



# 156.57 ACRES, HOLT COUNTY, MO

Here is a highly tillable upland farm with a good revenue stream near a state conservation area. If you're interested in hunting upland game with return, this may be just what you're looking for!



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](http://www.BarnesRealty.com)



# PROPERTY FEATURES

## Real Estate Taxes:

2024 taxes were \$260.92 on 156.57 taxable acres

## Rental Status:

Available for full possession upon harvest  
Leased for the 2025 crop year

## 2025 Annual Income

Talk to listing agent. Barnes realty sets prospective purchasers up with tenant at no fee the first year

## Listing Agent:

Jamie Barnes (660)-851-1152 or  
Jamie@BarnesRealty.com

## Location:

Located about 7 miles southeast of the town of Oregon, MO. Head east on highway 59 for 5 miles and turn south on Hwy U. Continue South for 3.5 miles. Turn east on Holt 325 and continue for half a mile. The tract is on the south side of the road.

## Improvements:

This tract is unimproved



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 The listing may be withdrawn with or without approval.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.



# AERIAL PHOTOS





# AERIAL PHOTOS





# AERIAL PHOTOS





# AERIAL PHOTOS





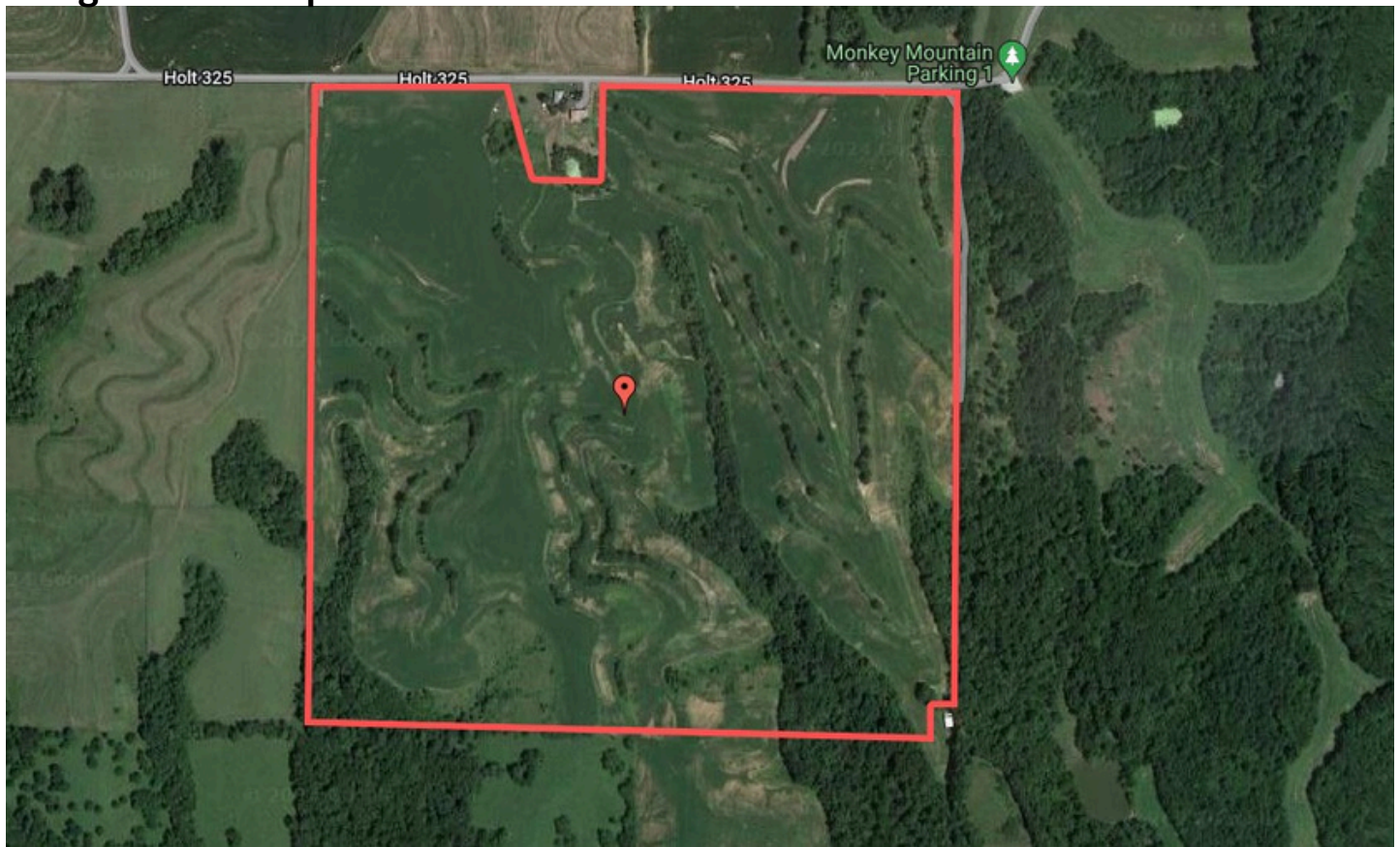
# AERIAL PHOTOS



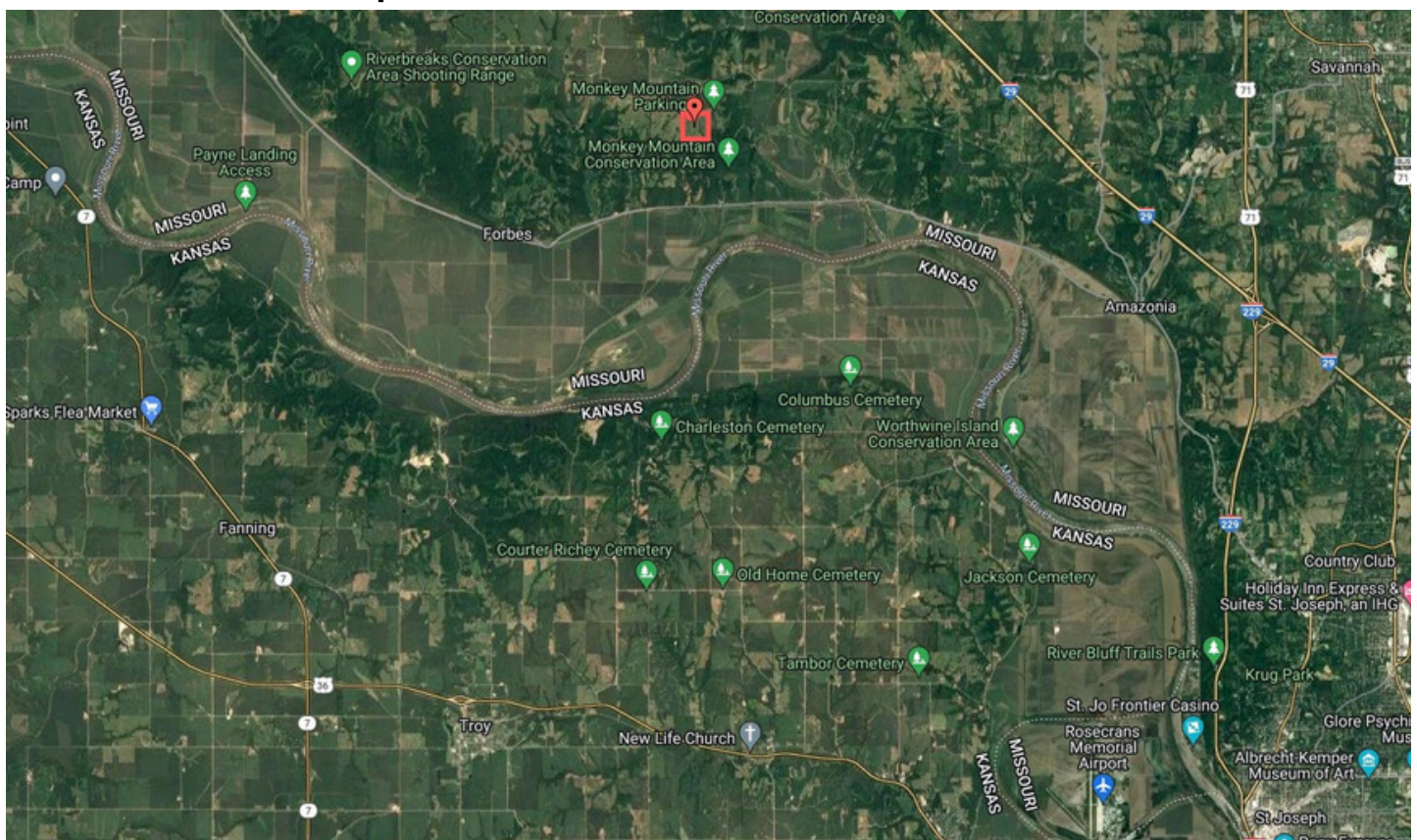


# AERIAL MAPS

Google Aerial Map:



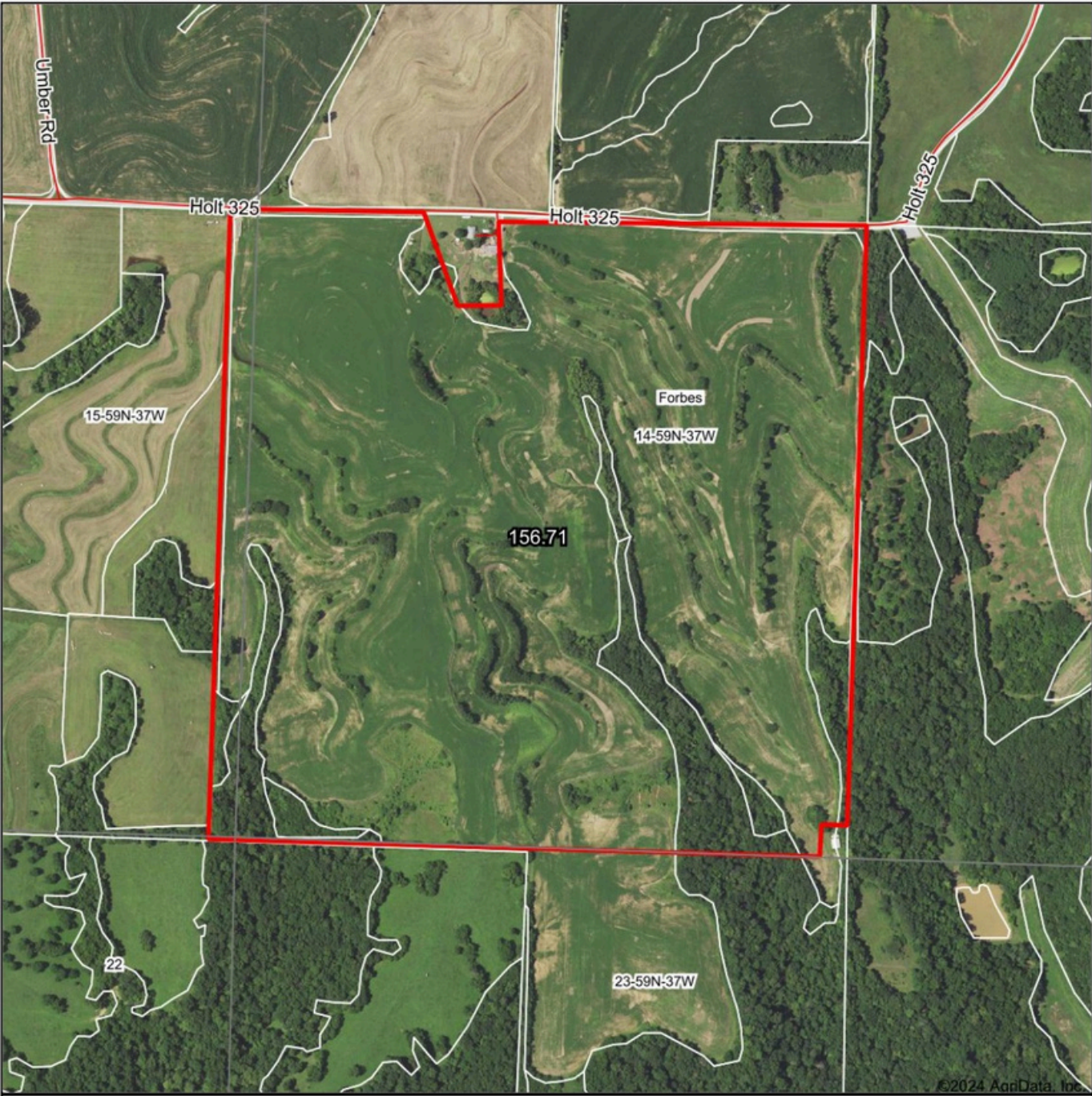
General Location Map:





# SURETY MAPS

Aerial Map



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(800) 648-3177

Maps Provided By:



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

Boundary Center: 39° 55' 40.12, -95° 1' 33.64

0ft 647ft 1295ft

14-59N-37W  
Holt County  
Missouri

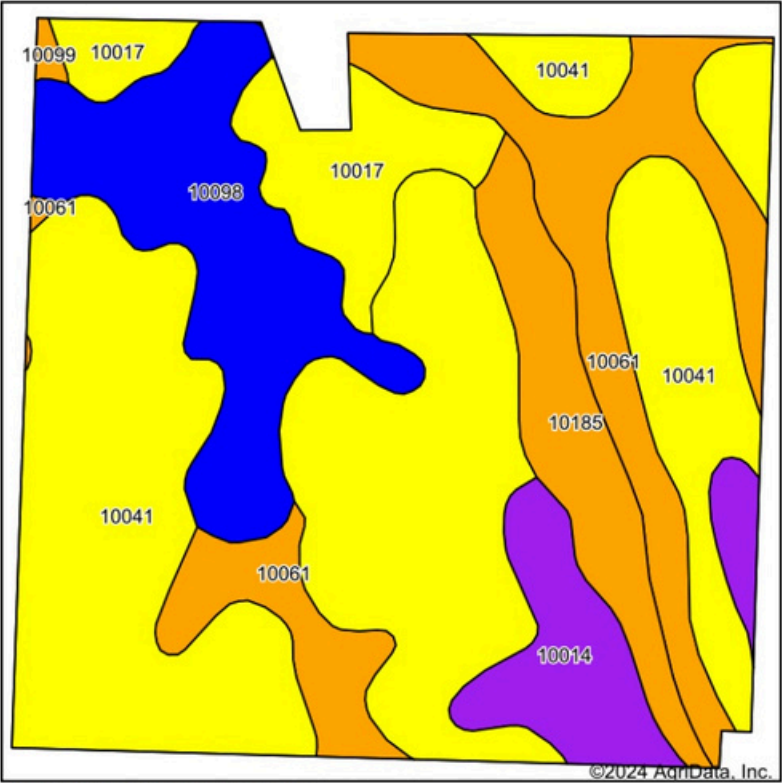


5/28/2024

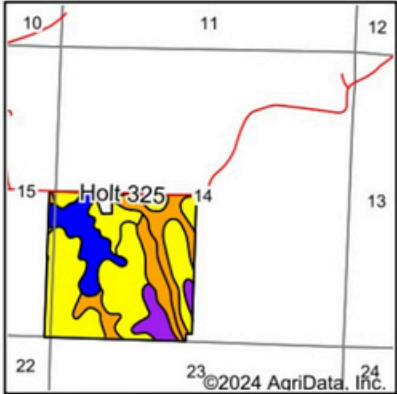


SURETY MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Holt**  
Location: **14-59N-37W**  
Township: **Forbes**  
Acres: **156.71**  
Date: **5/28/2024**



Maps Provided By:



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Area Symbol: MO087, Soil Area Version: 26

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
10041	Knox silt loam, 14 to 20 percent slopes, eroded	76.59	48.9%		IVe	75	75	60	60
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	24.98	15.9%		IIIe	75	75	64	63
10098	Marshall silty clay loam, 2 to 5 percent slopes	21.53	13.7%		Ile	89	89	74	77
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	11.45	7.3%		IVe	72	72	67	61
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	11.15	7.1%		IIIe	75	75	57	55
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.60	6.8%		VIIe	15	15	12	9
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.41	0.3%		IIIe	90	90	68	70
Weighted Average					3.69	*n 72.7	*n 72.7	*n 59.6	*n 59.1

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

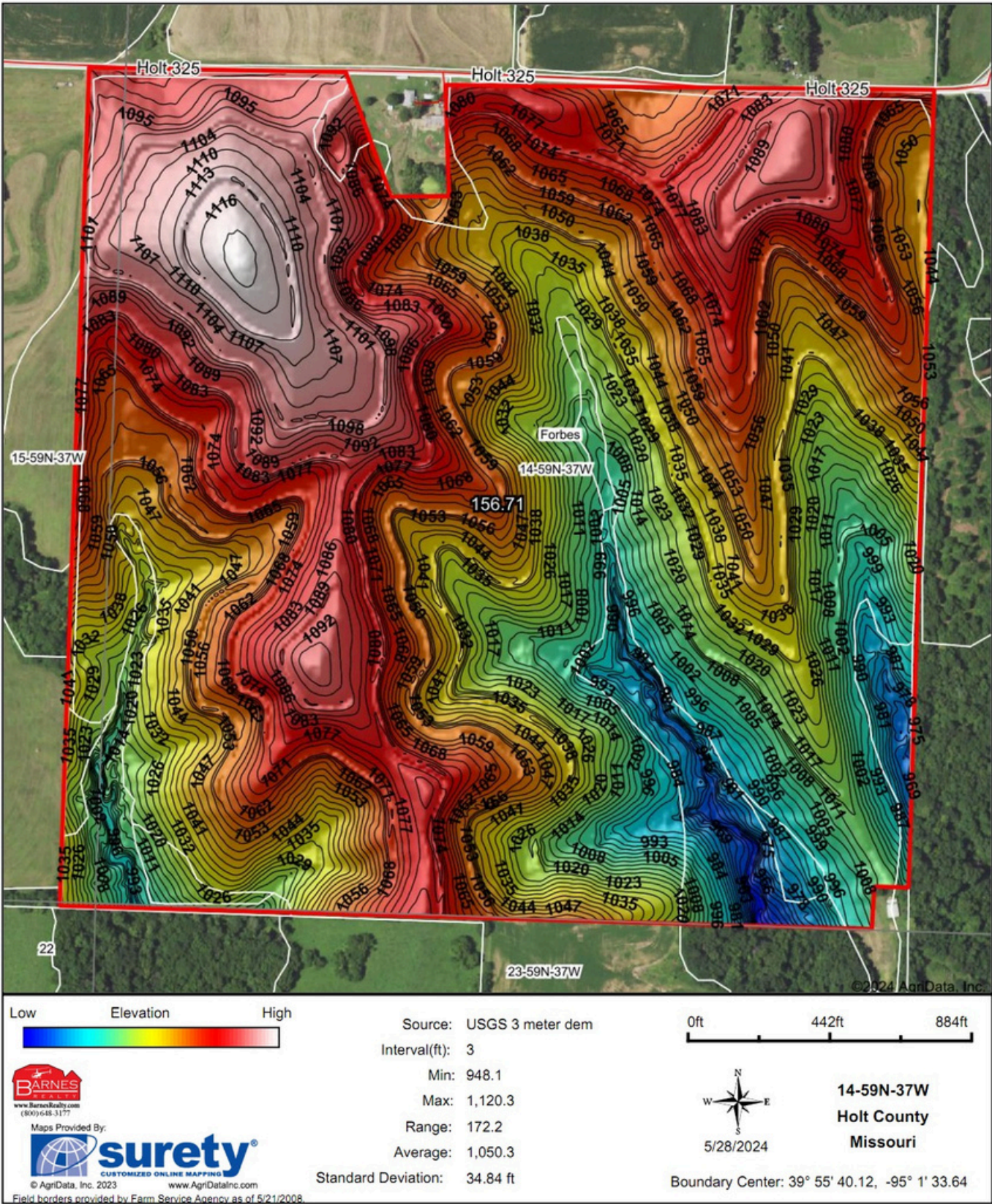
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# SURETY MAPS

Topography Hillshade





# 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 (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-GRS-GR  
HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
WXY=Corn-Wxy-GR  
GLS=Grass- SMO- LS ALF=Alfalfa-FG  
H=MIXFG-lgs-FG P=MIXFG-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

Farm 4726  
Tract 3266



# FSA INFORMATION

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 : 4726

Prepared : 6/5/24 11:15 AM CST

Crop Year : 2024

Operator Name : : None  
CRP Contract Number(s) : 29-087-2021-22  
Recon ID : None  
 : Eligible

### ARCPLC G/F Eligibility

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.70	128.27	128.27	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	128.27	0.00			0.00	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.41	0.00	97	
Soybeans	53.39	0.00	34	0
<b>TOTAL</b>	<b>106.80</b>	<b>0.00</b>		

#### NOTES

Tract Number : 3266

Description : S14-59-37  
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 :  
Other Producers :  
Recon ID : 29-087-2009-43

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.70	128.27	128.27	0.00	0.00	0.00	0.00	0.0



# FSA INFORMATION

MISSOURI  
HOLT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4726

Prepared : 6/5/24 11:15 AM CST

Crop Year : 2024

### Tract 3266 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	128.27	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	53.41	0.00	97
Soybeans	53.39	0.00	34
<b>TOTAL</b>	<b>106.80</b>	<b>0.00</b>	

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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## Reported on Non-Cropland: 0.00



## Holt, Missouri

FSA - 578 (09-13-16)

**Farm Number:** 4726

# REPORT OF COMMODITIES

## FARM SUMMARY

PROGRAM YEAR: 2023

DATE: 06/05/2024

**PAGE: 2**

Operator Name and Address

Original: ACG

Revision:

Cropland: 128.27

Farmland: 159.70

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and non-governmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

[illegible]

**CERTIFICATION:** I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

\_\_\_\_\_  
 Producer's Signature (By)

Title/Relationship of Individual Signing in the Representative Capacity

Date \_\_\_\_\_

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