



40.7 ACRES, HOLT COUNTY, MO

For Sale

Here are 40 acres of riverbank property located just off of 5 mile lane, south of Fortescue. This tract has easement access with plenty of timber and trails to hunt deer, turkey and pheasant. Or as a weekend getaway spot for the family.

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

~~\$5,528.25/taxable acre or \$225,000.00 total~~

PRICE REDUCED: \$4,545.45/taxable acre or \$185,000.00 total

Real Estate Taxes:

2024 taxes are \$273.17 on 40.7 taxable acres

Listing Agent:

Garrett Barnes (660) 851-1495 or
Garrett@BarnesRealty.com

Location:

From the town of Fortescue head south on Hwy P. Turn east onto Hwy 159 and continue for 2 miles. Turn south on Honeydale road and continue for 3.5 miles. Turn west onto Holt 290 and continue for one mile.

Improvements:

None

FSA Information:

Attached below

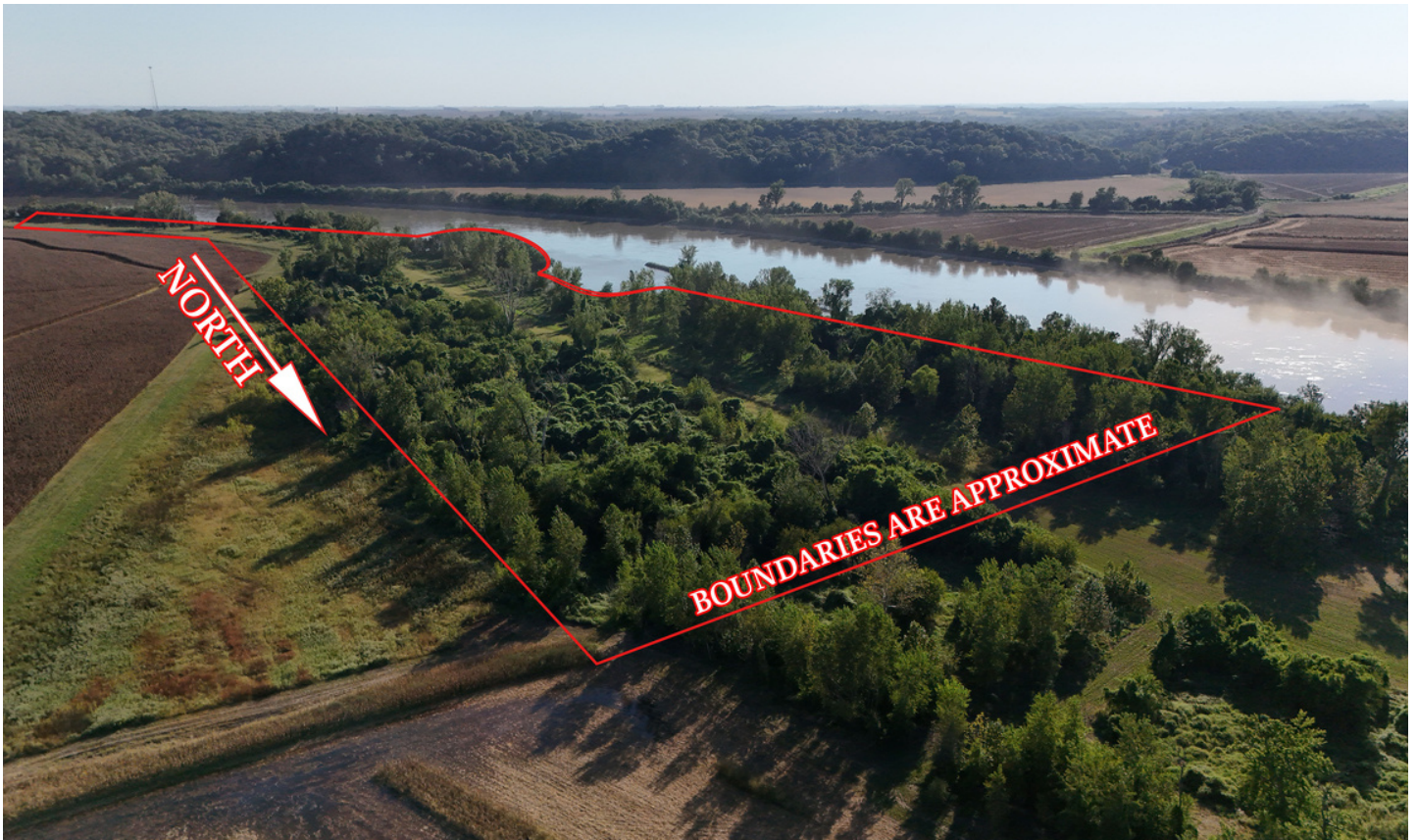


Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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



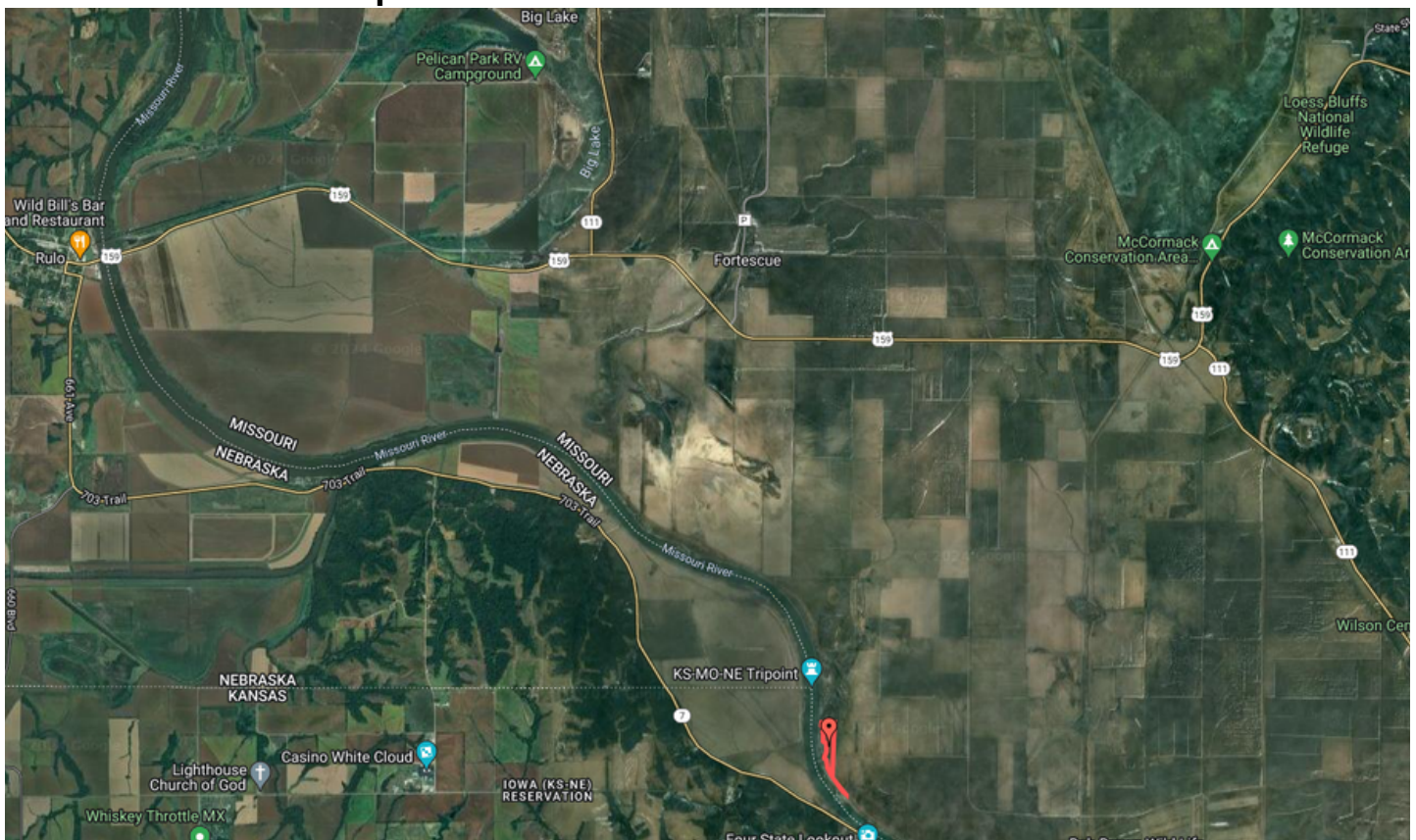
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



SURETY MAPS

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

Boundary Center: 39° 59' 28.31, -95° 18' 16.79

29-60N-39W
Holt County
Kansas

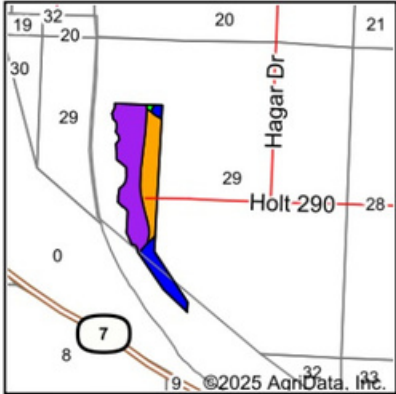
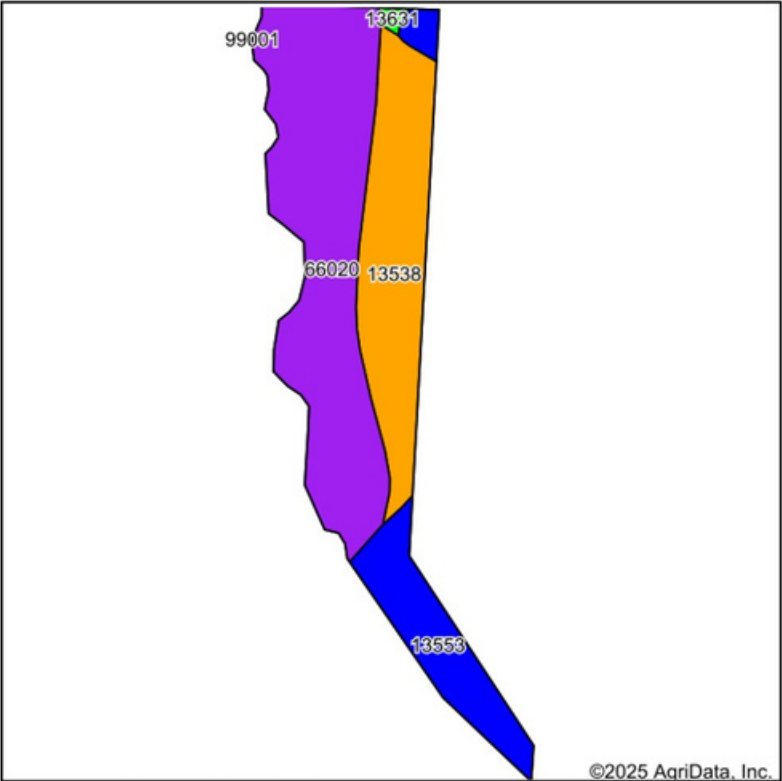
0ft 639ft 1278ft



1/2/2025

SURETY MAPS

Soils Map



State: **Kansas**
County: **Holt**
Location: **29-60N-39W**
Township: **Forest**
Acres: **40.7**
Date: **1/2/2025**



Maps Provided By:



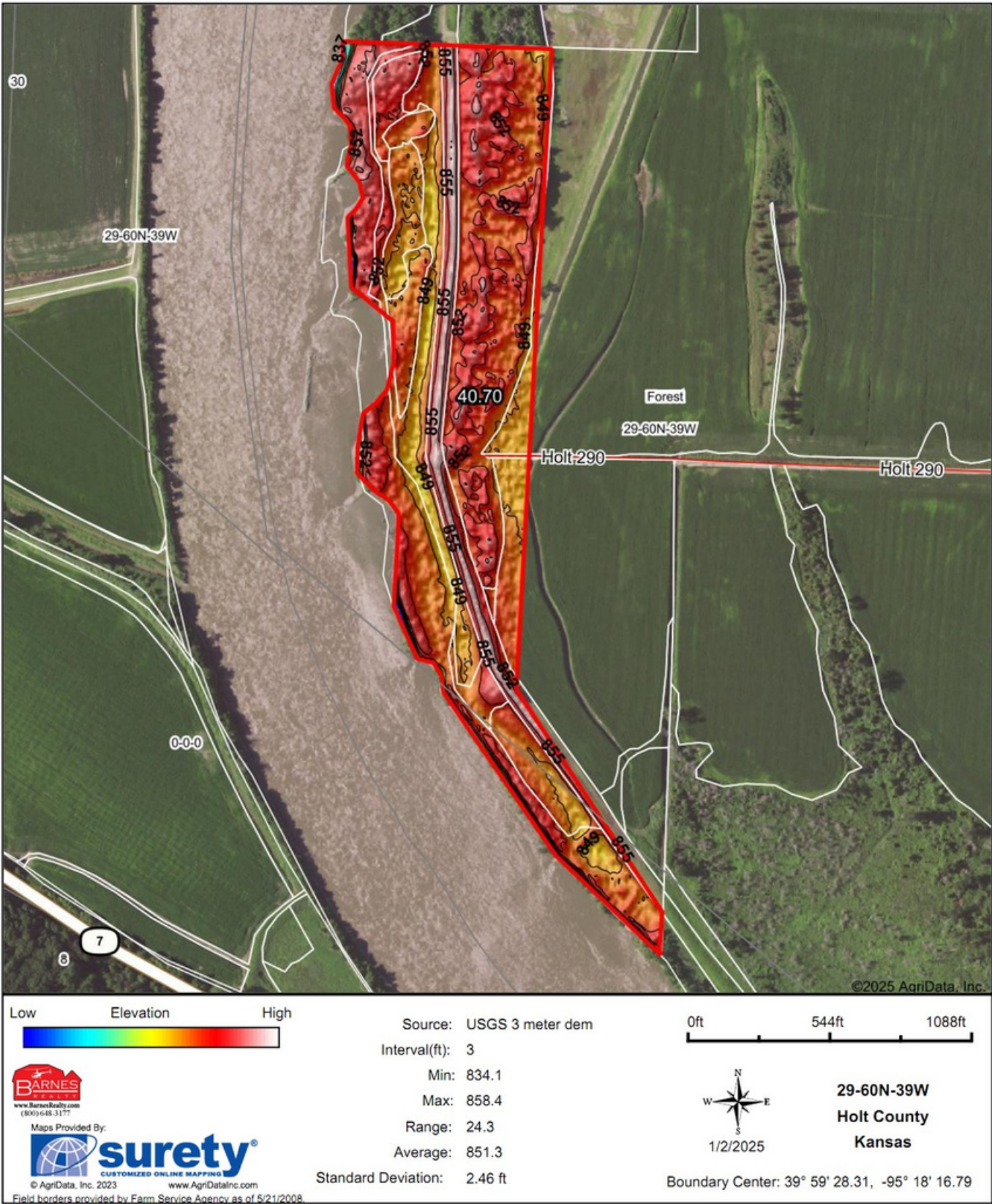
Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
66020	Haynie silt loam, 0 to 2 percent slopes, frequently flooded	21.57	53.0%		Vw		0	22	6	22	2
13538	Kenmoor-Grable complex, 0 to 2 percent slopes, rarely flooded	11.87	29.2%		III s		0	55	50	53	47
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	7.02	17.2%		II w		0	66	65	63	57
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	0.24	0.6%		I s	I s	4400	80	67	67	80
Weighted Average					3.88	*-	25.9	*n 39.6	*n 29.4	*n 38.4	*n 25.1

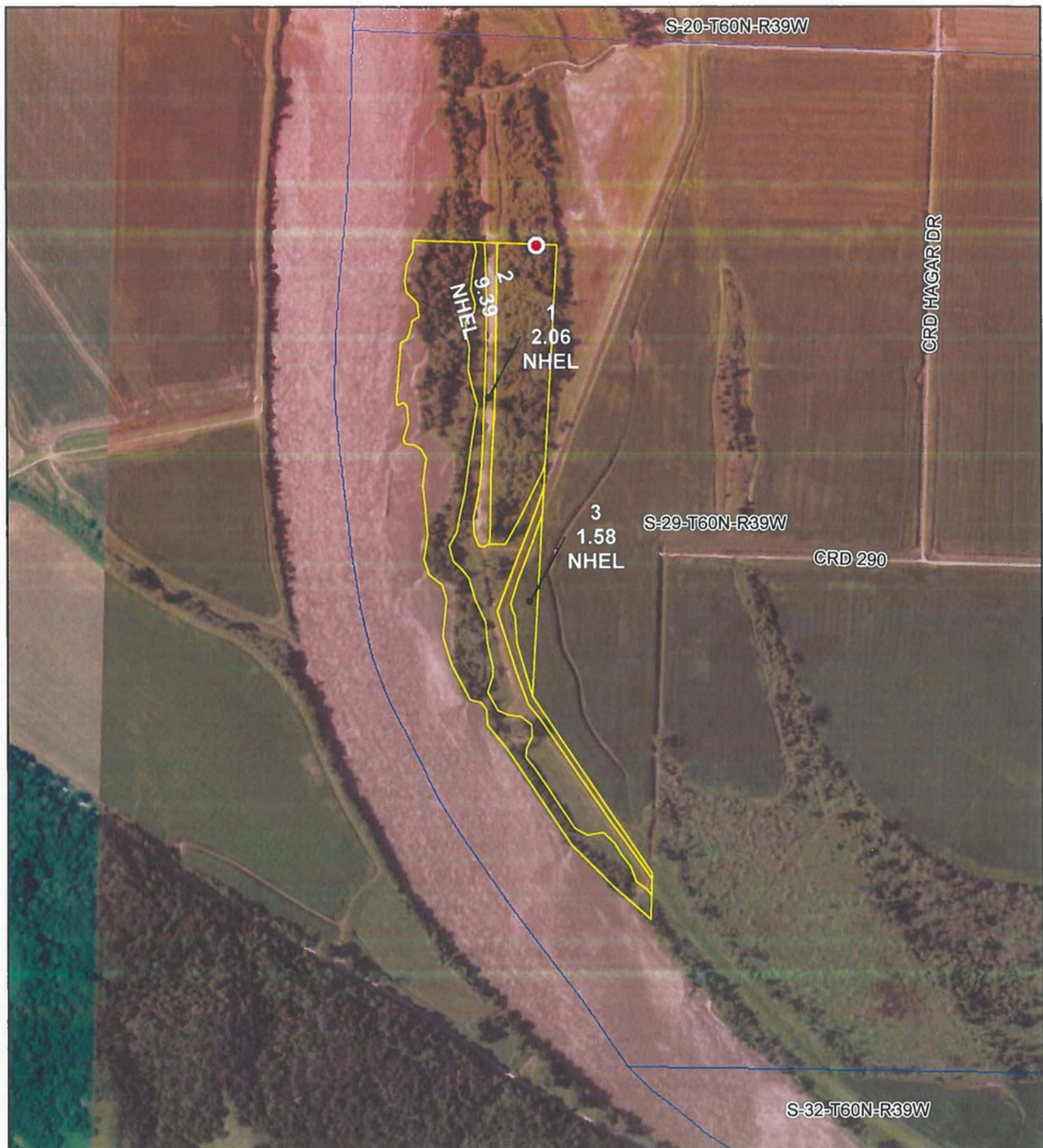
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

SURETY MAPS

Topography Hillshade



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-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

1:7,920

Program Year: 2025

Created: 10/17/2024

Flown: 2022-7-10

- clu
- crp
- plss

Farm Tract

FSA INFORMATION

FSA-156EZ:

MISSOURI

HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : 12/19/24 2:04 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-087-2016-131
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
41.48	13.03	13.03	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	13.03		0.15		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.86	0.00	38	
Corn	6.82	0.00	177	0
Soybeans	2.82	0.00	40	0
TOTAL	11.50	0.00		

NOTES

Tract Number :

Description : S29-60-39
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 contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 29-087-2016-130

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.48	13.03	13.03	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI

HOLT

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : 12/19/24 2:04 PM CST

Crop Year : 2025

Tract Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	13.03	0.15	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.86	0.00	38
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NOTES

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