



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

116.4 Acres, Holt County, MO

Upland farms in the Mound City area don't become available very often. Here is a well located property with timber for hunting, nice views of the surrounding area and it's close to town too. If you don't mind having a neighbor, there's also some added benefit for a potential home site on the South corner. This Upland tract is all terraced and tiled and has quite a bit of creek bottom on the north and the south sides. The outfitter has been leasing this property now going on 15 years, so it has a proven track record for cash rent and a hunting lease revenue stream. Go ahead and run these numbers - you may not see a better returning tract in Northwest Missouri!

LOCATION:

Head SE on E Second St. for 1 mile. The tract is on the East side of the road

PRICE:

\$5,995.00/taxable acre or \$697,818.00 total

IMPROVEMENTS:

This tract is unimproved

REAL ESTATE TAXES:

2022 taxes are \$263.92 on 116.4 taxable acres

RENTAL STATUS:

Currently rented for 2023 crop year (80 tillable acres),
Available for the 2024 crop year

PROJECTED MARKET RENT FOR 2024/ANNUAL INCOME

\$300/FSA tillable acre +
\$10,500 annual hunting lease
Totaling: \$34,500

LISTING AGENTS:

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.

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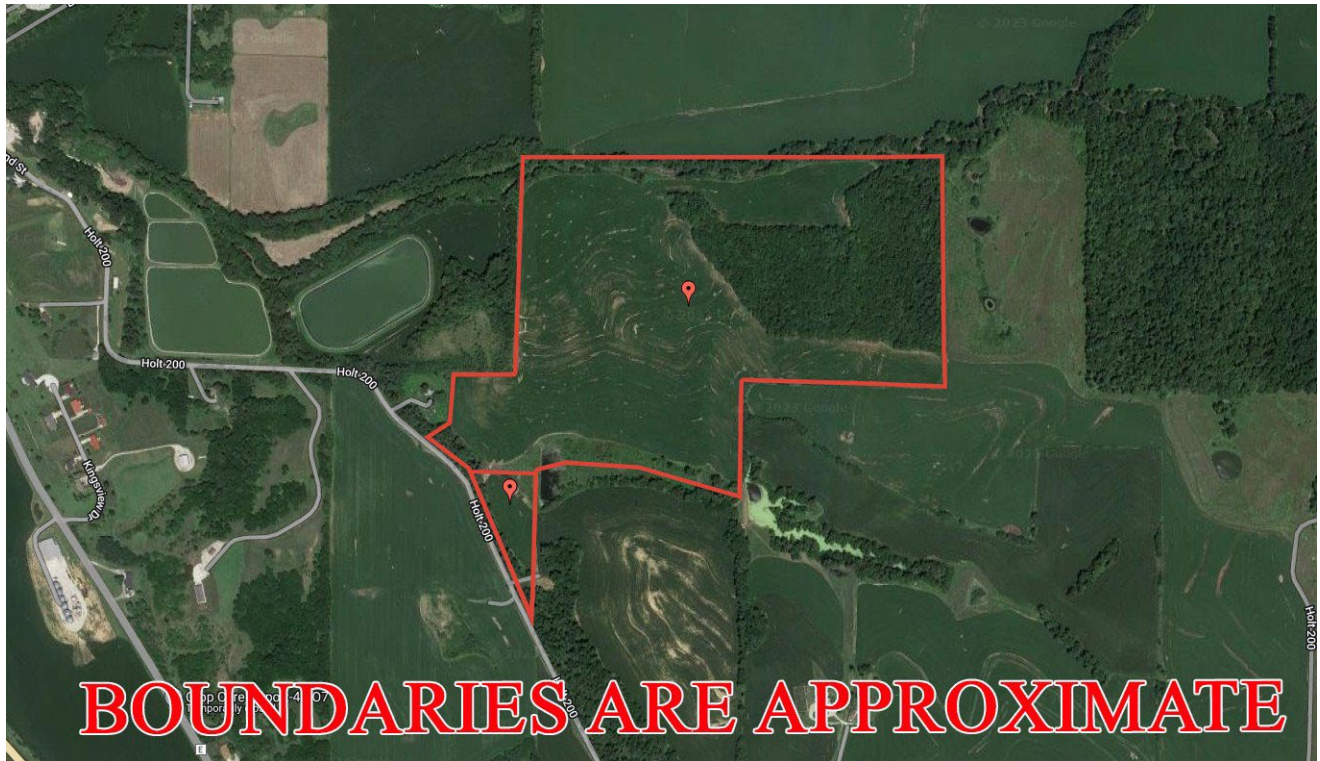
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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.



116.4 Taxable Acres, Holt County, MO
Google Aerial Map

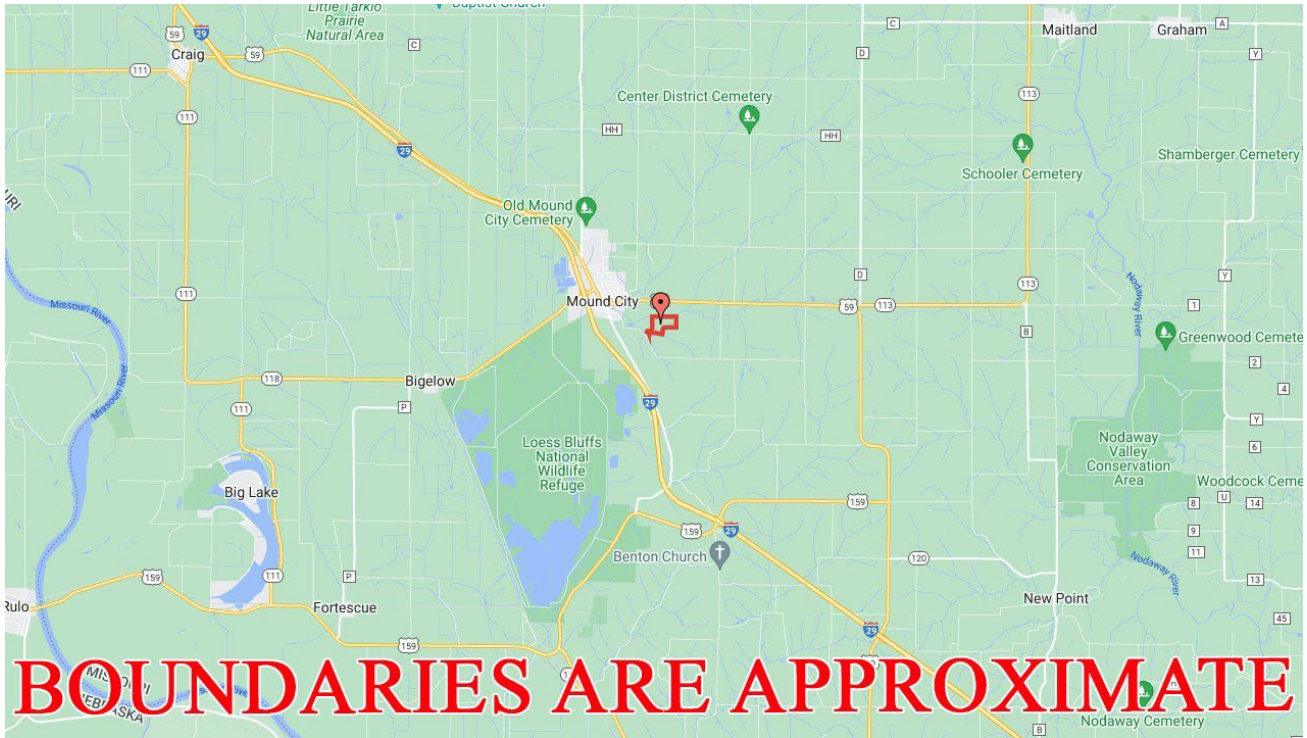


General Location Map

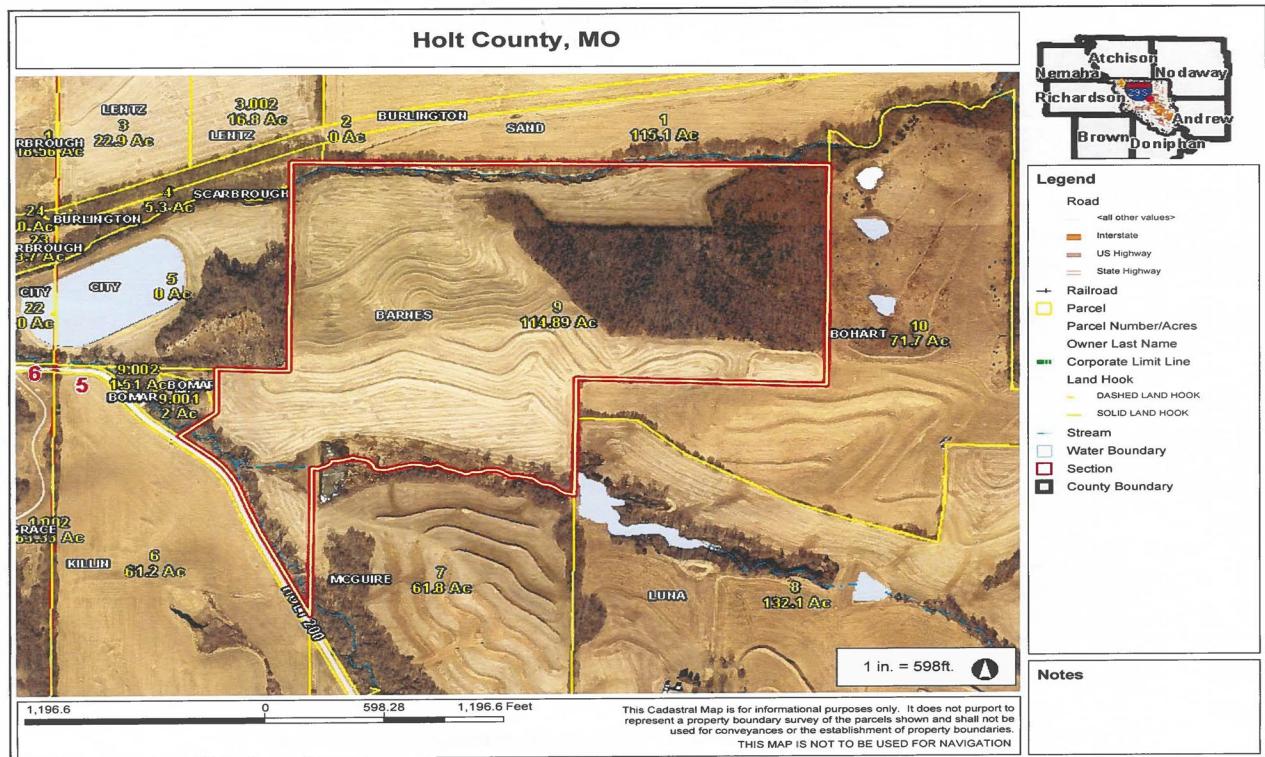


116.4 Taxable Acres, Holt County, MO

Driving Map



Tax Map



PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

116.4 Taxable Acres, Holt County, MO

Surety Map

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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Boundary Center: 40° 7' 25.22, -95° 12' 43.46

0ft 827ft 1653ft

5-61N-38W
Holt County
Missouri



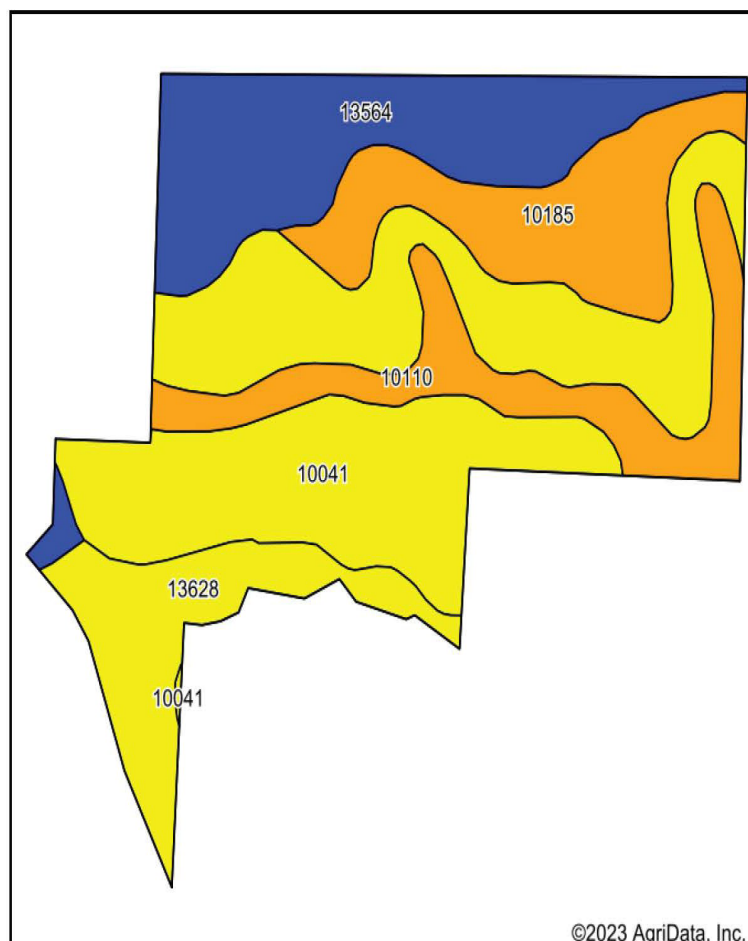
10/25/2023

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

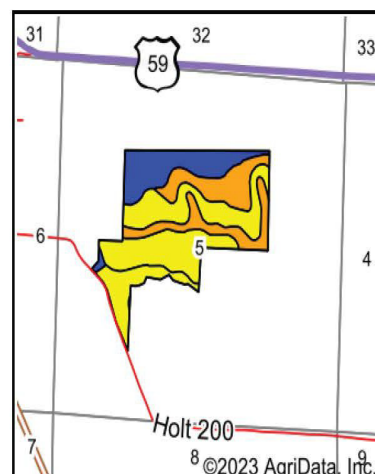
116.4 Taxable Acres, Holt County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **5-61N-38W**
 Township: **Benton**
 Acres: **116**
 Date: **10/25/2023**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 26

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
10041	Knox silt loam, 14 to 20 percent slopes, eroded	49.21	42.4%		IVe		75	75	60	60
13564	Nodaway-Judson silt loams, 1 to 7 percent slopes	23.74	20.5%		IIw	IIw	81	77	70	73
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	16.15	13.9%		IIIe		75	75	57	55
10110	Monona silt loam, 5 to 9 percent slopes, eroded	13.71	11.8%		IIIe		81	81	72	76
13628	Napier-Gullied land complex, 5 to 14 percent slopes	13.19	11.4%		IVe	IIIe	11	9	11	10
Weighted Average					3.33	*-	*n 69.7	*n 68.6	*n 57.5	*n 58.2

*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.

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FSA Aerial Map



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 NRC S.

Holt Co. FSA

C=Corn-Yel-GR CW=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Mlo=Sorgh-Gr-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 WXY=Corn-Wxy-GR
 GLS=Grass- SMO- LS ALF=Alfalfa-FG
 H=MXFG-lgs-FG P=MXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2024

Created: 9/26/2023

Flown: 2022-7-10

- clu
- crp
- plss

116.4 Taxable Acres, Holt County, MO

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 : 10/24/23 4:04 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
120.45	74.76	74.76	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	74.76	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	48.50	0.00	121	0
Soybeans	22.80	0.00	38	0
TOTAL	71.30	0.00		

NOTES

Tract Number :

Description : L5 S5-61-38
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 : NORMAN J BARNES, ALYSSA BARNES
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
120.45	74.76	74.76	0.00	0.00	0.00	0.00	0.0

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FSA 156EZ

MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM :
Prepared : 10/24/23 4:04 PM CST
Crop Year : 2024

Tract Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.50	0.00	121
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NOTES

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