

BOUNDARIES ARE APPROXIMATE



43.07 ACRES +/- LAKEFRONT, HOLT COUNTY, MO

For Sale

This site is perfect for any new lakefront development and when/if they ever get contracts for dredging it will be an outstanding property to own to place the spoils on and elevate for the next lakefront homes subdivision or Association!



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:

\$12,900.00/taxable acre or
\$555,603.00 total

Real Estate Taxes:

2020 Taxes: \$218.82 on 43.07
taxable acres.

Rental Status:

Tract is available subject to a crop
Lease through the 2020 farming
season.

FSA Info:

Coming Soon

Listing Agent:

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

Location:

Tract is located at Big Lake, MO at the Hwy 111
and Hwy 159 intersection. The East side of the
property runs along the West side of Hwy 111
and the SE corner is lakefront.

Improvements:

No Improvement

Disclosure:

The West triangle shown in red as lake frontage is a
designated floodway area. As such, no permanent
obstruction or living space can be built there that would
affect base flood elevation. Camper lots, docks, boat
ramps etc. would be permitted at least under the
guidelines that we are familiar with. Please check with
the local Village Clerk or County for any new specific
rules and regulations regarding this.



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

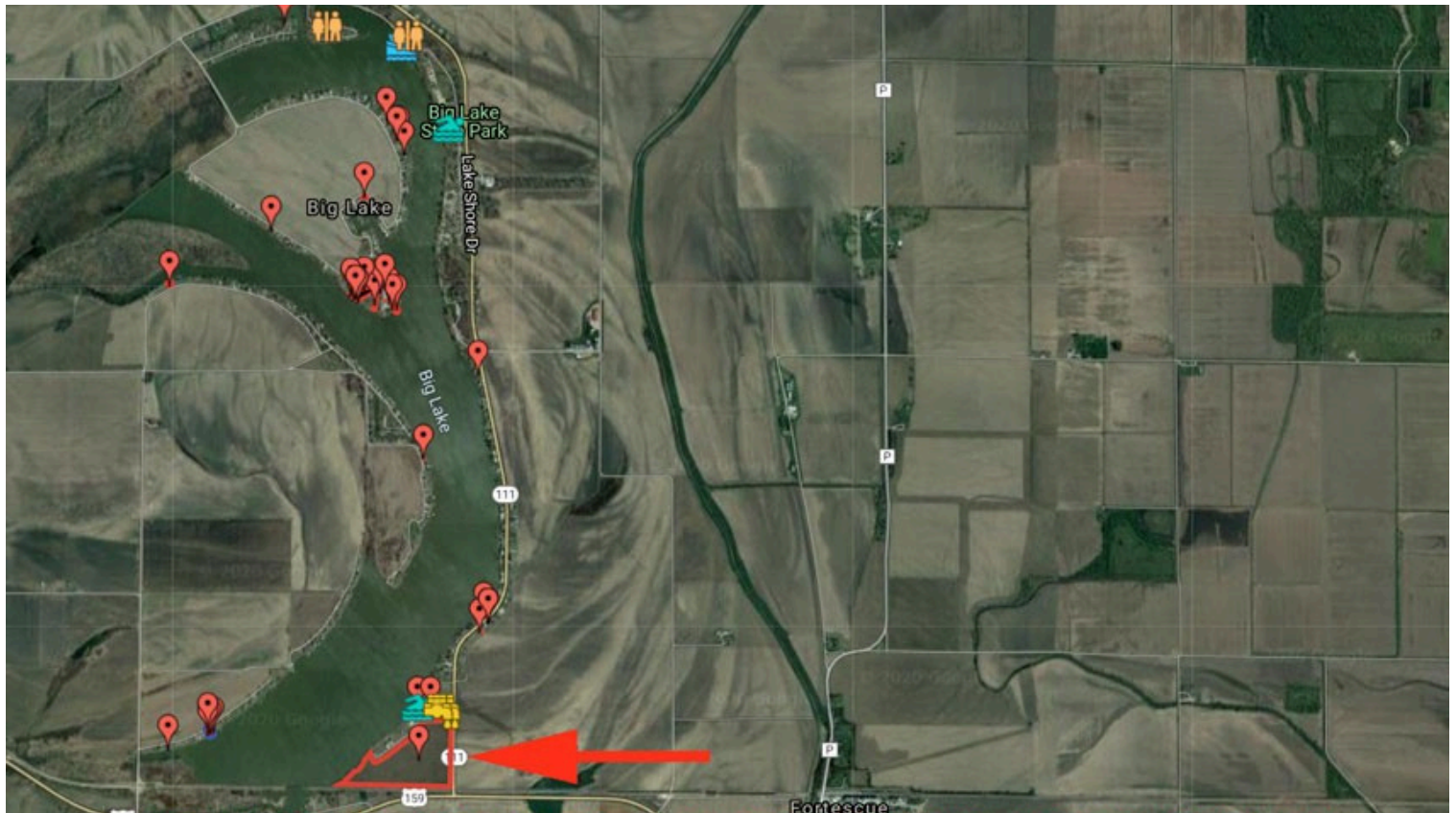
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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



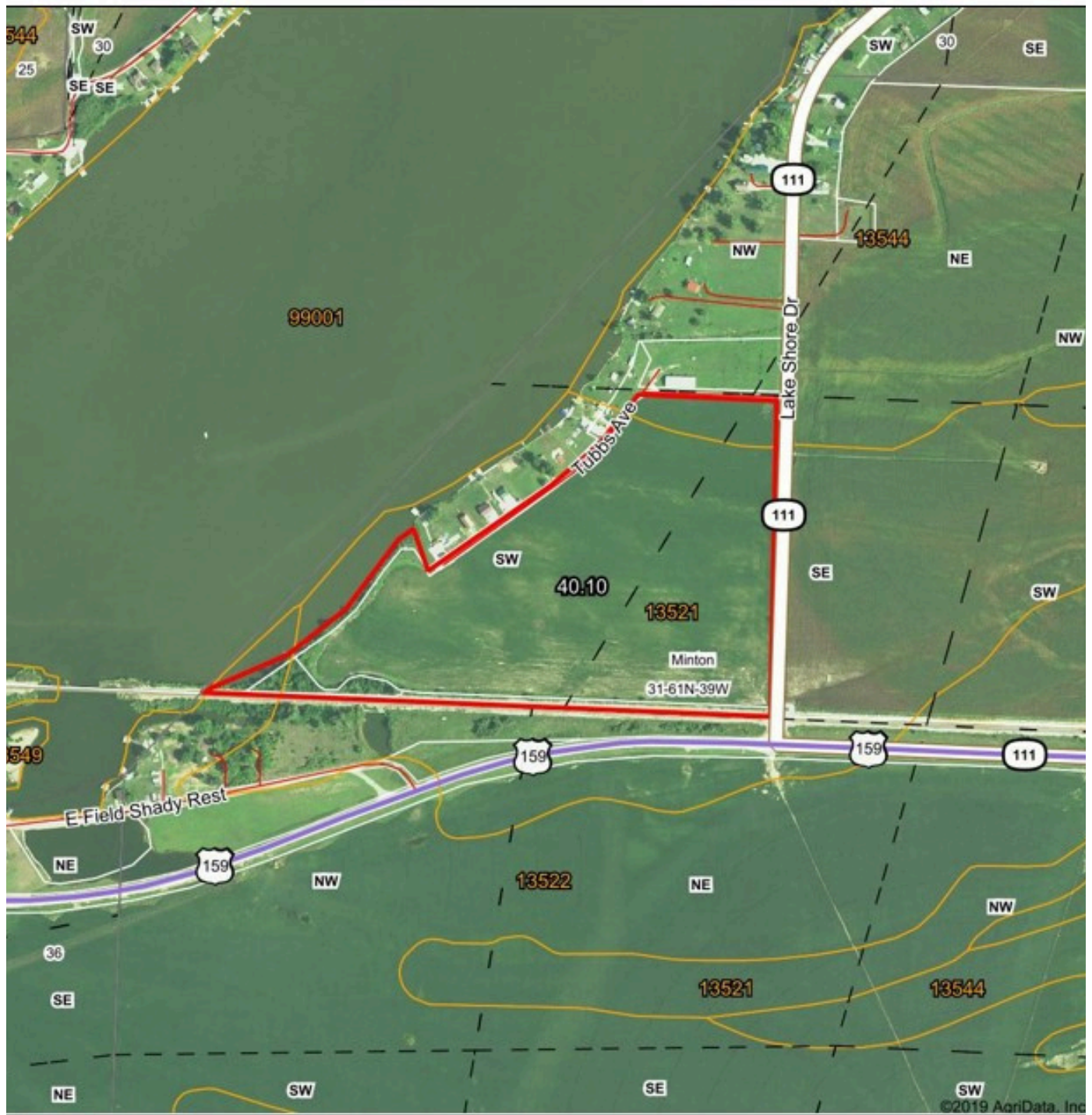
AERIAL PHOTOS



TAX MAP



SURETY MAP



Map Center: 40° 3' 17.35" -95° 20' 47.99"

0ft 646ft 1293ft



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(800) 648-3177



© AgriData, Inc. 2019 www.AgridataInc.com
Field borders provided by Farm Service Agency as of 5/21/2018

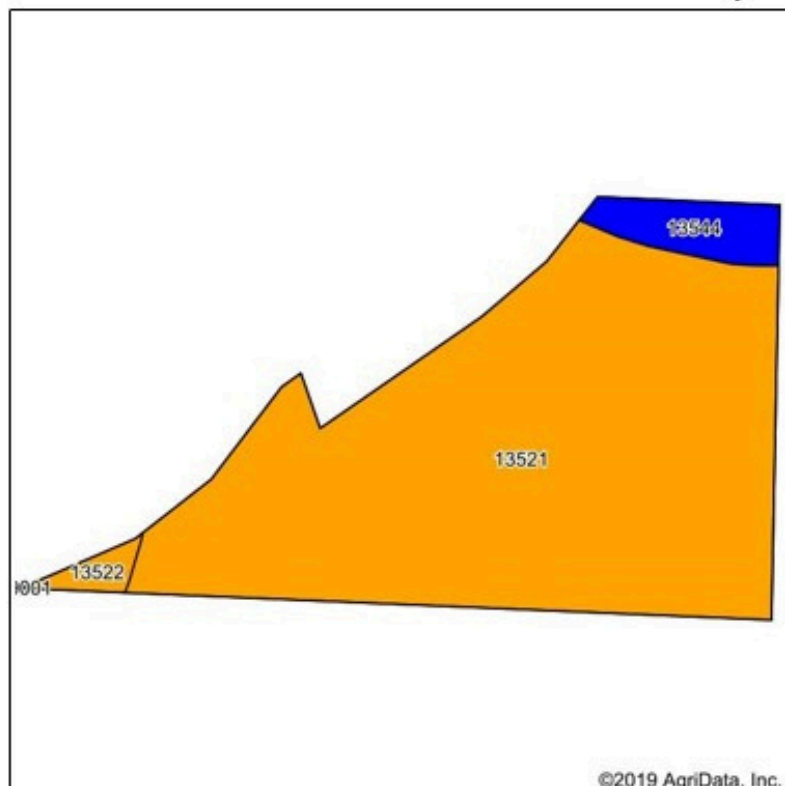
31-61N-39 W
Holt County
Missouri



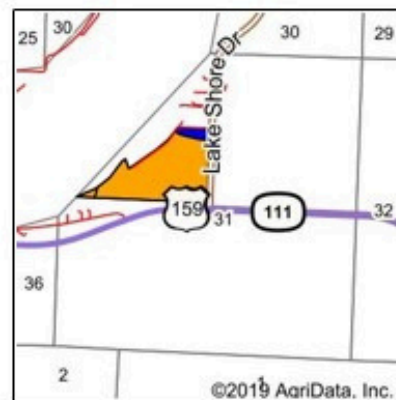
1/27/2020

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **31-61N-39W**
 Township: **Minton**
 Acres: **40.1**
 Date: **1/27/2020**



Maps Provided By:

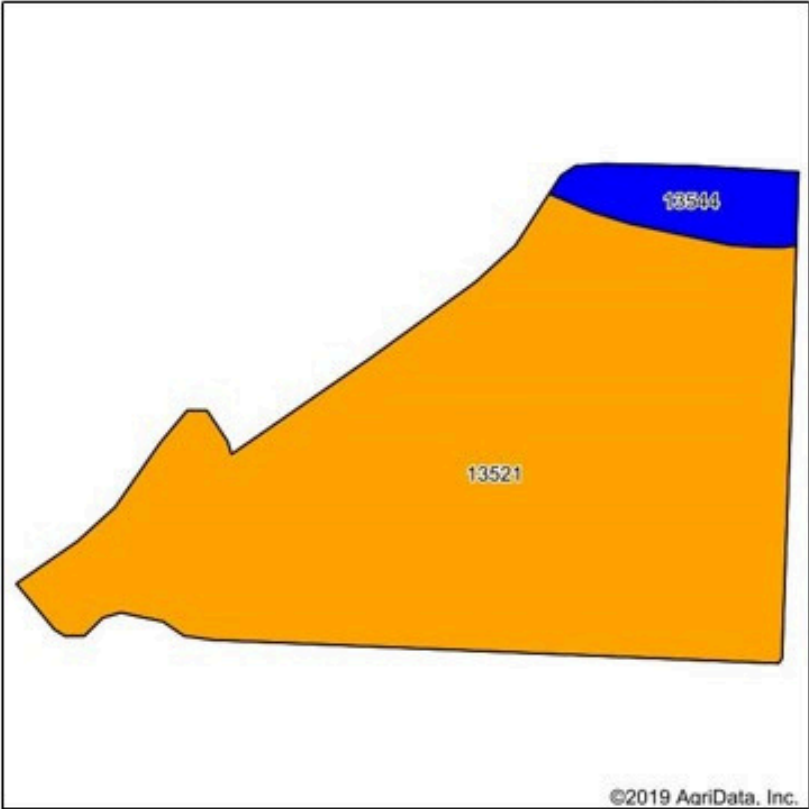


Area Symbol: M0087, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	37.26	92.9%		IIIc	60	59	48	60	9
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	2.17	5.4%		IIIc	65	61	41	65	0
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	0.67	1.7%		IIIc	61	59	45	60	8
Weighted Average						*n 60.3	*n 59.1	*n 47.6	*n 60.3	*n 8.5

*n: The aggregation method is "Weighted Average using major components" *c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided

SOIL MAP TILLABLE

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Holt**
Location: **31-61N-39W**
Township: **Minton**
Acres: **36.6**
Date: **1/27/2020**



Map Provided By:



Area Symbol: M0087, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Soil Class Legend	Soil Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	34.29	93.7%		IIIc	60	59	48	60	9
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	2.31	6.3%		IIIc	65	61	41	65	0
Weighted Average						*n 60.3	*n 59.1	*n 47.6	*n 60.3	*n 8.4

*n: The aggregation method is "Weighted Average using major components" *c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA a

DESIGNATED FLOODWAY MAP

