



41.8 ACRES, HOLT COUNTY, MO

For Sale

Here's a nice 40 acres well located in the Mound City area with a great mix of pasture, tillable and timber.

Suitable for hunting deer, turkey and pheasant.

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

\$10,000.00/taxable acre or \$418,000.00 total

Real Estate Taxes:

2024 taxes are \$159.34 on 41.8 taxable acres

Tillable Acres:

22.84 Acres

Listing Agent:

Jamie Barnes (660) 851-1125 or
Jamie@BarnesRealty.com

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

Location:

From the town of Mound City go east on Cemetery road for 2/3 of a mile and turn north onto Lincoln road. Continue for 1/2 a mile and turn east onto Holt 175 and continue for 1/2 a mile. The tract is located on the south side of the road.

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 The listing may be withdrawn with or without approval.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



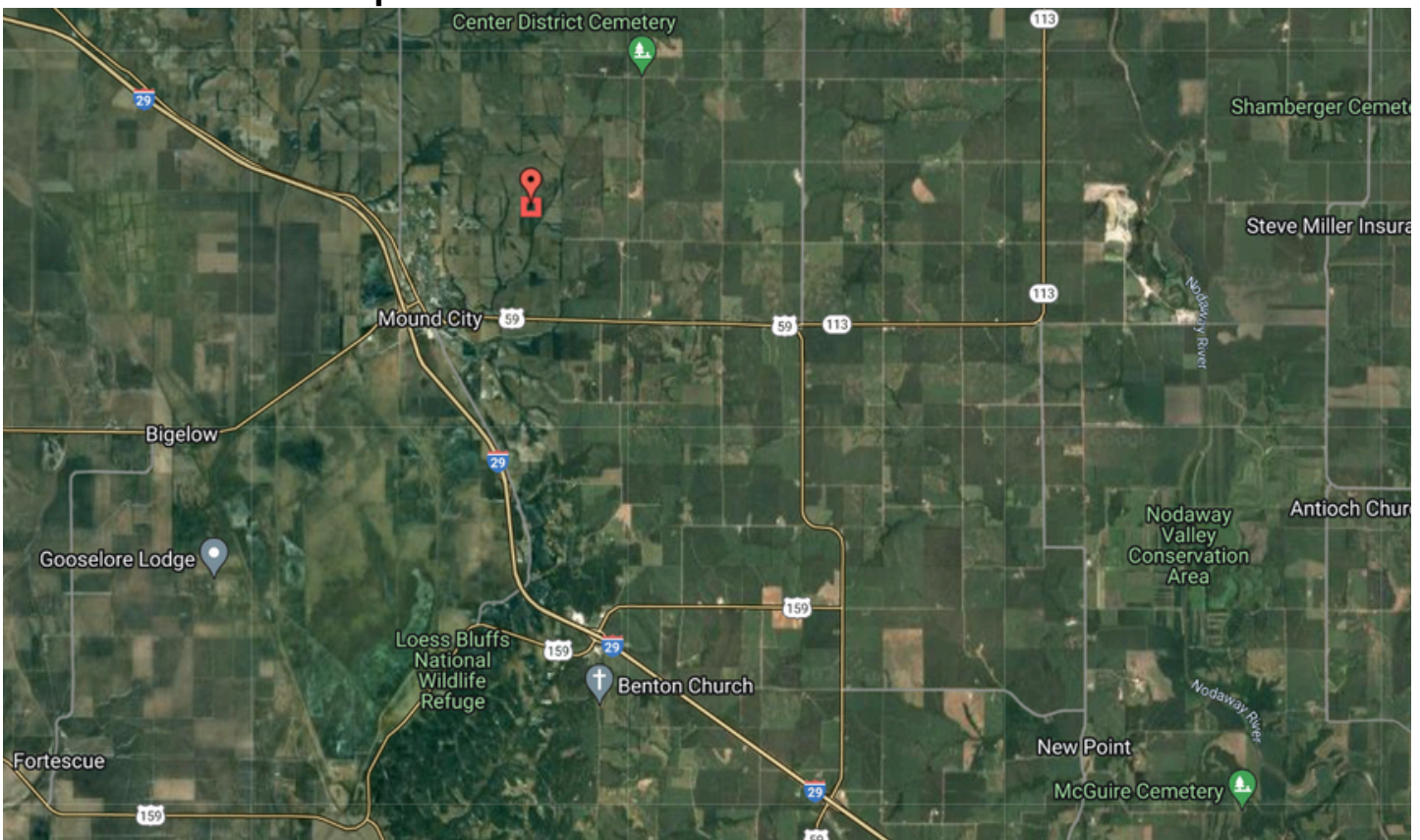
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



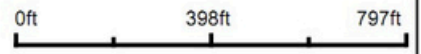
SURETY MAPS

Aerial Map



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Boundary Center: 40° 9' 3.61, -95° 12' 29.11



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Maps Provided By:



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29-62N-38W
Holt County
Missouri

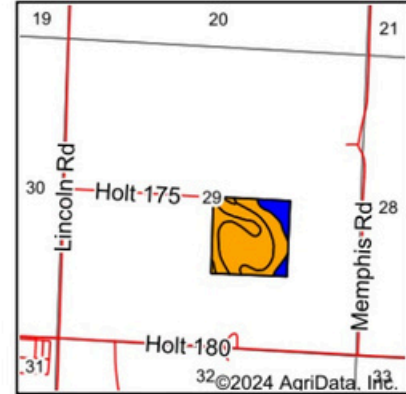
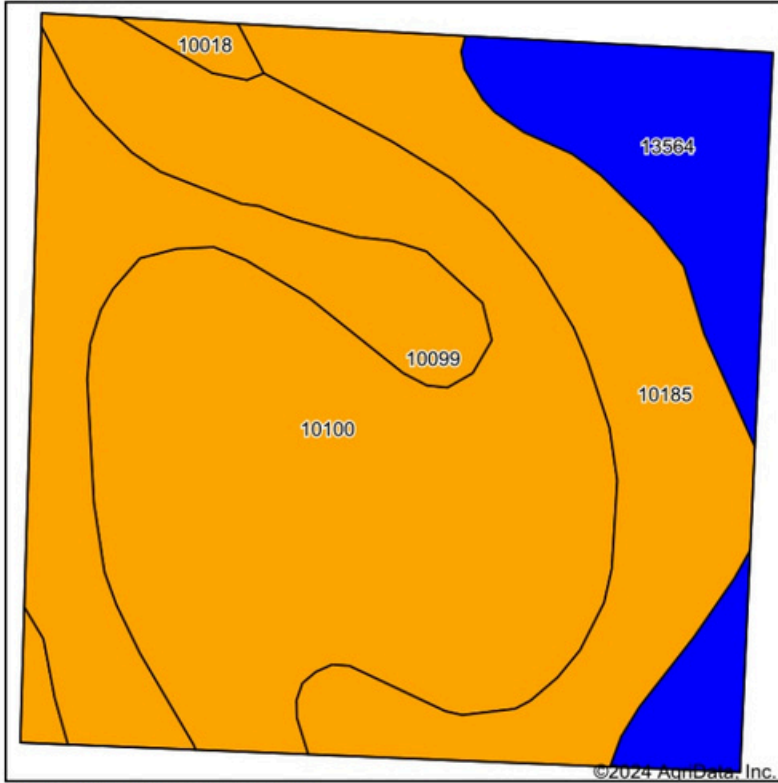


12/31/2024

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **29-62N-38W**
 Township: **Benton**
 Acres: **41.8**
 Date: **12/31/2024**



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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	20.11	48.0%		IIIe		85	85	65	65	
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	9.22	22.1%		IIIe		75	75	57	55	
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	6.71	16.1%		IIIe		90	90	68	70	
13564	Nodaway-Judson silt loams, 1 to 7 percent slopes	5.40	12.9%		IIw	IIw	81	77	70	73	
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	0.36	0.9%		IIIe		82	82	64	64	
Weighted Average							2.87	*n 83.1	*n 82.5	*n 64.4	*n 64.6

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

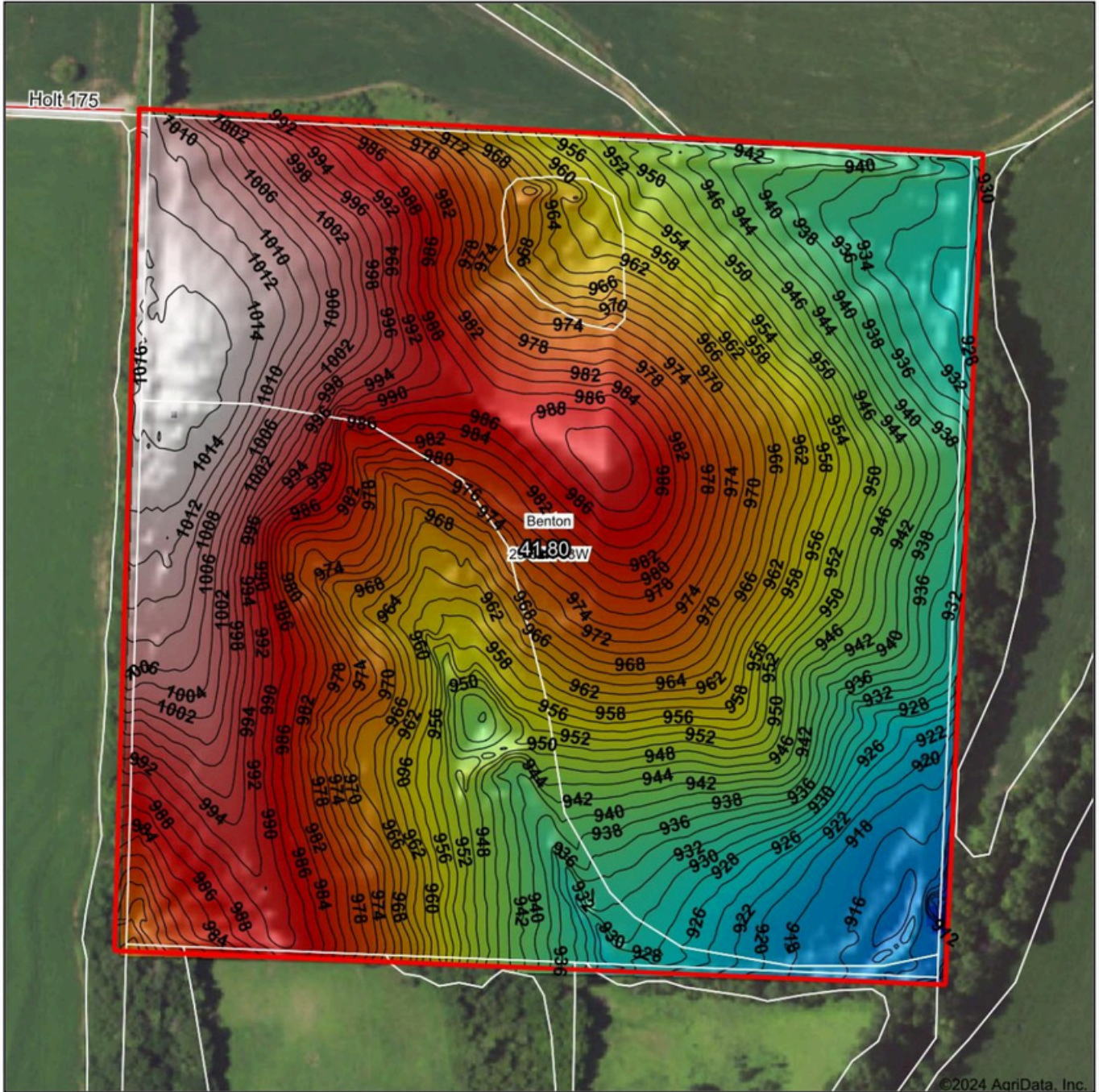
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 2

Min: 896.1

Max: 1,017.2

Range: 121.1

Average: 966.7

Standard Deviation: 27.17 ft

0ft 251ft 502ft



12/31/2024

29-62N-38W

Holt County

Missouri

Boundary Center: 40° 9' 3.61, -95° 12' 29.11



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

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 (C PA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRC S.

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-Gr-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

1:4,800



Program Year: 2025

Created: 12/17/2024

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 3:56 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-087-2025-9
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
40.19	22.84	22.84	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	22.84	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number :

Description : S29-62-38
FSA Physical Location : MISSOURI/HOLT
ANSI Physical Location : MISSOURI/HOLT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DANIEL PAUL HOLSTINE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.19	22.84	22.84	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	22.84	0.00	0.00	0.00	0.00	0.00