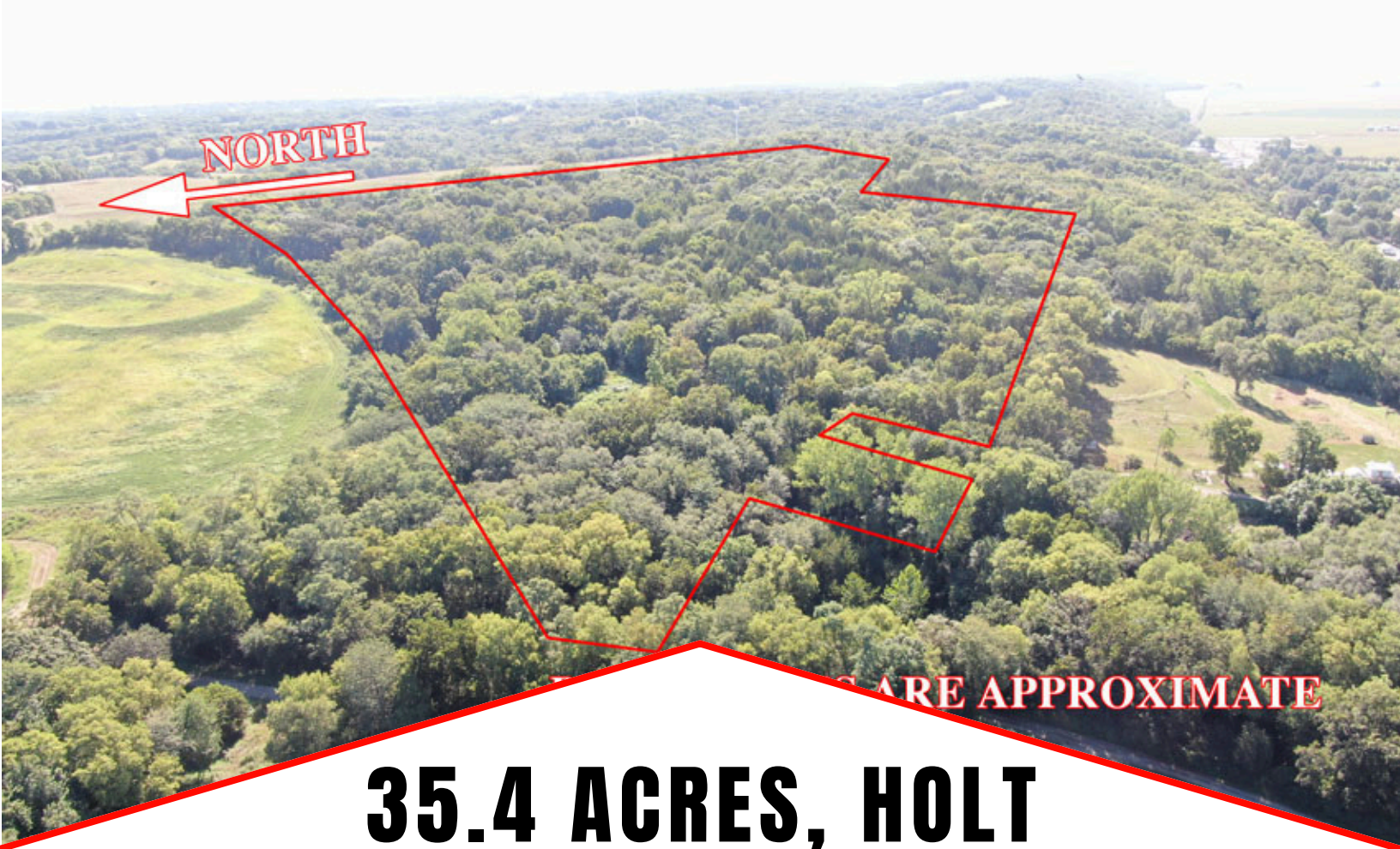




35.4 ACRES, HOLT COUNTY, MO

For Sale

Looking for an affordable tract with great hunting in Holt County?
This timbered piece has seen some fantastic wildlife and has several
mature shade trees for a nice little weekend retreat.



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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

\$4,943.50/taxable acre or
\$175,000.00 total

Annual Hunting Lease:

\$3,250.00

Real Estate Taxes:

2022 Taxes: \$46.28

FSA Info:

Shown Below

Listing Agent:

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

Location:

Tract is approximately 4 miles South on Highway 111 from Highway 159 intersection and about 7.5 miles South off I-29 Exit 75.

Improvements:

Old Carriage House

The seller is open to creative financing options for qualified buyers. No need for traditional bank financing—seller is willing to extend credit directly.

Contact the agent with any questions or to submit a proposal.

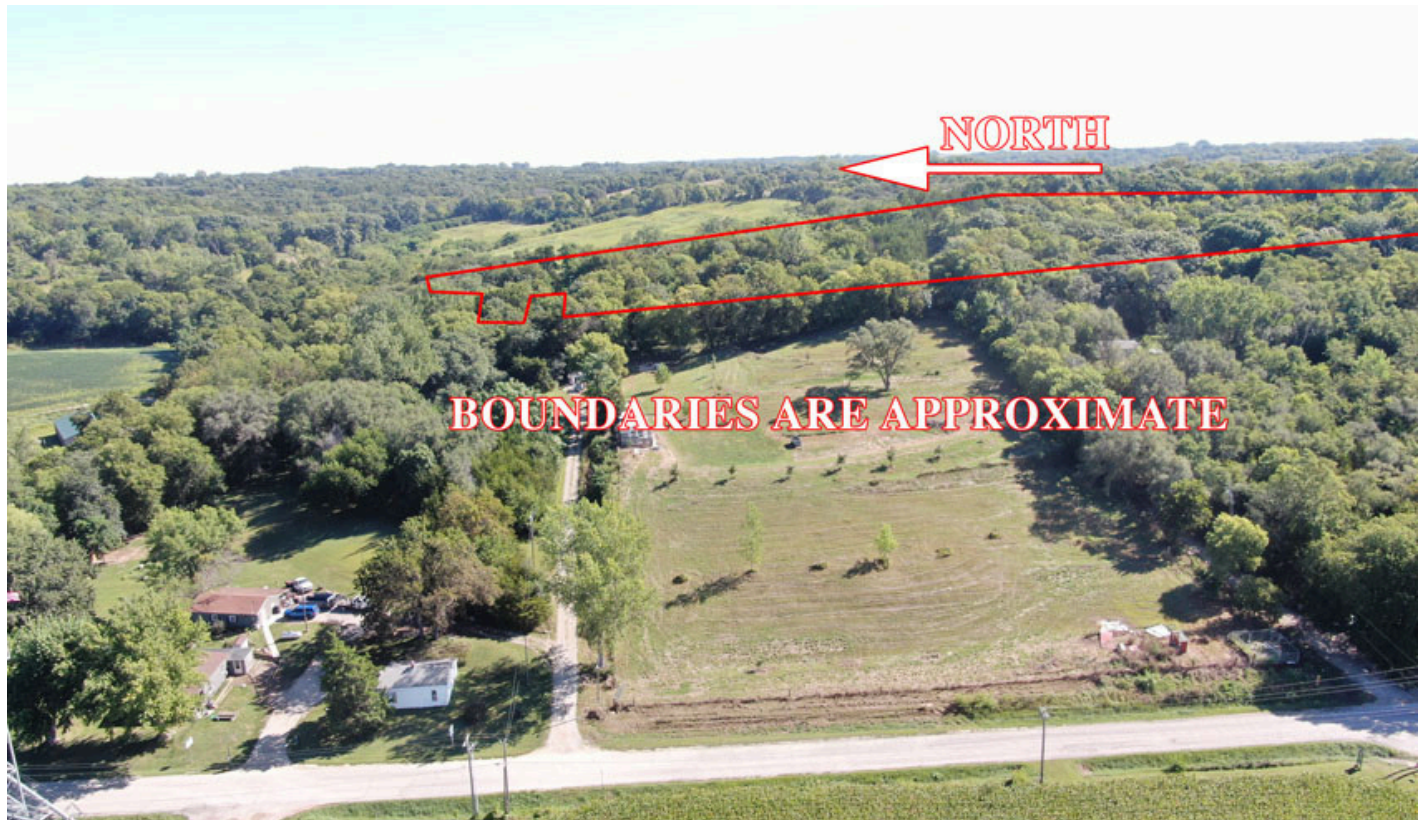


Setting the trend for how Real Estate is sold in the Midwest.

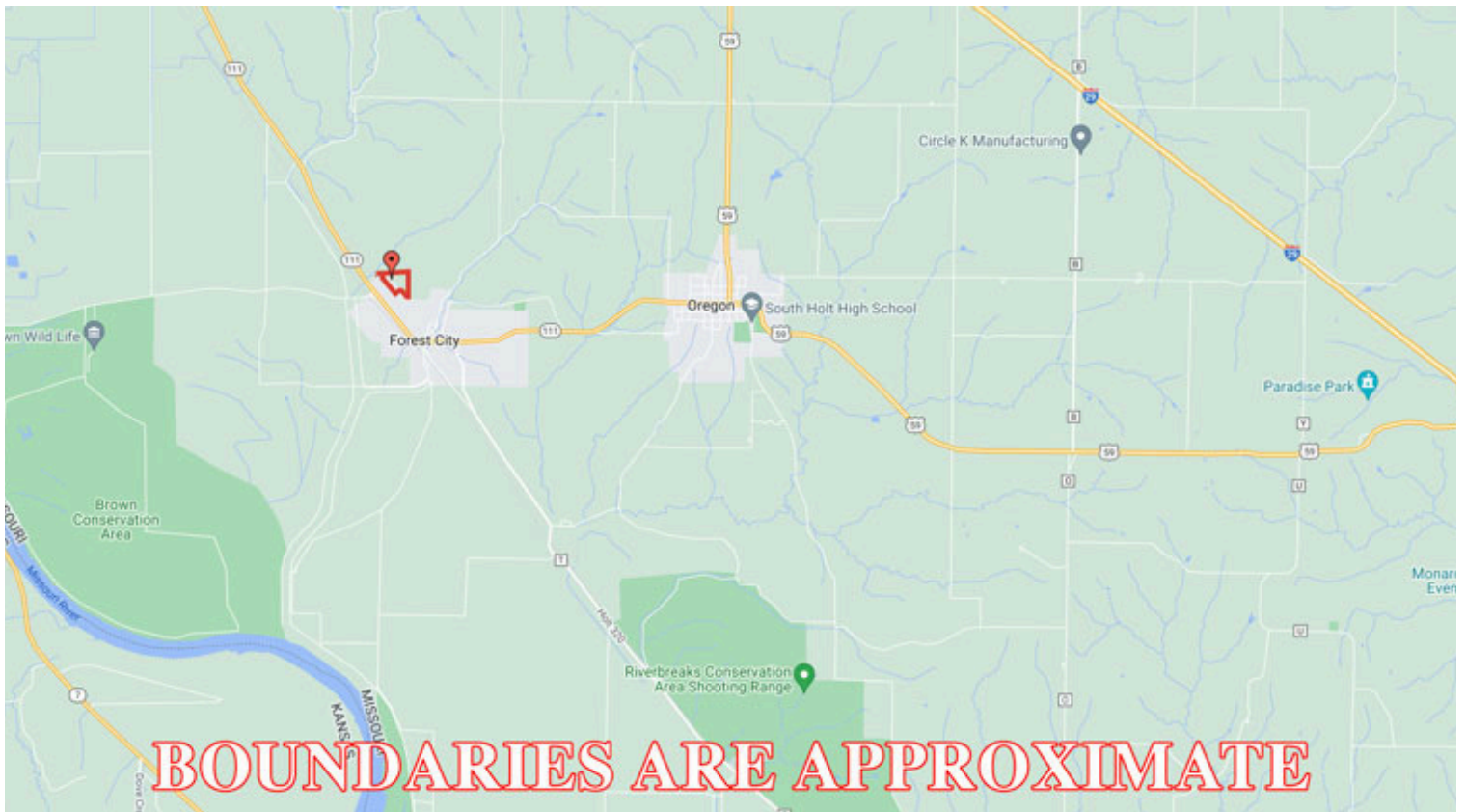
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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

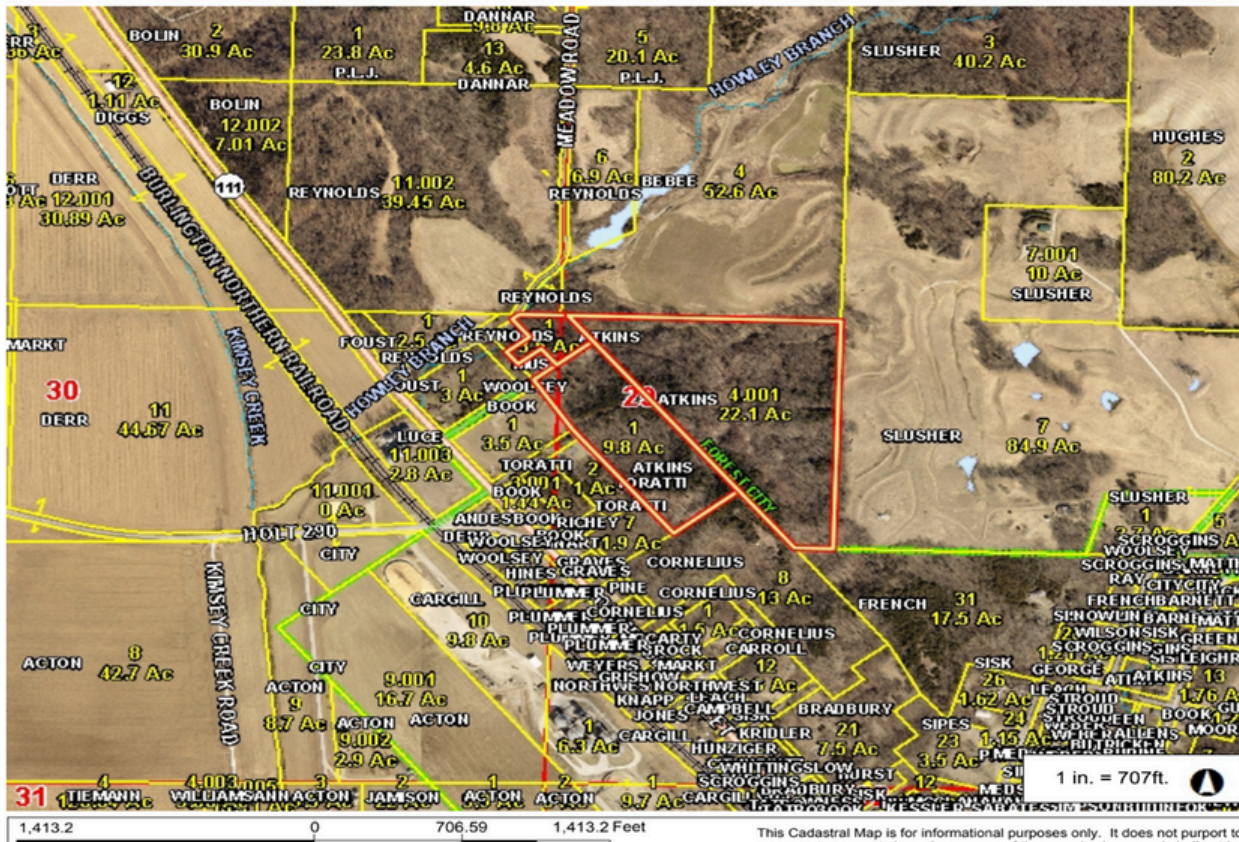


AERIAL PHOTOS



TAX MAP

Holt County, MO



Legend

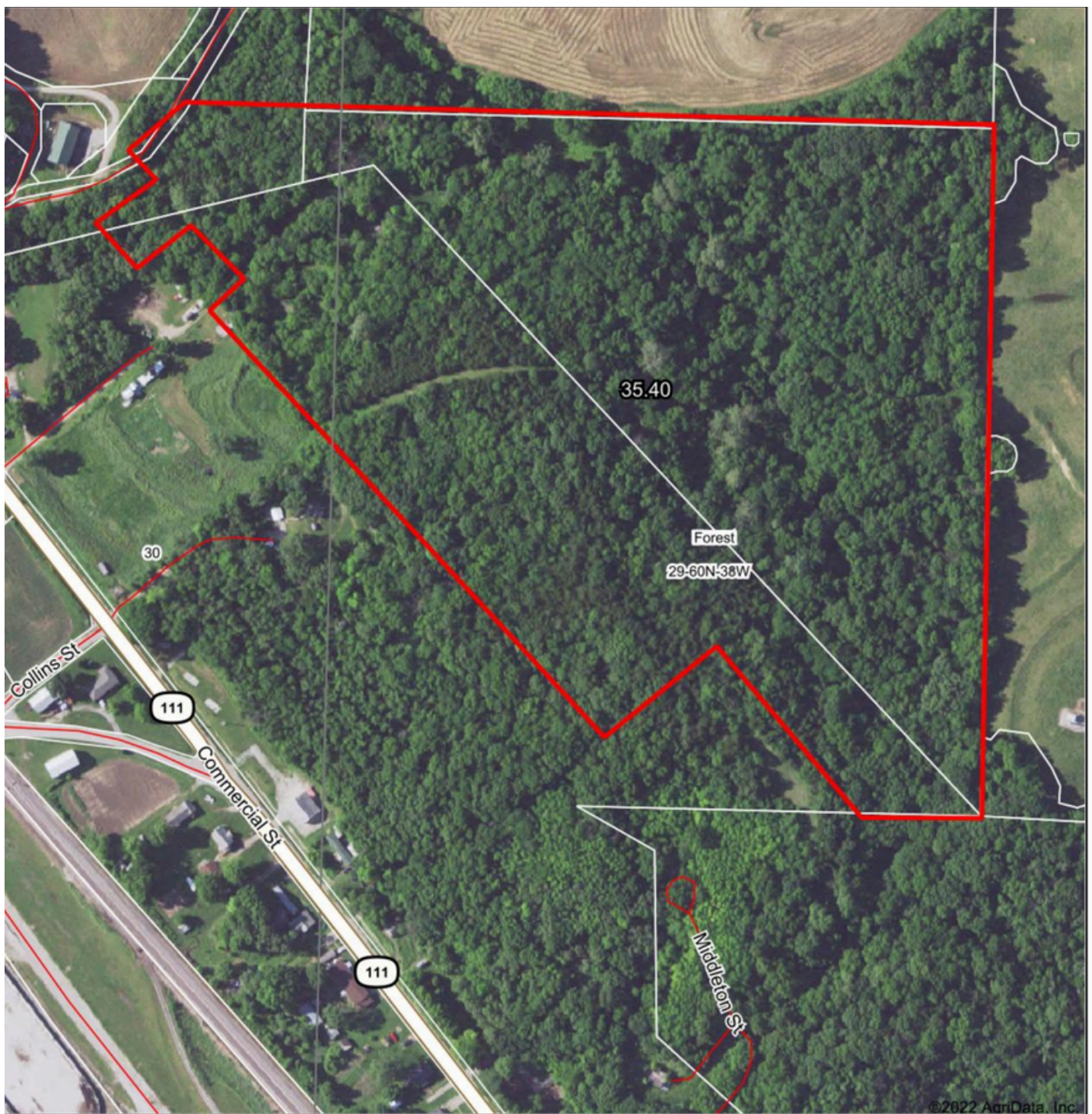
- Road
 - <all other values>
 - Interstate
 - US Highway
 - State Highway
- Railroad
- Parcel
 - Parcel Number/Acres
 - Owner Last Name
- Corporate Limit Line
- Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- Stream
- Water Boundary
- Section
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SURETY MAP



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

Map Center: 39° 59' 20.29, -95° 11' 49.89

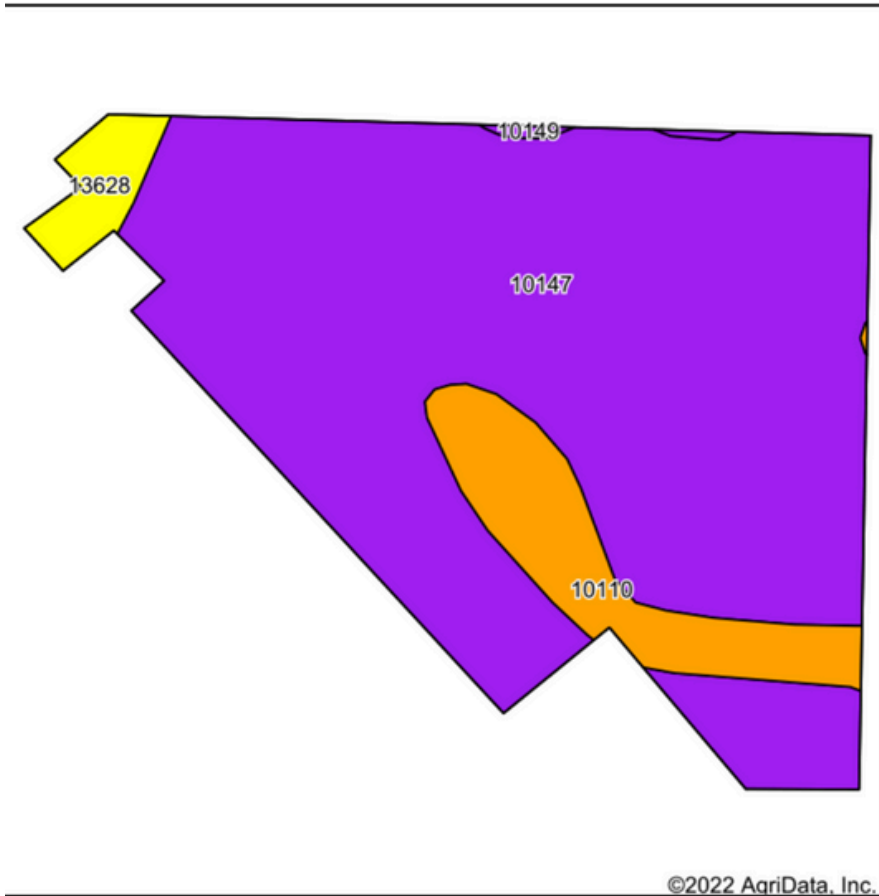
0ft 305ft 610ft

29-60N-38W
Holt County
Missouri



8/29/2022

SOIL MAP



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 24

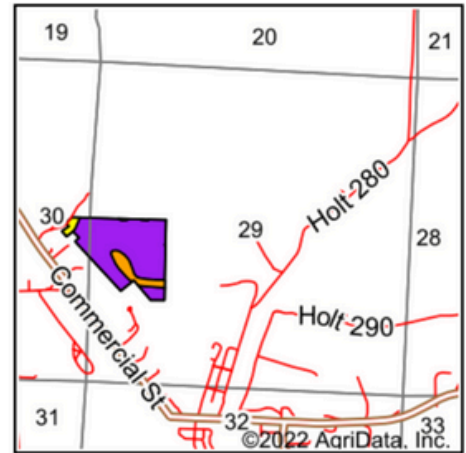
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	30.57	86.4%		Vlle		18	18	15	11
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.65	10.3%		Ille		84	84	67	79
13628	Napier-Gullied land complex, 5 to 14 percent slopes	1.05	3.0%		IVe	Ille	11	9	10	10
10149	Timula-Knox silt loams, 14 to 35 percent slopes	0.13	0.4%		Vle		18	18	15	11
Weighted Average					6.49	*-	*n 24.6	*n 24.5	*n 20.2	*n 18

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

c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



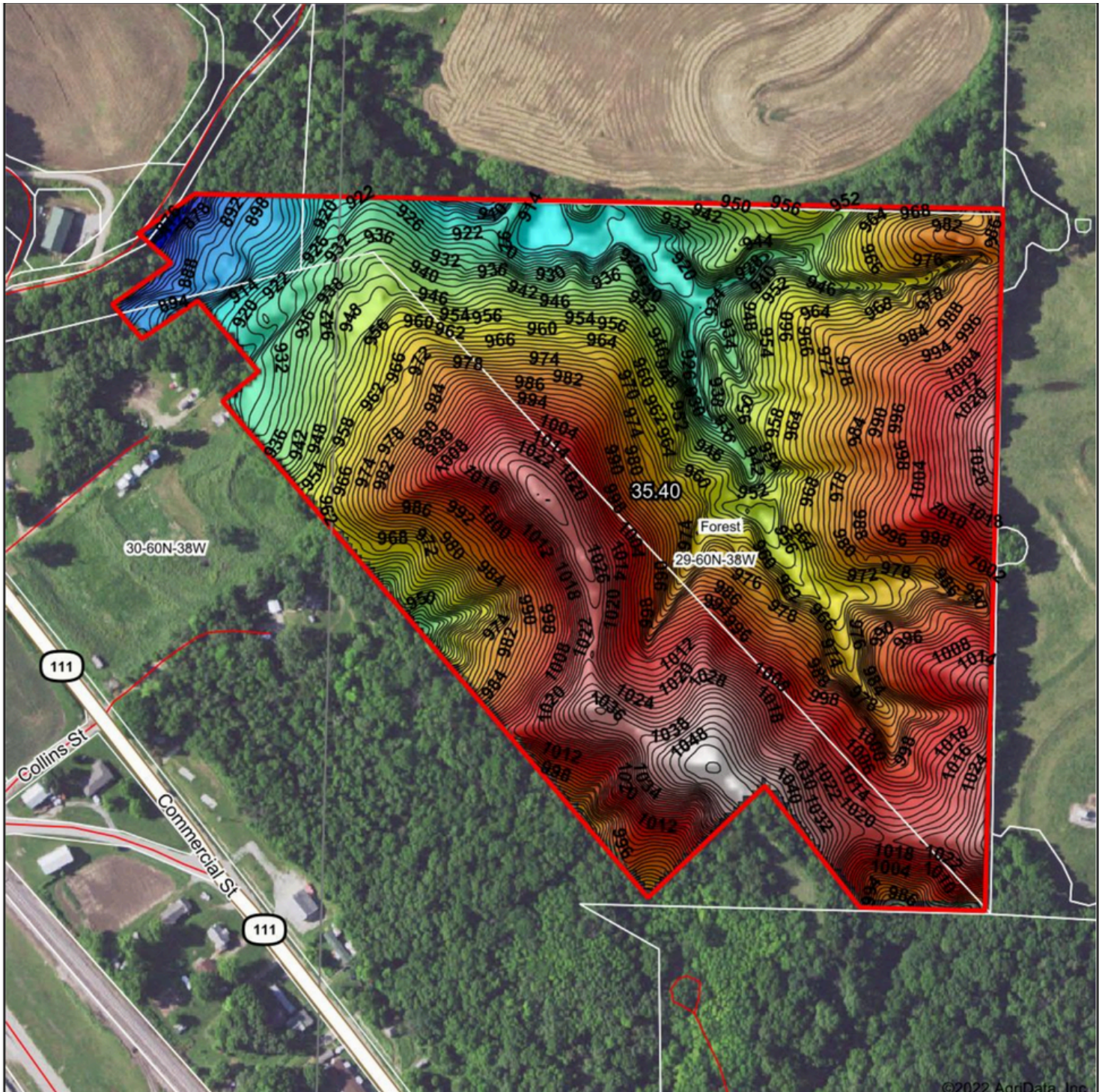
State: **Missouri**
 County: **Holt**
 Location: **29-60N-38W**
 Township: **Forest**
 Acres: **35.4**
 Date: **8/29/2022**



Maps Provided By:



TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 2

Min: 865.6

Max: 1,054.5

Range: 188.9

Average: 977.0

Standard Deviation: 36.68 ft

0ft 296ft 592ft



10/6/2022

29-60N-38W
Holt County
Missouri

map center: 39° 59' 15.65, -95° 11' 47.86