



# 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](http://Barnesrealty.com)



# PROPERTY FEATURES

## Price:

\$5,528.25/taxable acre or \$225,000.00 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 The listing may be withdrawn with or without approval.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





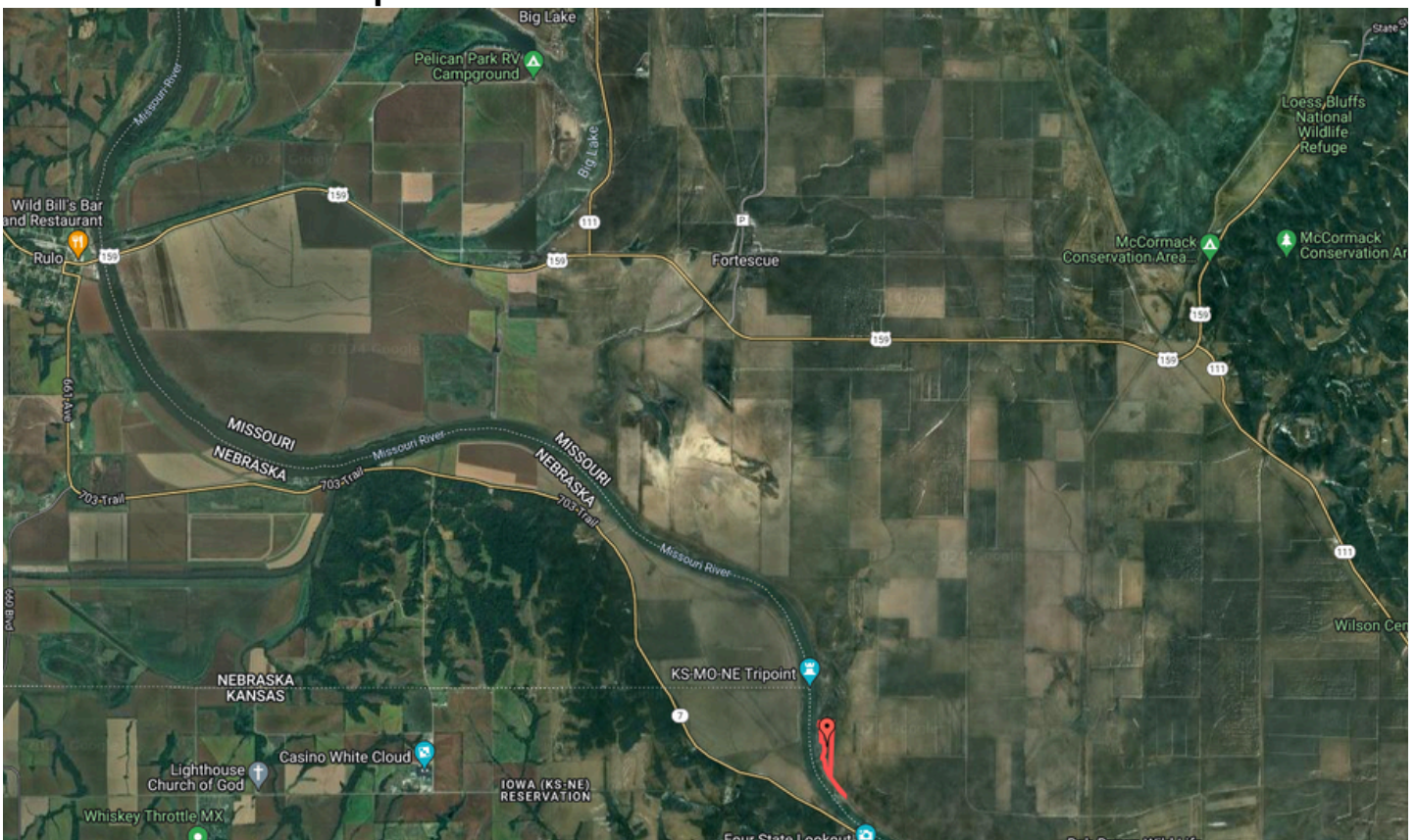
# AERIAL MAPS

Google Aerial Map:

*\*Boundaries are approximate\**



General Location Map:





# SURETY MAPS

Aerial Map



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

0ft 639ft 1278ft



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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29-60N-39W  
Holt County  
Kansas



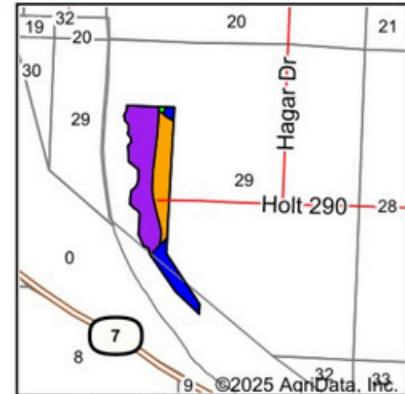
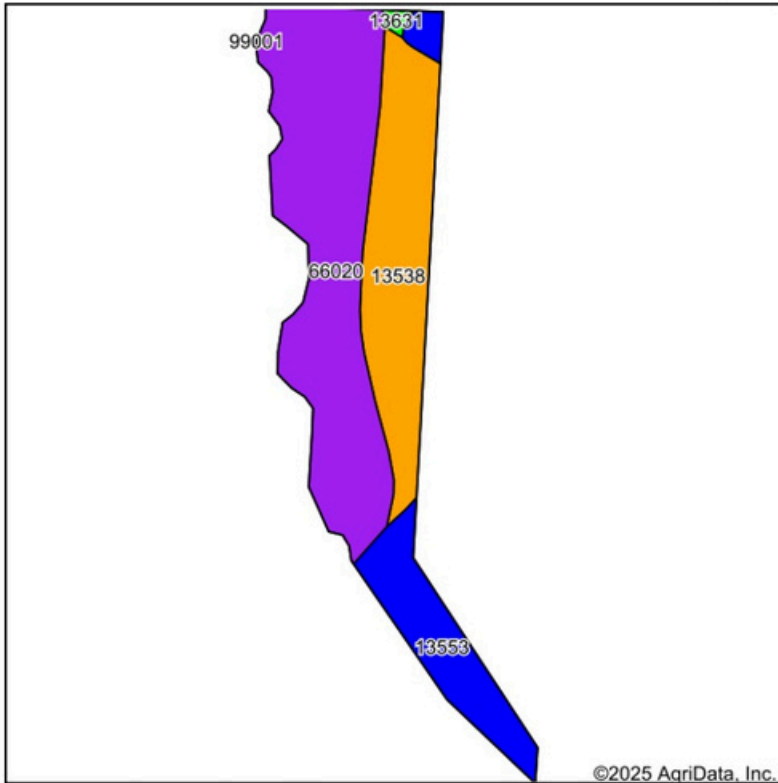
1/2/2025

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



# 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%		llls		0	55	50	53	47
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	7.02	17.2%		llw		0	66	65	63	57
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	0.24	0.6%		ls	ls	4400	80	67	67	80
<b>Weighted Average</b>					<b>3.88</b>	<b>*-</b>	<b>25.9</b>	<b>*n 39.6</b>	<b>*n 29.4</b>	<b>*n 38.4</b>	<b>*n 25.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

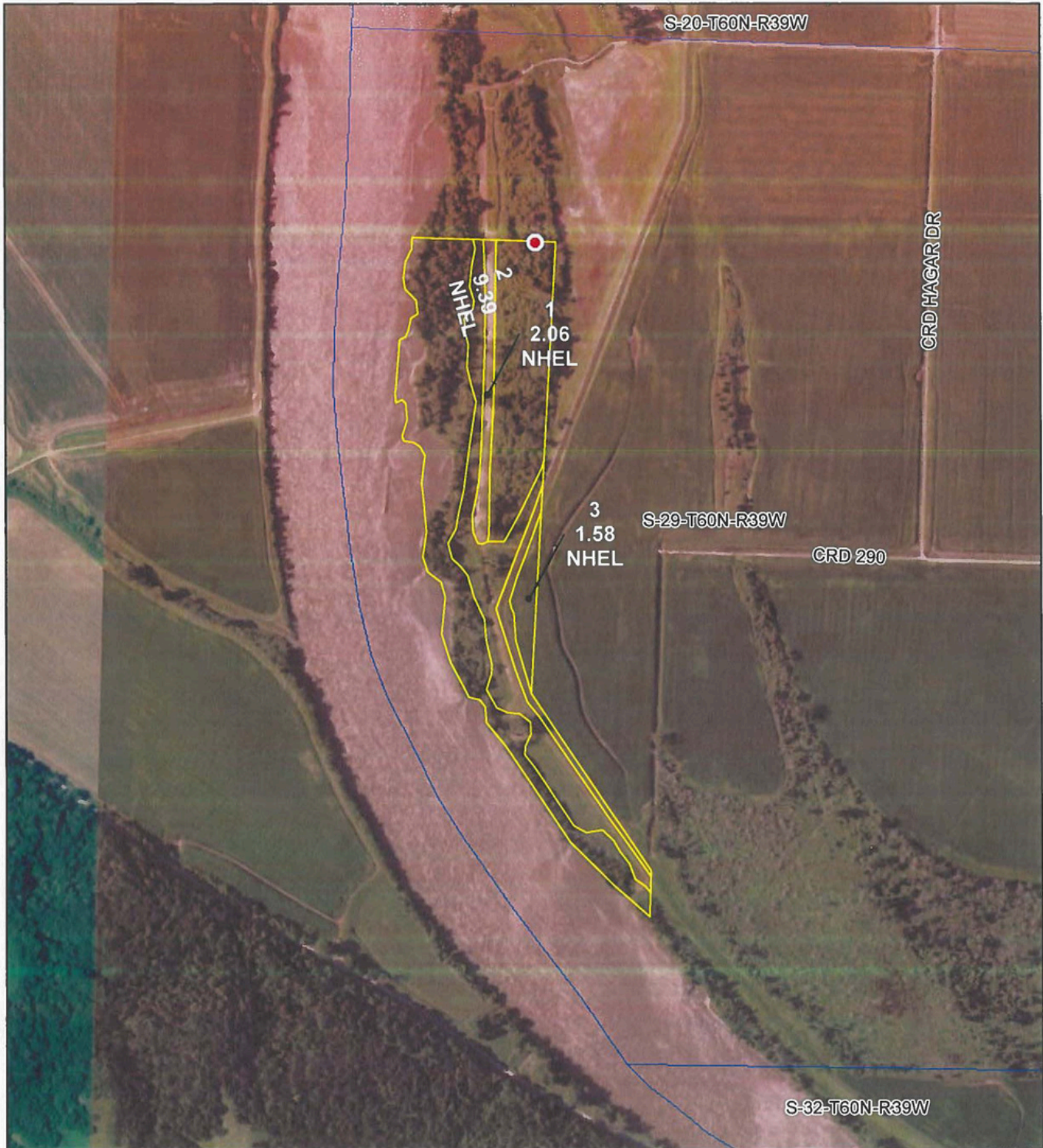
\*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.







# 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 <b>Abbreviated 156 Farm Record</b>	<b>FARM :</b> Prepared : 12/19/24 2:04 PM CST Crop Year : 2025
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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 <b>Abbreviated 156 Farm Record</b>	<b>FARM :</b> Prepared : 12/19/24 2:04 PM CST Crop Year : 2025
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**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
Corn	6.82	0.00	177
Soybeans	2.82	0.00	40
<b>TOTAL</b>	<b>11.50</b>	<b>0.00</b>	

**NOTES**

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