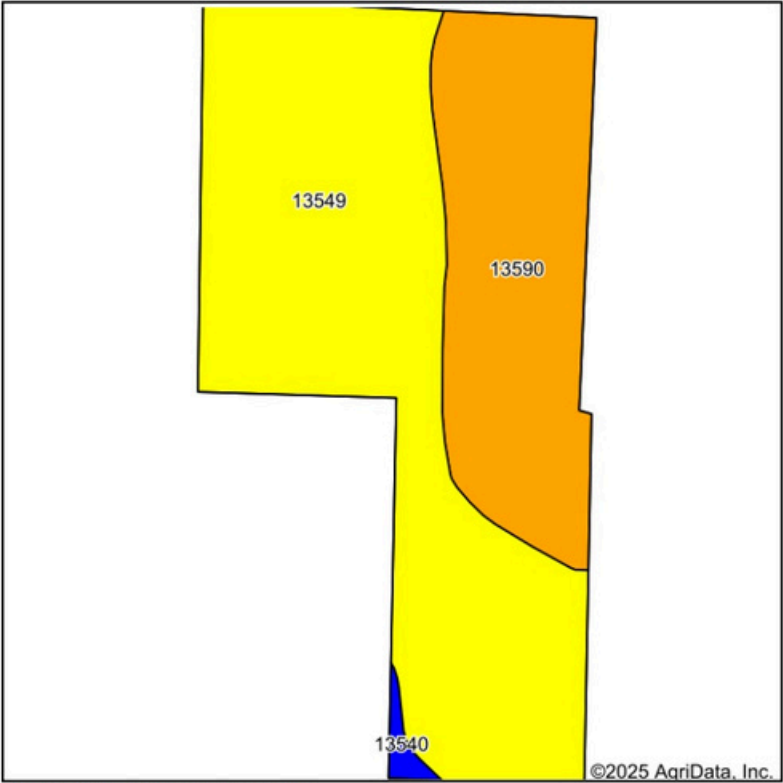
# SURETY MAPS

Aerial Map

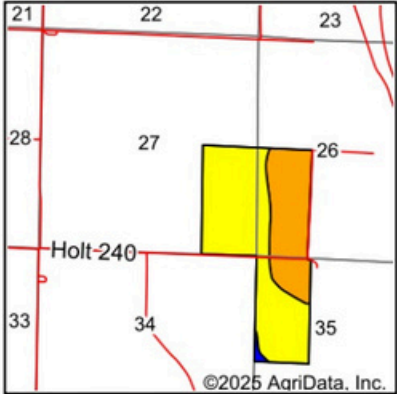


# SURETY MAPS

Soils Map



Soils data provided by USDA and NRCS.



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



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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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

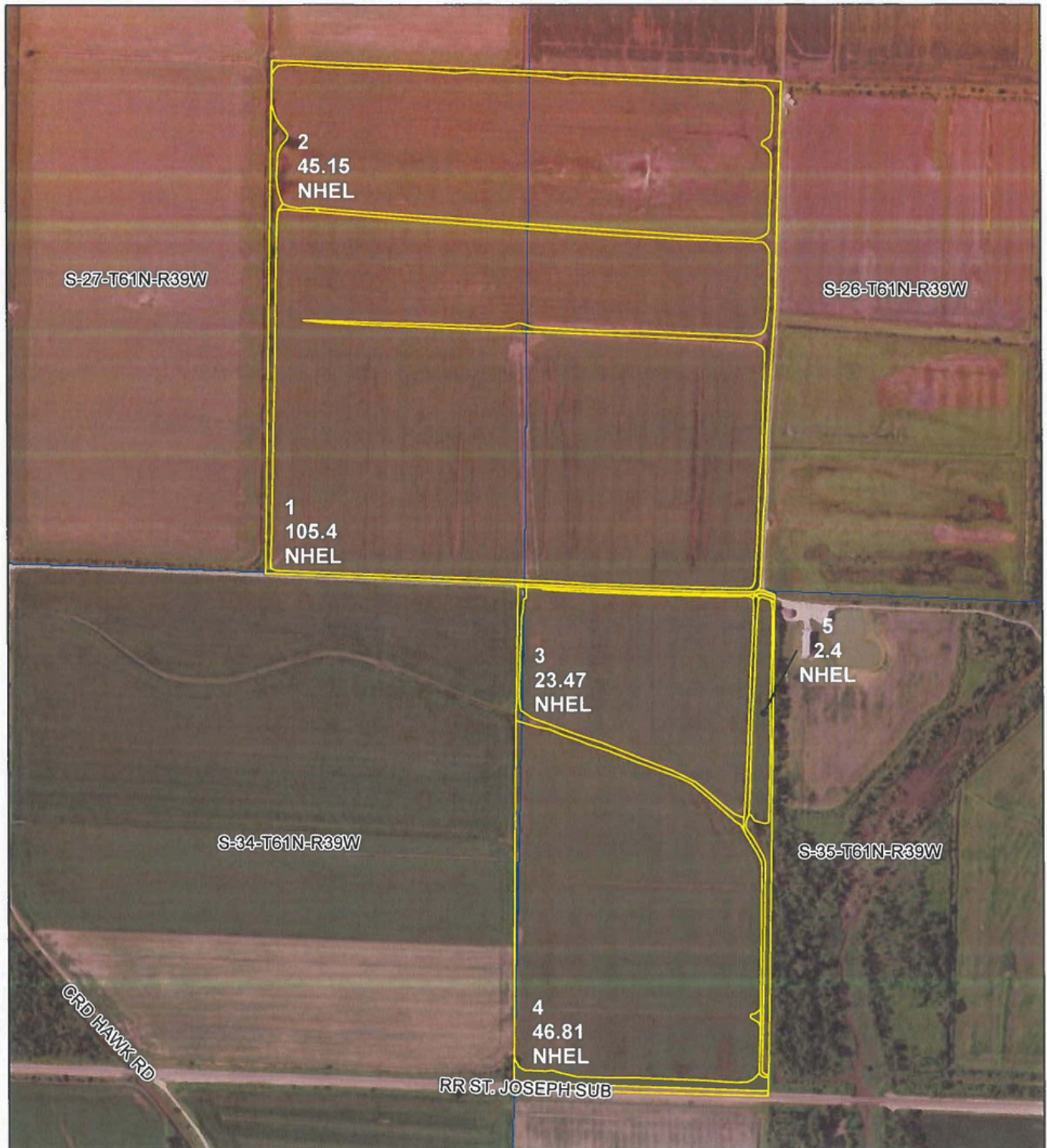
Soils data provided by USDA and NRCS.







# 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
<b>TOTAL</b>	<b>206.10</b>	<b>0.00</b>	

## NOTES

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