



Farmland Sales Specialists

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

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

71 Acres, Holt County, MO

Here is a well located, top producing, Missouri river bottom farm with blacktop road frontage, and an elevated shed for seed storage or just getting out of the weather. 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

Price:

\$17,878.17/taxable acre or \$1,269,350.00

IMPROVEMENTS:

See Attached.

TAXES/TAXABLE ACRES:

2022 taxes were \$1,505.62 on 71 taxable acres.

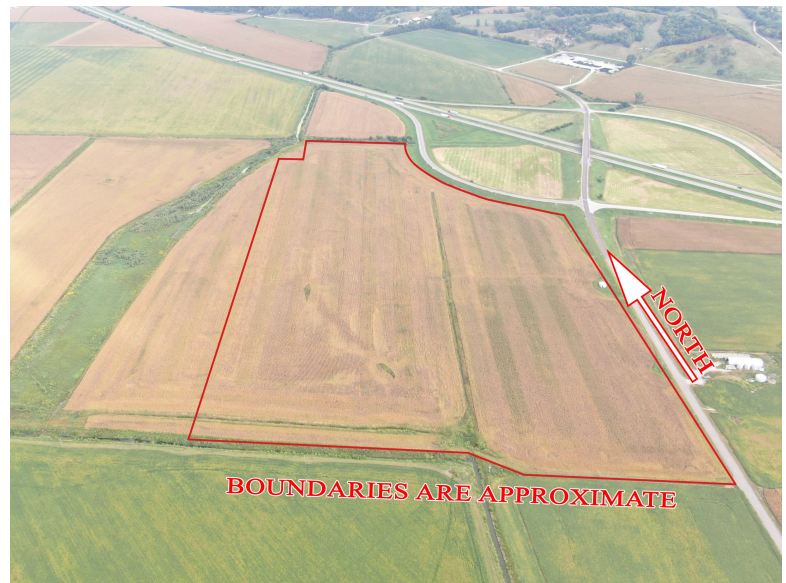
RENTAL STATUS:

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 51.8 acre west 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 \$12,500.00

LISTING AGENT:

Jamie Barnes (660) 851-1125 or 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.

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

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 The listing may be withdrawn with or without approval.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.

71 Acres, Holt County, MO

- **IMPROVEMENTS:**

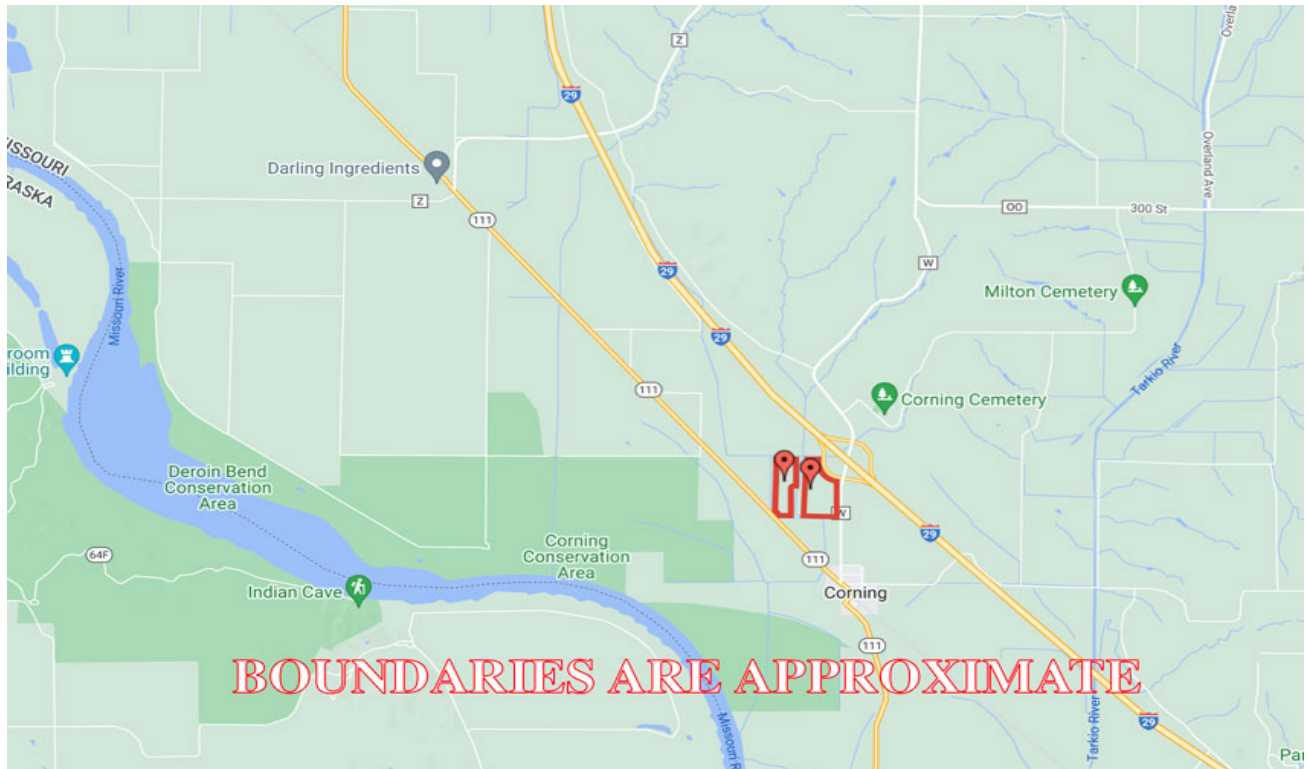
Five horse 3 phase submersible dewatering pump was just gone through by R&S Electric Saint Joseph, Missouri, in the spring of '23 in the concrete manhole. This lifts water into the main drainage ditch any time the river is high enough to affect the farms drainage. A 25 horse, three phase submersible electric pump is in the 16-inch cased well for irrigation purposes or fall waterfowl hunting.

Water is piped with one additional valve and outlet to the east shooting area, which has a 12-foot concealed comfort steel pit blind. This valve enables you to flood the pool from the south edge, letting the iron fall out there or outlet right in front of the blind for late season waterfowl hunting over a pool of open water.

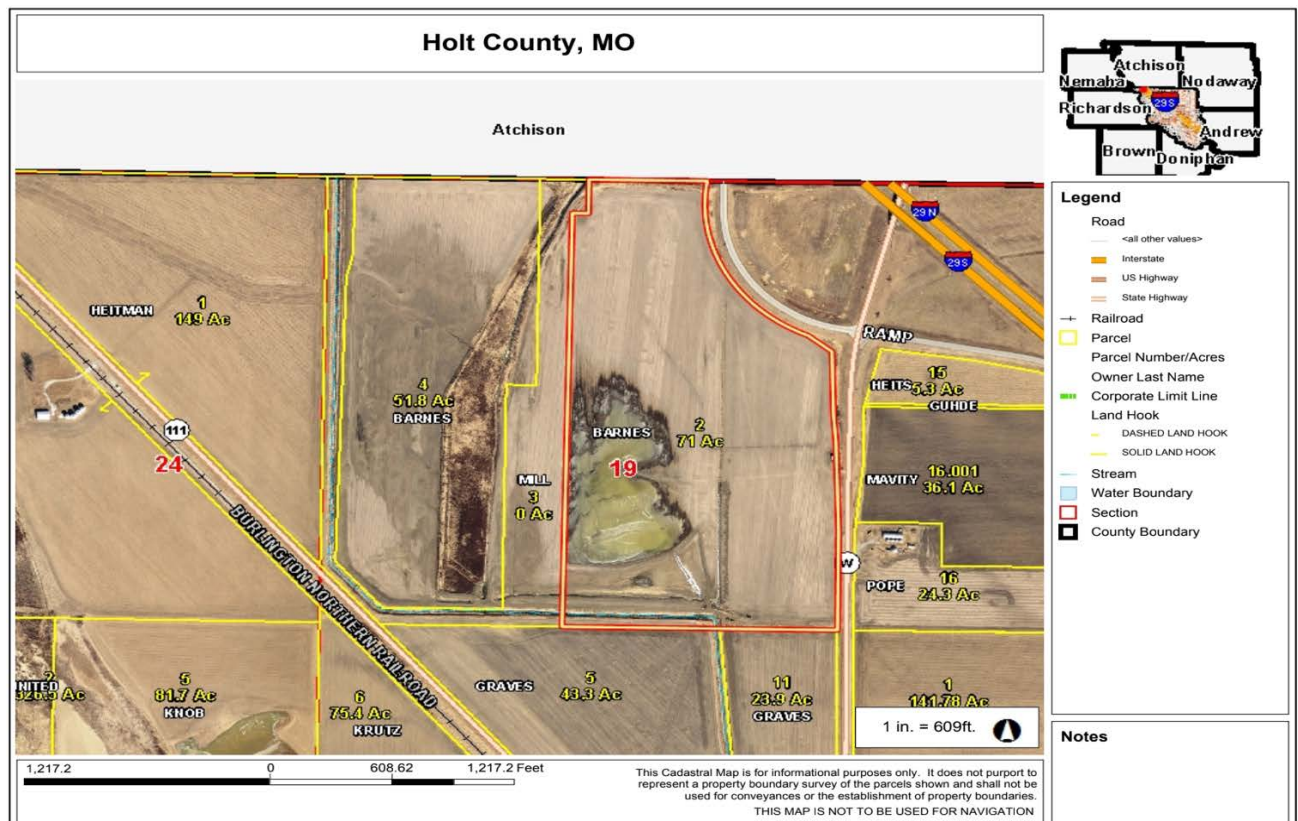
71 Acres, Holt County, MO ***Google Aerial***



71 Acres, Holt County, MO Driving Map



Tax Map



71 Acres, Holt County, MO
FSA Map
(Includes West 51.8 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**

71 Acres, Holt County, MO
Yield



71 Acres, Holt County, MO
FSA 156EZ
(Includes West 51.8 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
TOTAL	118.00	0.00		

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

71 Acres, Holt County, MO

FSA 578

(Includes West 51.8 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. Sed	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	V	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		

Photos

