



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

37.5 Acres +/-, Holt County, Missouri

Here's a nice bluff piece with a shallow pond area, timber, and a great view with two nice building sites. Surrounded by timber and Crop Fields, this may be just the property you're looking for...

LOCATION:

NW of Craig MO approximately 1.5 miles just East of I-29.

PRICE AND TERMS:

\$162,666.67 Total

F.S.A. INFORMATION:

According to the FSA 156 & 578:

Farmland: 56 Acres

Cropland: 19.7 Acres

IMPROVEMENTS:

There are no improvements

TAXES:

2014 taxes were \$89.79 on 37.5 Taxable Acres.

MINERAL RIGHTS:

Remain with the land

RENTAL STATUS:

19.7 Tillable Acres are currently rented for \$100.00/Acre for a total of \$1,970.00.

LISTING AGENT:

Jamie Barnes (660) 851-1125

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 errors and omissions is assumed.

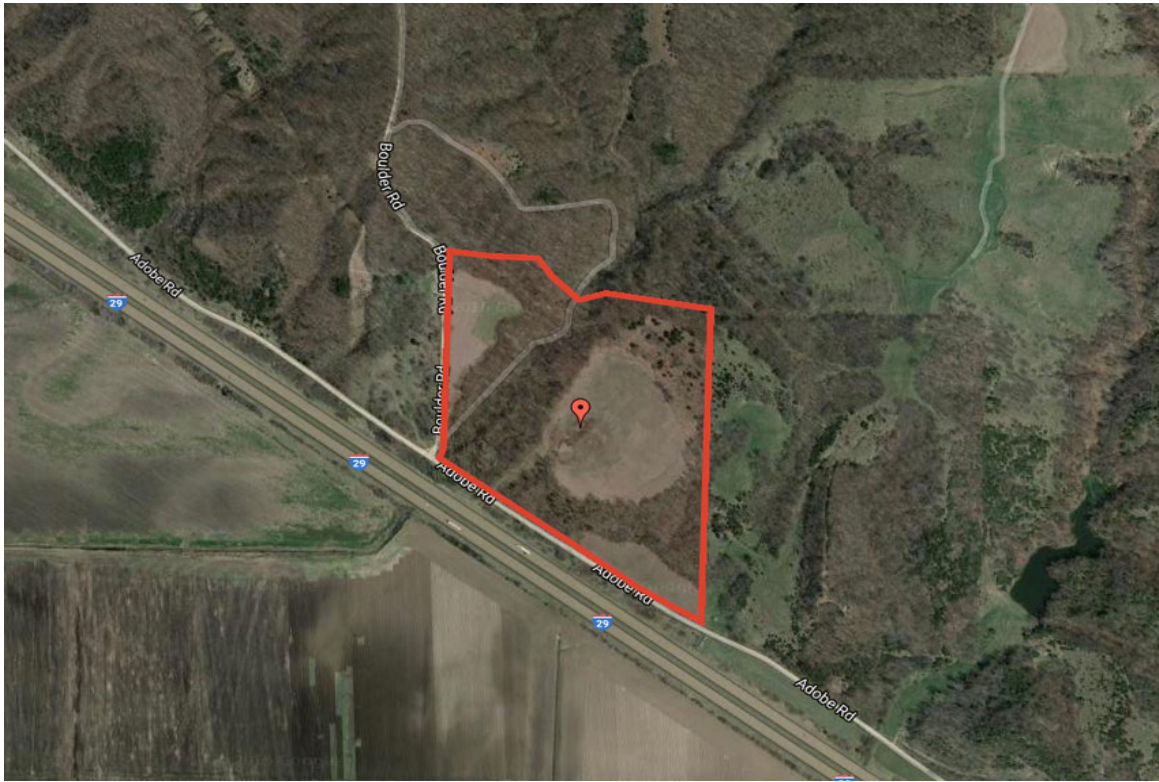
The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

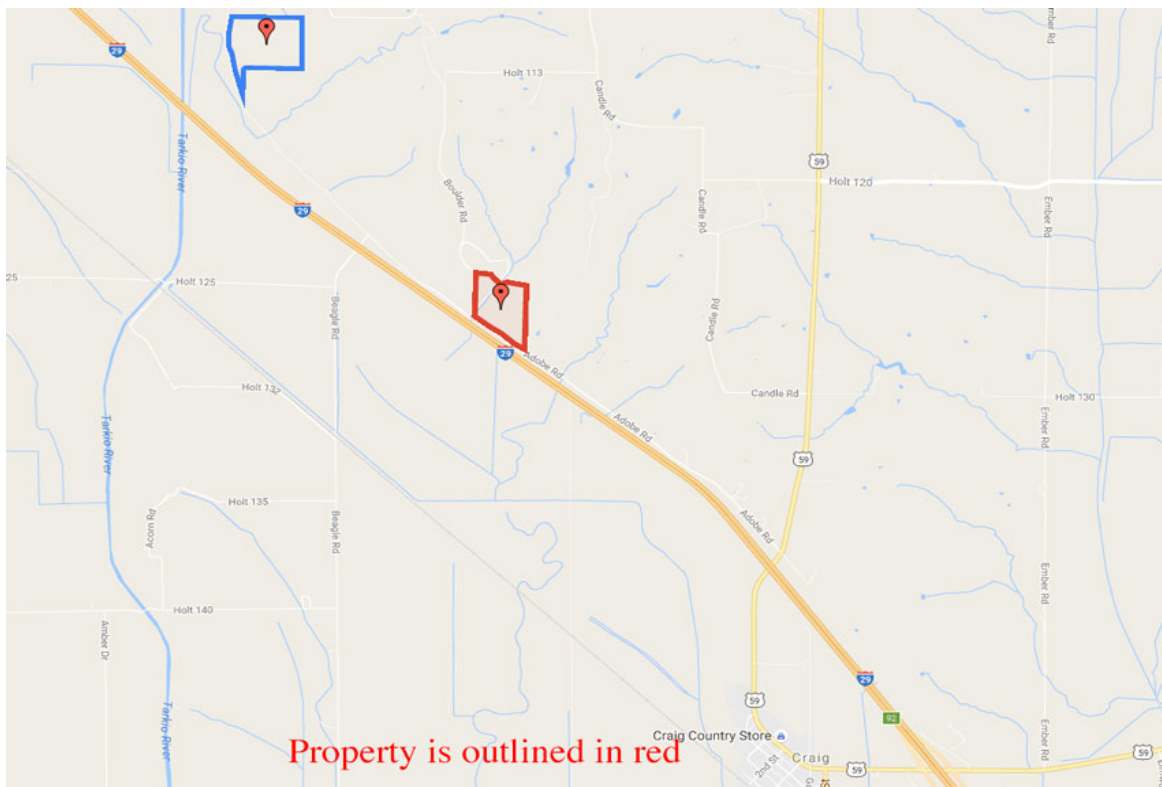
Rick Barnes, BARNES REALTY COMPANY 18156 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



37.5 Acres, Holt County, MO
Google Aerial



Driving Map



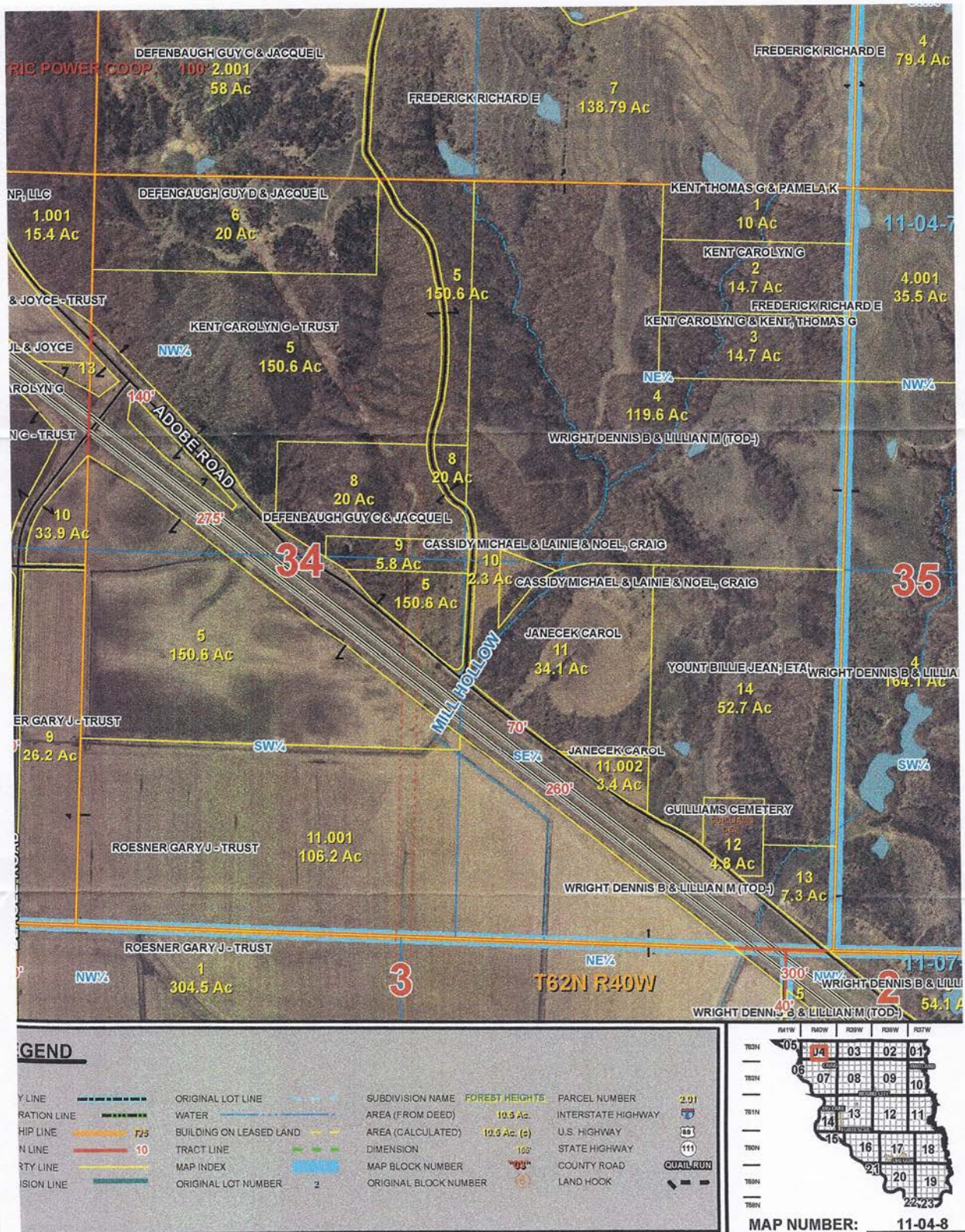
37.5 Acres, Holt County, MO

Soil Map

Soil Map—Holt County, Missouri



37.5 Acres, Holt County, MO Tax Map



37.5 Acres, Holt County, MO
FSA Map



37.5 Acres, Holt County, MO

FSA-156EZ

Missouri
Holt
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3293
Prepared: 6/16/10 10:58 AM
Crop Year: 2010
Page: 1 of 1

Operator Name					Farm Description		Recon Number	
					F2 (T105 S34-63-40)			
Farms Associated with Operator:								
None								
Other Producers Associated with Farm:								
None								
CRP Contract Number(s): 462A								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
56.0	19.7	19.7	0.0	0.0	19.2	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	0.5	0.0	0.0	0.0		N	None

Tract Number: 105 Identifier F2 S34-63-40 FAV/WR History
BIA Range Unit Number: N
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
56.0	19.7	19.7	0.0	0.0	19.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FPW	
0.0	0.0	0.5	0.0	0.0	0.0	

37.5 Acres, Holt County, MO **FSA 578**

06/16/2010 11:26 6604425376 HOLT COUNTY FSA PAGE 02/03
 HOLT, MISSOURI
 FSA-578 (02-01-91) REPORT OF COMMODITIES PROGRAM YEAR 2009
 FARM NUMBER: 3293 FARM AND TRACT DETAIL LISTING DATE: 05-27-2009
 Operator Name and Address ID Original: _____
 3498 Revision: _____
 Cropland: 19.7
 Farmland: 56.0

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Lnd Use	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/ M	C/C Stat	Prod Share	Prod ID	RMA Unt	Opt Unt
105	1	N1	CRP		2		A	4.00		Y	I	1.0000	3498			
	2	N1	CRP		2		A	10.39 9.9		Y	I	1.0000	3498			
	3	N1	CRP		2		A	3.70		Y	I	1.0000	3498			
	4	N1	CRP		2		A	1.60		Y	I	1.0000	3498			

C/C Type Prac IU Non-Irrig Irrigated
 CRP N 2 19.69

Photo Number/Legal Description: F2 S34-63-40

Cropland: 19.7 Reported on Cropland: 19.8 Difference: -.01 Reported on Non-Cropland: .00

37.5 Acres, Holt County, MO

06/16/2010 11:26 6604425375 HOLT COUNTY FSA PAGE 01/03
 HOLT, MISSOURI
 FSA-578(02-01-91) REPORT OF COMMODITIES PROGRAM YEAR 2009
 FARM NUMBER: 3293 FARM SUMMARY DATE: 05-27-2009
 Operator Name and Address ID Original:
 3498 Revision:
 Cropland: 19.7
 Farmland: 56.0

NOTE: The authority for collecting the following information is Pub.L 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name	ID	C/C	Share
	3498	CRP	1.0000

Crop Type	Prac	IU	Reported	Determined
CRP	N	2	12.69	12.2

OPERATOR'S CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops and land uses listed herein are true and correct, and that all required crops and land uses have been reported for the farm as applicable. The signing of this form gives FSA representatives authorization to enter and inspect crops and land uses on the above identified land.

X Operator's Signature: _____ Date: _____
 This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

RECEIVED
 JUN 16 2009
 HOLT CO. FSA-USDA

37.5 Acres, Holt County, MO
Aerial Photos



37.5 Acres, Holt County, MO



37.5 Acres, Holt County, MO



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