



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
[www.BarnesRealty.com](http://www.BarnesRealty.com)

18156 Hwy 59  
Mound City, MO 64470  
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(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## 51.8 Acres, Holt County, MO

*Here is a well located, top producing, Missouri river bottom farm. If you want to hunt this property yourself - this one is ready to go! If you're just looking for the income this is well, set up and ready for continued lease revenue with Pro Outfitters, or any other guide service in the area.*

### LOCATION:

Just west of the Corning, MO Exit 99 off of I-29. The tract is on the west side of Highway W and the east side of Highway 111.

### Price:

\$12,992.28/taxable acre or \$673,000.00 Total

### IMPROVEMENTS:

There are two concrete pit blinds  
A bridge crossing on the southwest corner from highway 111

### TAXES/TAXABLE ACRES:

2022 taxes were \$1,162.57 on 51.8 taxable acres.

### RENTAL STATUS:

For the 2023 crop season it was the second of a two-year lease on 115 tillable acres at a rate of 320 per acre. (Includes East 71 acre tract)

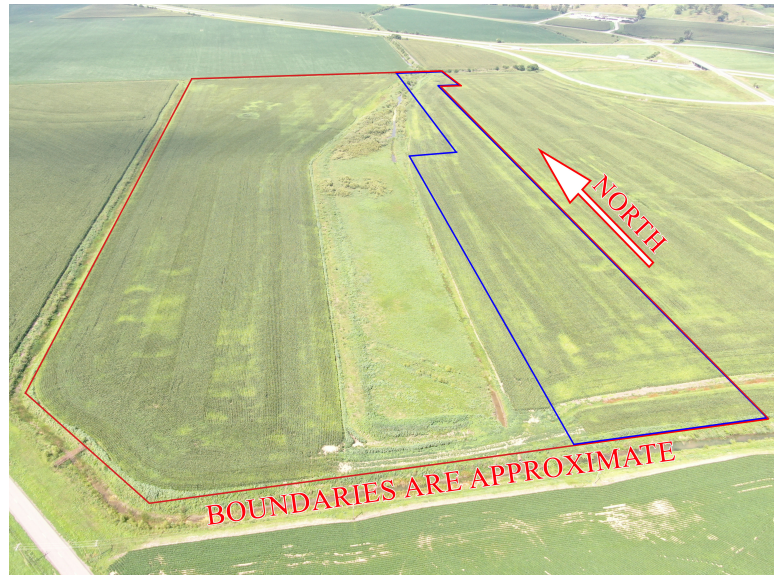
The Current tenant would like to stay on, but it is available for full possession for the 2024 crop season. Additionally, Hunting lease to Pro outfitters in Rulo Nebraska runs through December 31, 2023 in the amount of \$7,500.00

### LISTING AGENT:

Jamie Barnes (660) 851-1125 or [Jamie@BarnesRealty.com](mailto:Jamie@BarnesRealty.com)

### BROKER PARTICIPATION:

Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



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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.**

## *51.8 Acres, Holt County, MO*

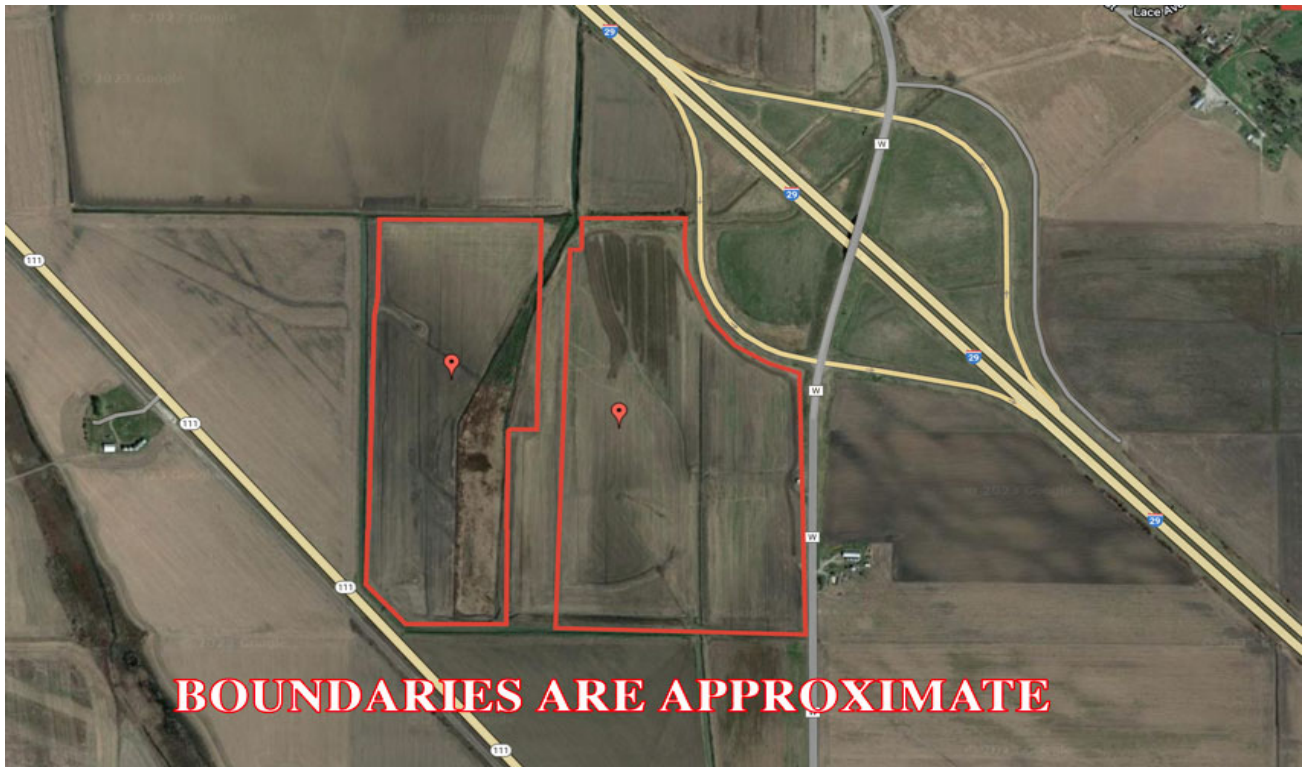
- **MILL CREEK DIKE & DRAINAGE DISTRICT (Highlighted in blue):**

Please review the tax map carefully and notice the area shown as owned by Mill Creek Dike, and drainage district. This does not exactly match the acres, that I am farming/cash, renting, and in possession of. (see FSA map- coming soon!)

It's my understanding that when they moved the basin westerly, there was no paperwork filed at the courthouse.

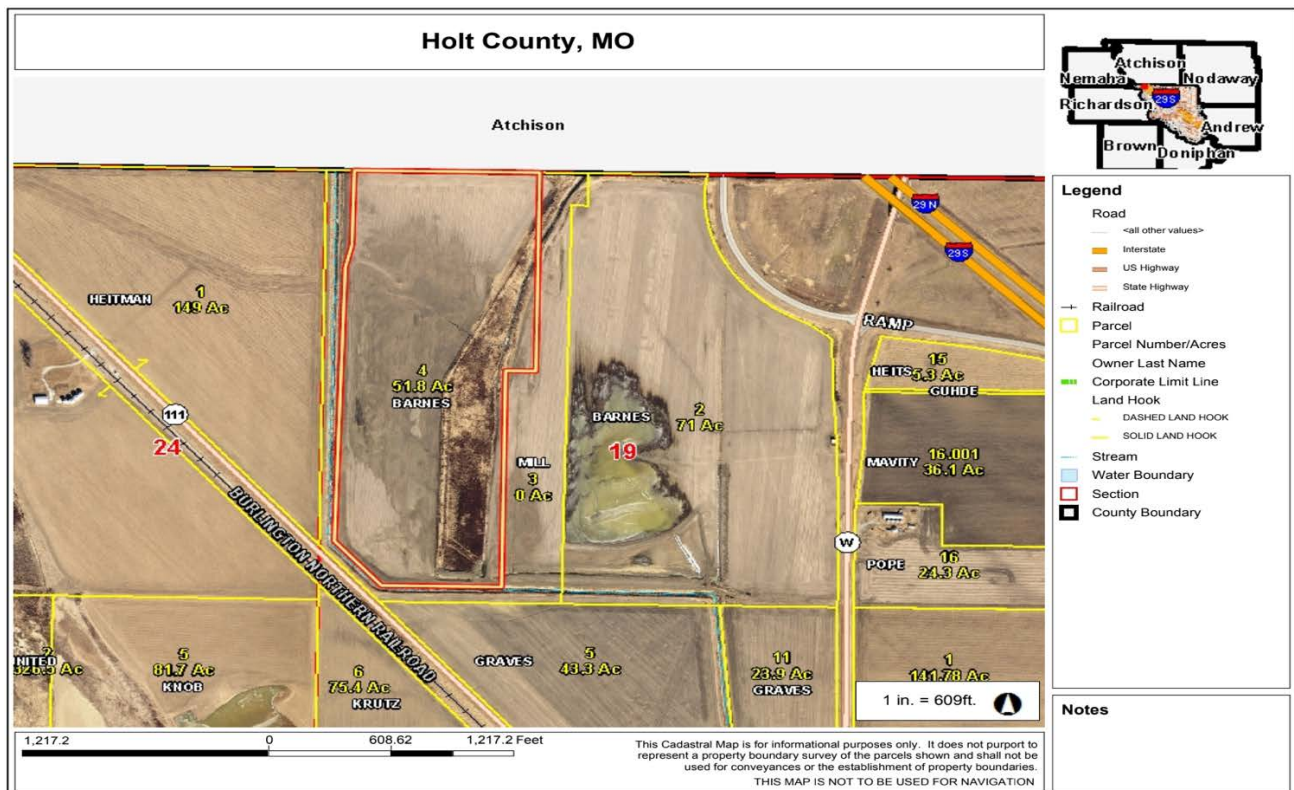
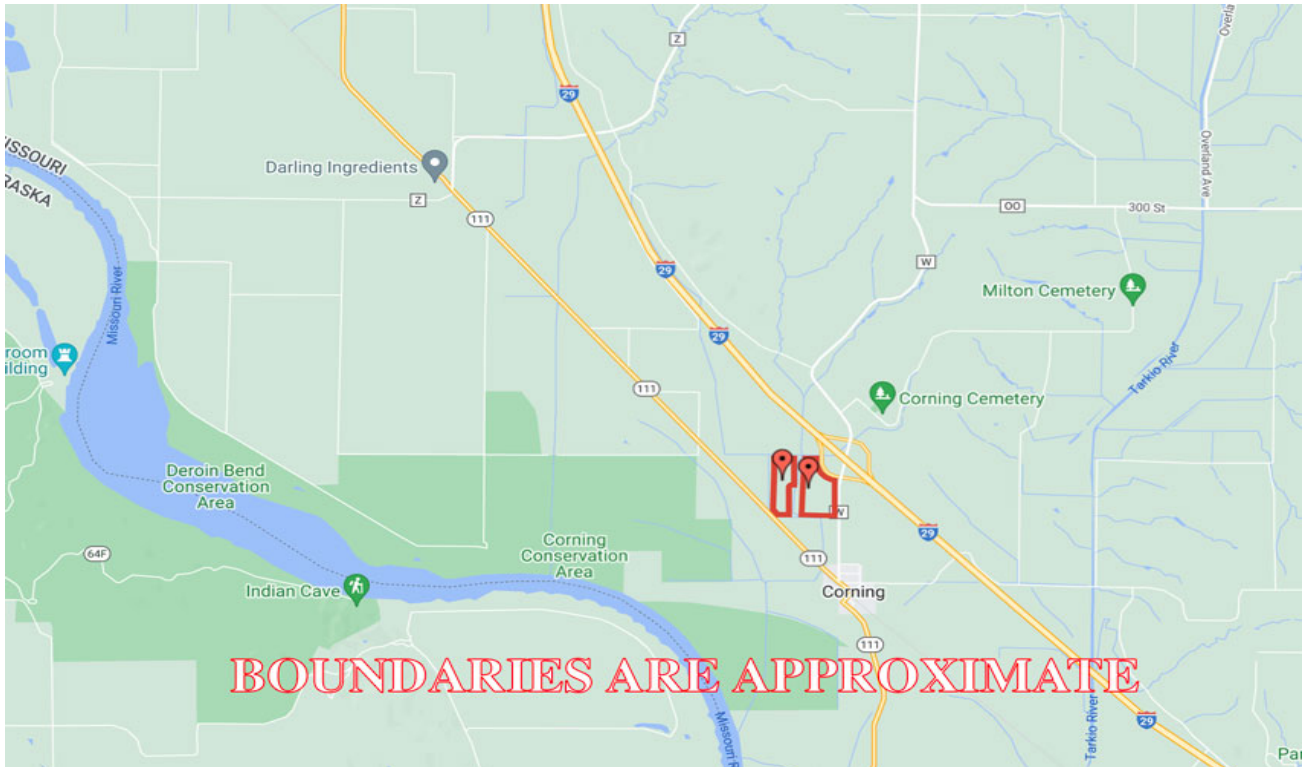
A Gentleman's agreement is fine, but this must be disclosed to any future purchaser. This area as described should total 10 acres and no more. When I bought the property, they were occupying approximately 12 acres, so I have shifted that east line accordingly- removed the dog leg and I am in possession of the acres that are currently being farmed. If you need any clarification on this or other details, I'm available any time for discussion. Additionally, the north neighbor has the right to access their field going up the east side of Mill Creek dike and drainage district Area.

### *Google Aerial*





# 51.8 Acres, Holt County, MO Driving Map



# 51.8 Acres, Holt County, MO

## FSA Map

(Includes East 71 Acre Tract)



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-COM-GR Milo=Sorgh-Gr-GR  
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
 WXY=Corn-Wxy-GR  
 GLS=Grass- SMO- LS ALF=Alfalfa-FG  
 H=MIXFG-Igs-FG P=MIXFG-Igs-GZ  
 All fields non-irrigated  
 \*Unless notated on Map

1:7,920

Program Year: 2023

Created: 4/14/2023

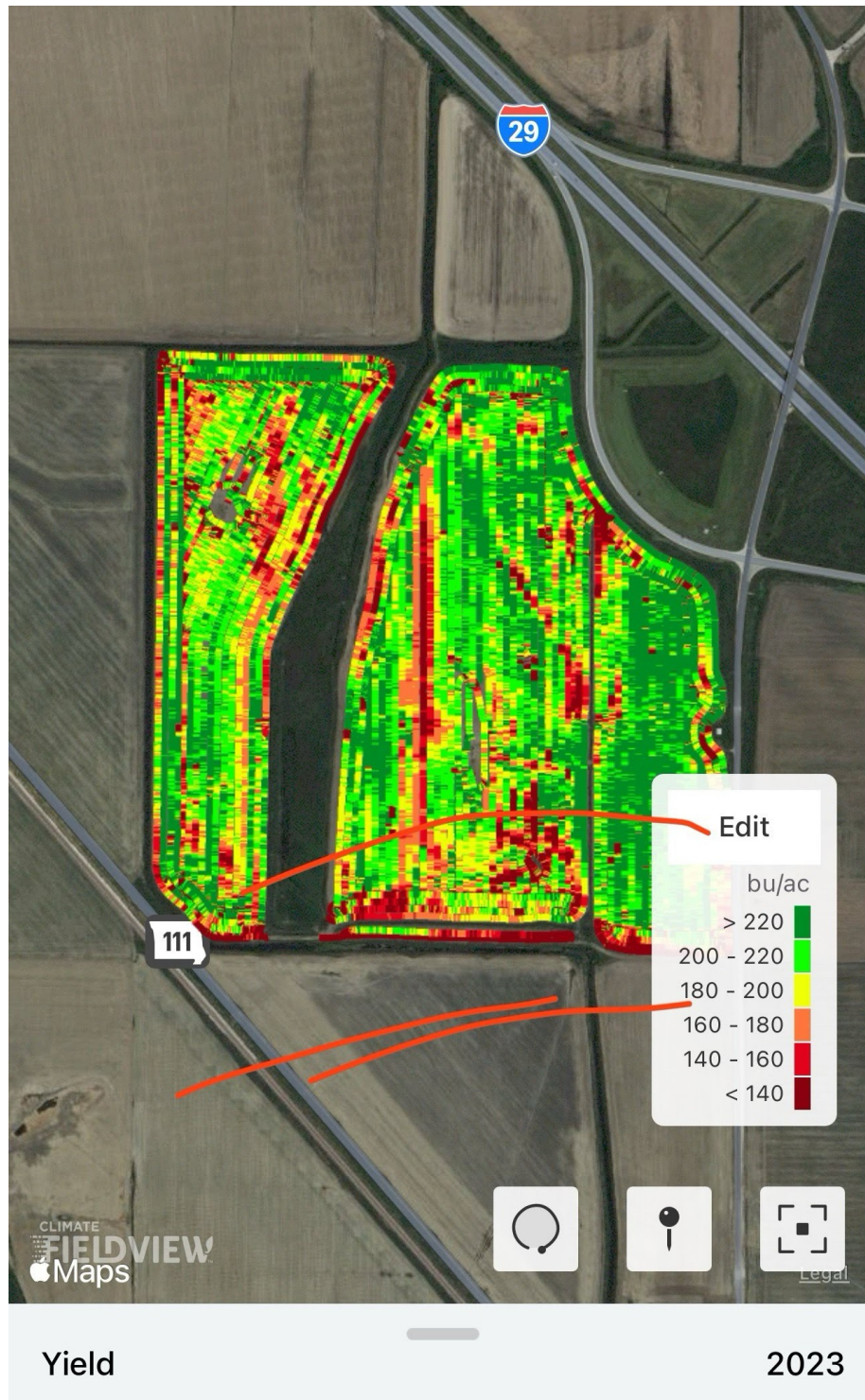
Flown: 2022-7-10

- clu
- crp
- plss

Farm 4063  
Tract 3394



**51.8 Acres, Holt County, MO**  
**FSA Map**  
*(Includes East 71 Acre Tract)*



199  
Avg Yield (bu/ac)

13.2%  
Moisture

114.1  
Area Harvested (ac)

**51.8 Acres, Holt County, MO**  
**FSA 156EZ**  
*(Includes East 71 Acre Tract)*

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 : 5/26/23 8:21 AM CST

Crop Year : 2023

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 140.21             | 124.30             | 124.30                 | 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               | 124.30                 | 0.00           |      |      | 0.00 | 0.00      | 0.00                 | 0.00             |

**Crop Election Choice**

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

**DCP Crop Data**

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 88.90         | 0.00                        | 129       | 0   |
| Soybeans     | 29.10         | 0.00                        | 42        | 0   |
| <b>TOTAL</b> | <b>118.00</b> | <b>0.00</b>                 |           |     |

**NOTES**

**Tract Number :**

Description : J12 S19-63-40  
 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 : Wetland determinations not complete  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 140.21    | 124.30   | 124.30       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



# 51.8 Acres, Holt County, MO

## FSA 578

(Includes East 71 Acre Tract)

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number:

Operator Name and Address

### REPORT OF COMMODITIES

### FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 05/26/2023

PAGE: 1

Original: ACG

Revision: \_\_\_\_\_

Cropland: 124.30

Farmland: 140.21

| Tract Number | CLU/Field | Crop/Commodity                                    | Var/Type | Int Use | Act Use | Irr. Pr. | Org Stat | Nat. Sod | C/C Stat | Rpt Unit | Rpt Qty | Det Qty       | Crop Land | Field ID                  | Official/Measured | Planting Date | Planting Period | End Date |
|--------------|-----------|---------------------------------------------------|----------|---------|---------|----------|----------|----------|----------|----------|---------|---------------|-----------|---------------------------|-------------------|---------------|-----------------|----------|
| 1            |           | CORN                                              | YEL      | GR      |         | N        | C        | N        | I        | A        | 36.64   |               | Yes       |                           | N                 | 04/21/2022    | 01              |          |
| Produce      |           | Share 100.00 FSA Physical Location Holt, Missouri |          |         |         |          |          |          |          |          |         | NAP Unit 2879 |           | Signature Date 07/18/2022 |                   |               |                 |          |
| 5            |           | GRASS                                             | SMO      | LS      |         | N        | C        | N        | I        | A        | 11.30   |               | Yes       |                           | N                 |               | 01              |          |
| Produce      |           | Share 100.00 FSA Physical Location Holt, Missouri |          |         |         |          |          |          |          |          |         | NAP Unit 2879 |           | Signature Date 07/18/2022 |                   |               |                 |          |
| 10           |           | CORN                                              | YEL      | GR      |         | N        | C        | N        | I        | A        | 76.36   |               | Yes       |                           | N                 | 04/21/2022    | 01              |          |
| Producer     |           | Share 100.00 FSA Physical Location Holt, Missouri |          |         |         |          |          |          |          |          |         | NAP Unit 2879 |           | Signature Date 07/18/2022 |                   |               |                 |          |

#### Tract 3394 Summary

| PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty | PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty | PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty |
|----------|----------|---------|--------|----------|---------|----------|----------|---------|--------|----------|---------|----------|----------|---------|--------|----------|---------|
| 01 GRASS | SMO      | LS      | N      | A        | 11.30   | 01 CORN  | YEL      | GR      | N      | A        | 113.00  |          |          |         |        |          |         |

Photo Number/Legal Description: J12 S19-63-40

Cropland: 124.30

Reported on Cropland: 124.30

Difference: 0.00

Reported on Non-Cropland: 0.00

## Aerial Photos



***51.8 Acres, Holt County, MO***  
***Aerial Photos***

