



# 248.21 ACRES, HOLT COUNTY, MO

*For Sale*

Here is a beautiful tract of Missouri Riverfront with irrigation and close proximity to Highway 111 and exit 99 of I-29. You can buy the riverfront separately, just not the irrigated portion first. The Riverfront tract has a well (condition unknown) Several eddies on the River, for protection from the current and to fish, and has been leased to an outfitter for several seasons. It is currently leased thru Sept 30, 2026. This has no perpetual easement so there are no restrictions except building living space below base flood elevation. See the East boundary, what is being farmed doesn't exactly match the tax map but it appears it is an equivalent trade.

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:

~~\$11,776.72/acre or \$2,926,100 total~~

**PRICE REDUCED: \$10,191.65/acre or  
\$2,583,075.00**

## Divide Options:

**West 137.21 Acres:** \$7,500.00/acre or  
\$1,029,075.00 total

**East 111 Acres:** \$14,000.00/acre or  
\$1,554,000.00 total

*(west tract must sell first)*

## Real Estate Taxes:

2023 taxes were \$1,609.17 on 253.45 taxable  
acres

## Listing Agent:

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

## FSA Information:

Attached Below

## Location:

Property is located 2 miles south of Corning,  
MO on Hwy 111

## Improvements:

None

## Rental Status:

Available for the 2025 crop year  
Seller is willing to lease back the tillable acres  
for 2-3 years at \$250/acre

## Estimated Annual Income:

*(Based on \$250/FSA tillable acre: 231)*

Cash Rent: \$57,750.00

Current Hunting Lease: \$3,780.80

Total: \$61,530.80



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 The listing may be withdrawn with or without approval.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



# SURETY MAPS

Aerial Map



Boundary Center: 40° 12' 51.41, -95° 27' 57.88

0ft 902ft 1805ft



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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1-62N-41W  
Holt County  
Missouri

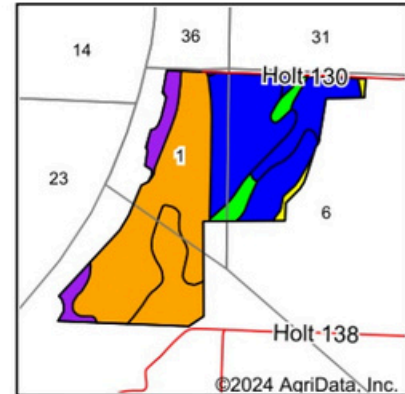
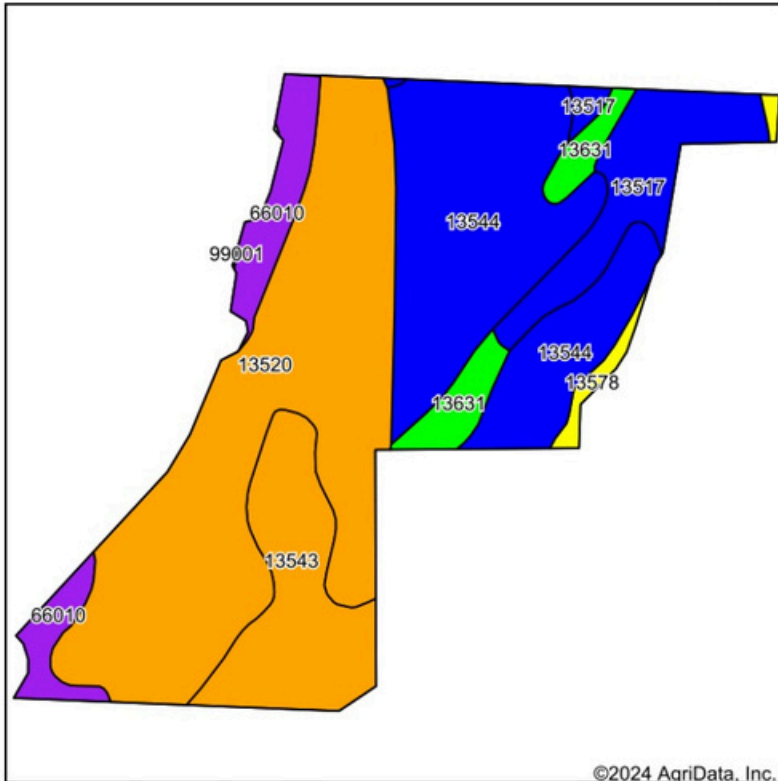


9/13/2024

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

# SURETY MAPS

## Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **1-62N-41W**  
 Township: **Lincoln**  
 Acres: **248.21**  
 Date: **9/13/2024**



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	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	97.05	39.1%		Illw		0	45	45	37	41	
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	69.80	28.1%		Ilw		225	65	62	56	65	
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	30.18	12.2%		Illw		0	40	40	29	39	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	22.38	9.0%		Ilw		0	83	82	74	72	
66010	Sarpy fine sand, 0 to 2 percent slopes, frequently flooded	15.65	6.3%		Vw		0	10	3	10	1	
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	9.90	4.0%		Is	Is	4400	80	67	64	80	
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	3.19	1.3%		IVs		318	33	32	30	29	
99001	Water	0.06	0.0%				0					
<b>Weighted Average</b>								<b>242.9</b>	<b>*n 52.5</b>	<b>*n 50.6</b>	<b>*n 44</b>	<b>*n 49.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

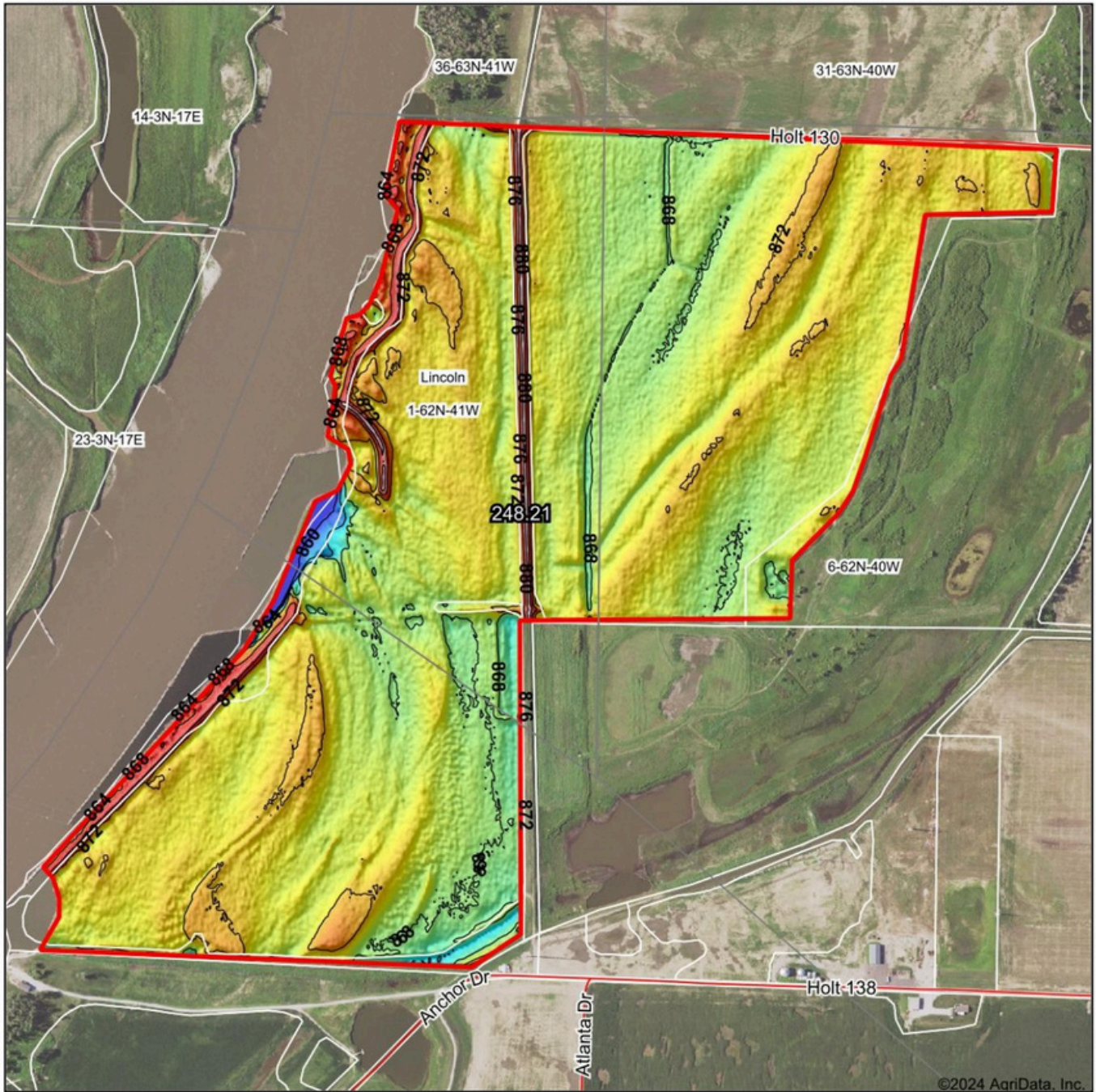
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

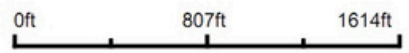
Soils data provided by USDA and NRCS.

# SURETY MAPS

## Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 4  
Min: 858.9  
Max: 882.2  
Range: 23.3  
Average: 870.2  
Standard Deviation: 2.17 ft



1-62N-41W  
Holt County  
Missouri

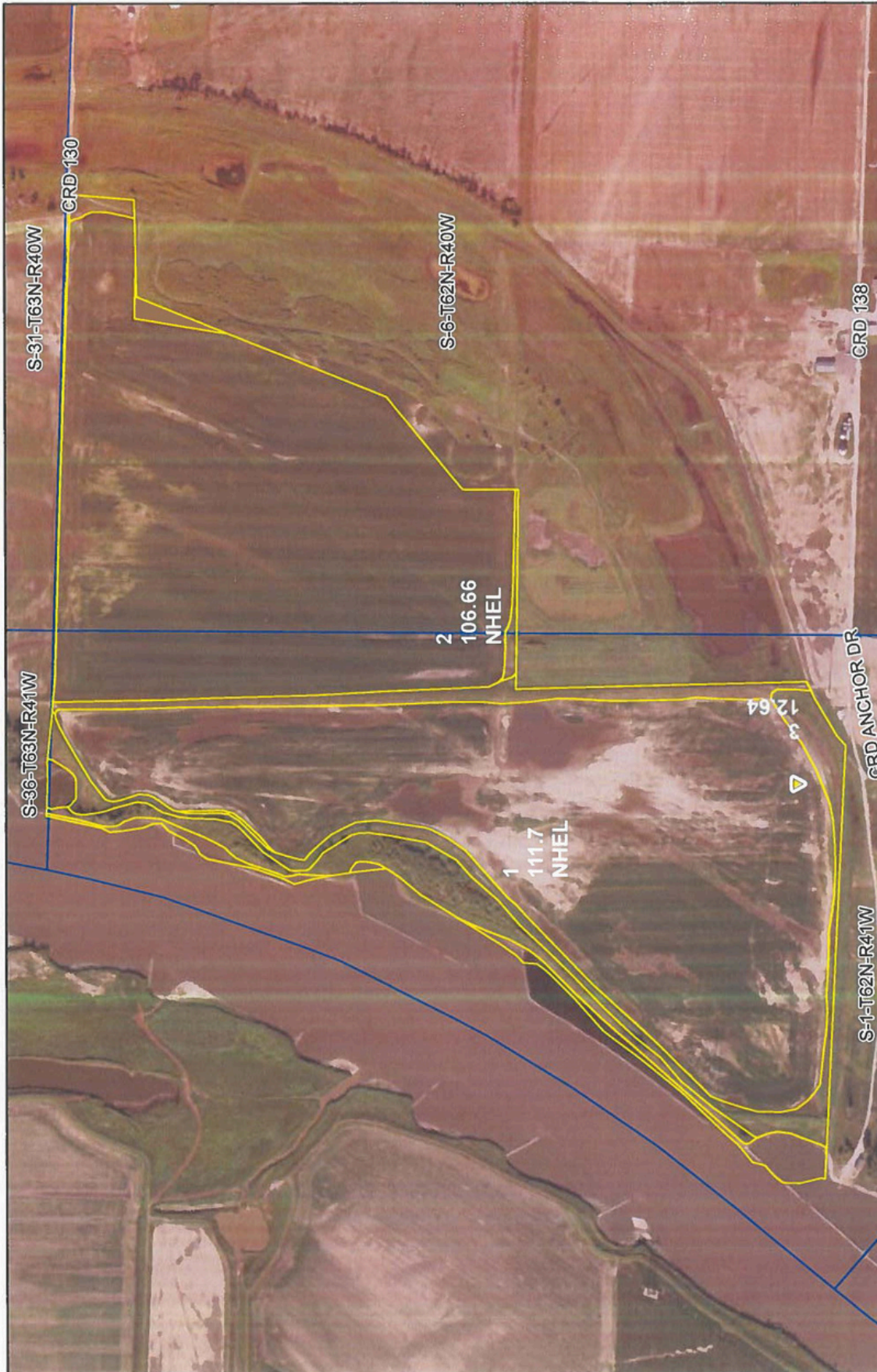
Boundary Center: 40° 12' 51.41, -95° 27' 57.88

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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



- crp
- clu
- plss

**Farm Tract**

C=Corn-Yel-GR CW=Corn-Whe-GR  
 POP=Corn-Pop-GR AMY=Corn-Amy-GR  
 SB=Soybn-Com-GR Milo=Sorgh-Gr-GR  
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
 H=MIXFG-Igs-FG P= MIXFG-Igs-GZ  
 GLS=Grass-SMO-LS ALF=Alfalfa-FG  
 WXY=Corn-Wxy-GR  
 All fields are Non-Irrigated  
 \*Unless notated on Map

**Holt Co. FSA**  
**Program Year: 2025**  
 Created: 10/17/2024  
 Flown: 2022-7-10  
**All Measurements are For FSA Programs Only**

1:8,610

- Wetland Determination Identifiers**
- Restricted Use
  - ▲ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

# FSA INFORMATION

MISSOURI  
HOLT  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

**FARM :**  
Prepared : 1/14/25 2:50 PM CST  
Crop Year : 2025

**Tract Number :**  
**Description :** S1,6-62-40,41  
**FSA Physical Location :** MISSOURI/HOLT  
**ANSI Physical Location :** MISSOURI/HOLT  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** : None  
**Other Producers :** : None  
**Recon ID**

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
256.16	231.00	231.00	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	231.00	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.60	0.00	32
Corn	201.40	0.00	116
<b>TOTAL</b>	<b>231.00</b>	<b>0.00</b>	

### NOTES

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