



# 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  
(660) 442-3177

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

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

## 56.66 Acres, Holt County, MO

*Here's an all-timber tract with easy access from I-29 and great seclusion.  
It's a deer and turkey hunter's paradise!*

### LOCATION:

From Craig, MO, follow Hwy 59 North to Adobe Rd. Turn Northwest on Adobe Rd & follow for about 1.5 miles. The South end of the farm is North of the road.

### PRICE:

~~\$3,200.00/acre or \$181,312.00 total~~

### **PRICE REDUCED!**

\$2,900.00/acre or \$164,314.00 total

### IMPROVEMENTS:

The tract is unimproved.

### TAXES/TAXABLE ACRES:

This is part of a larger tract. Taxes to be determined after survey upon closing.

### RENTAL STATUS:

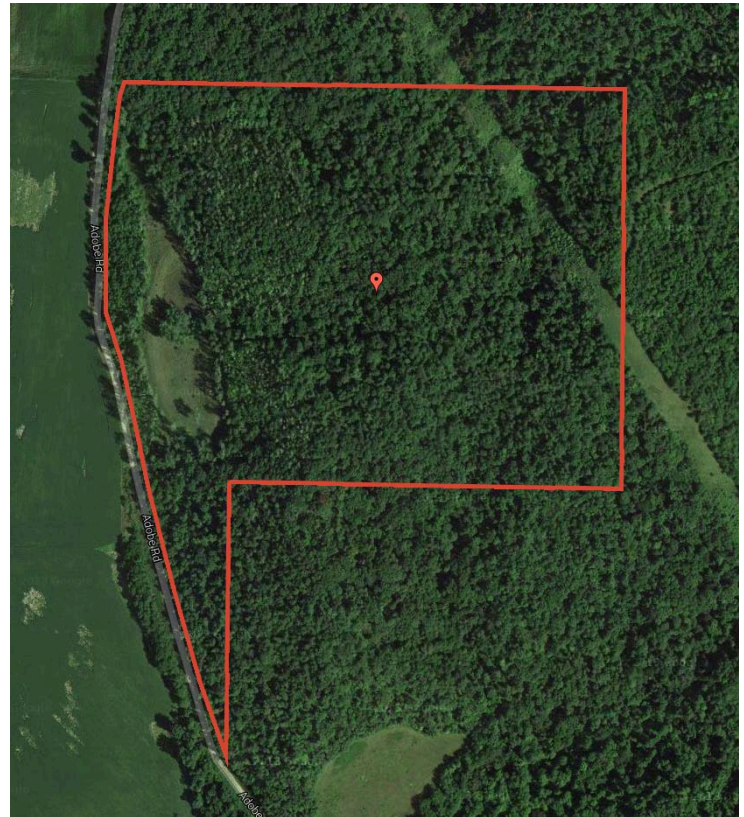
Available for full possession.

### LISTING AGENT:

Billie Paul Sharp  
(660) 572-0029 or [bpsharp@barnesrealty.com](mailto:bpsharp@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.

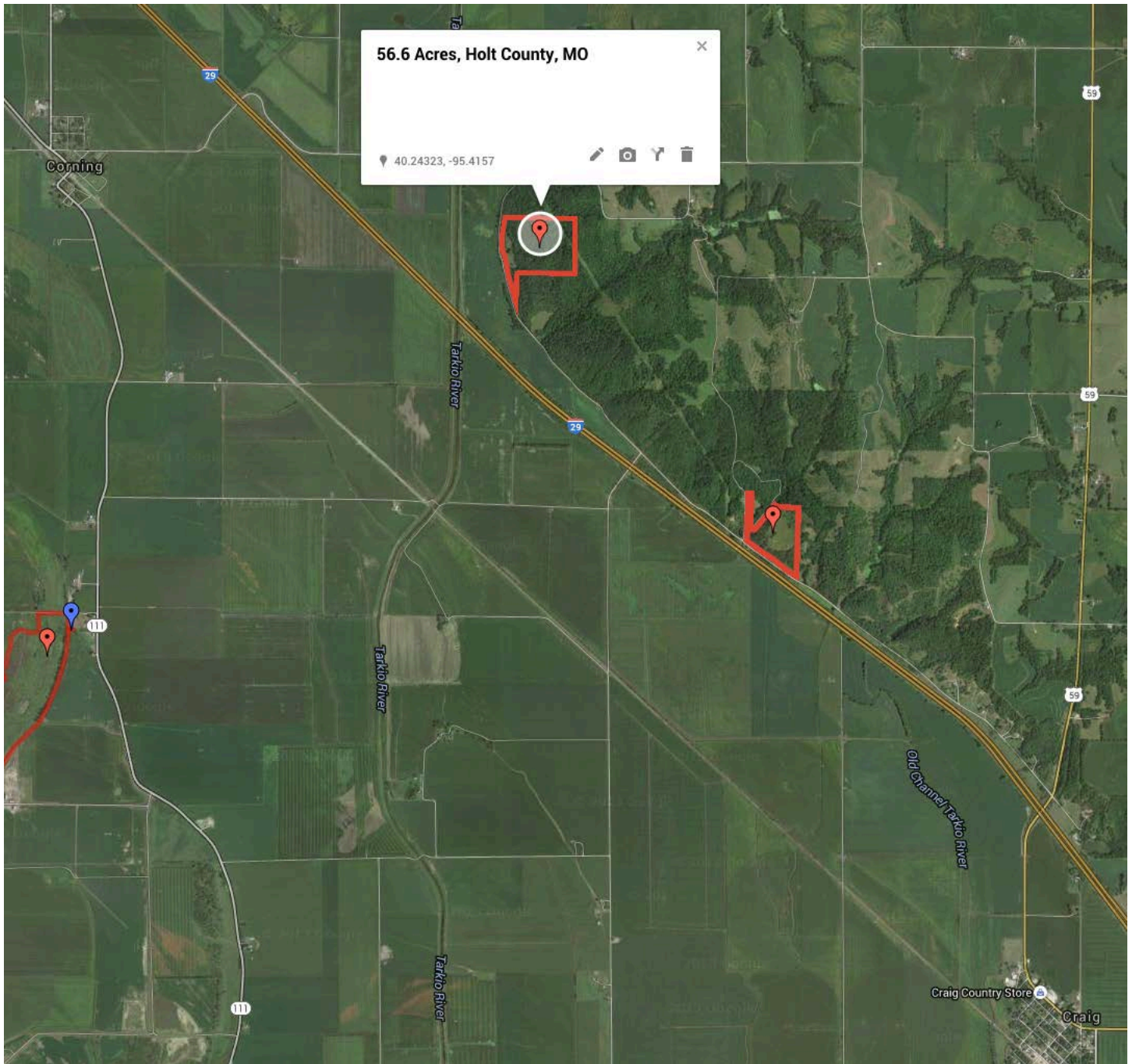


*Setting the trend for how Real Estate is sold in the Midwest.*

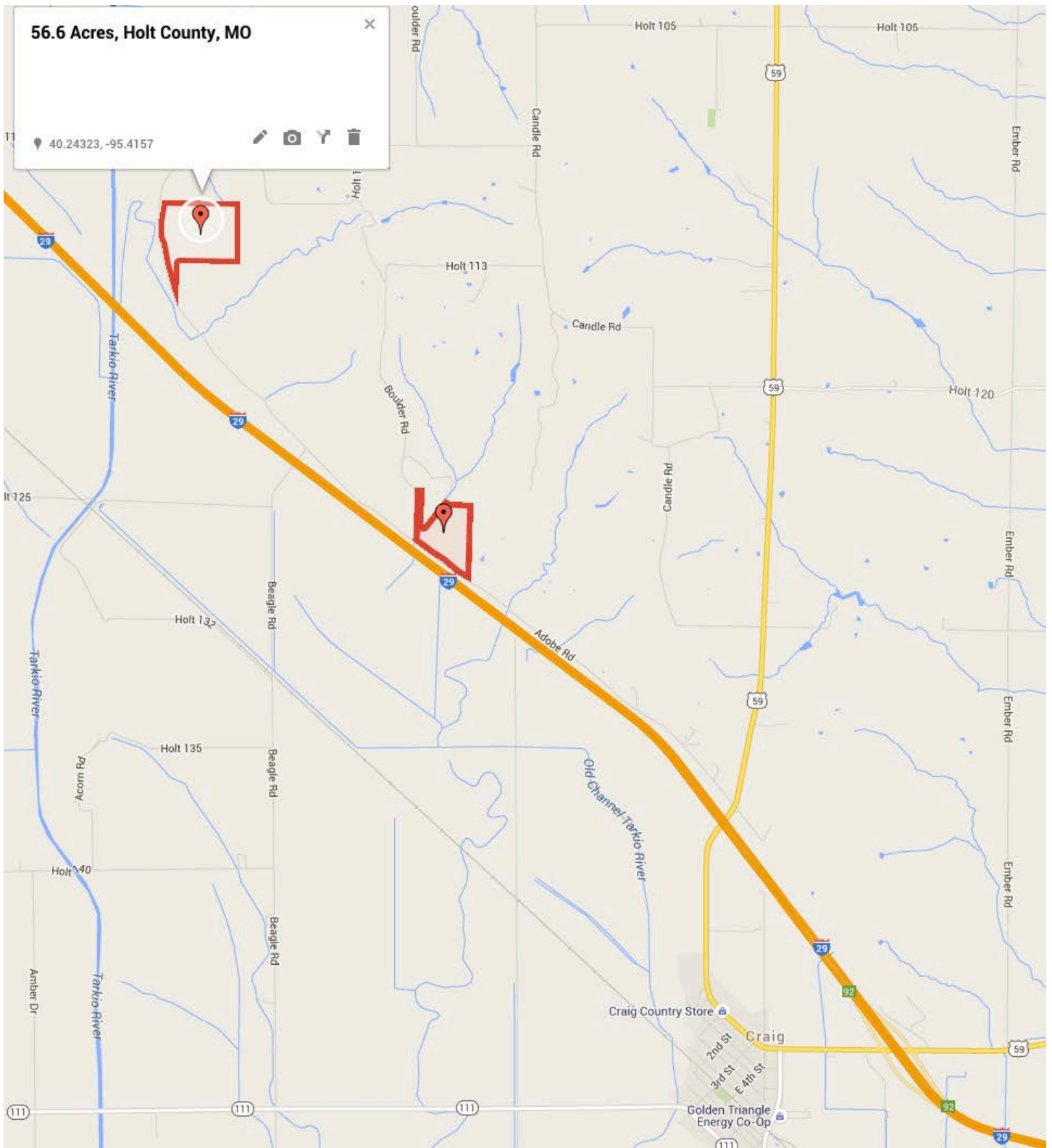
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

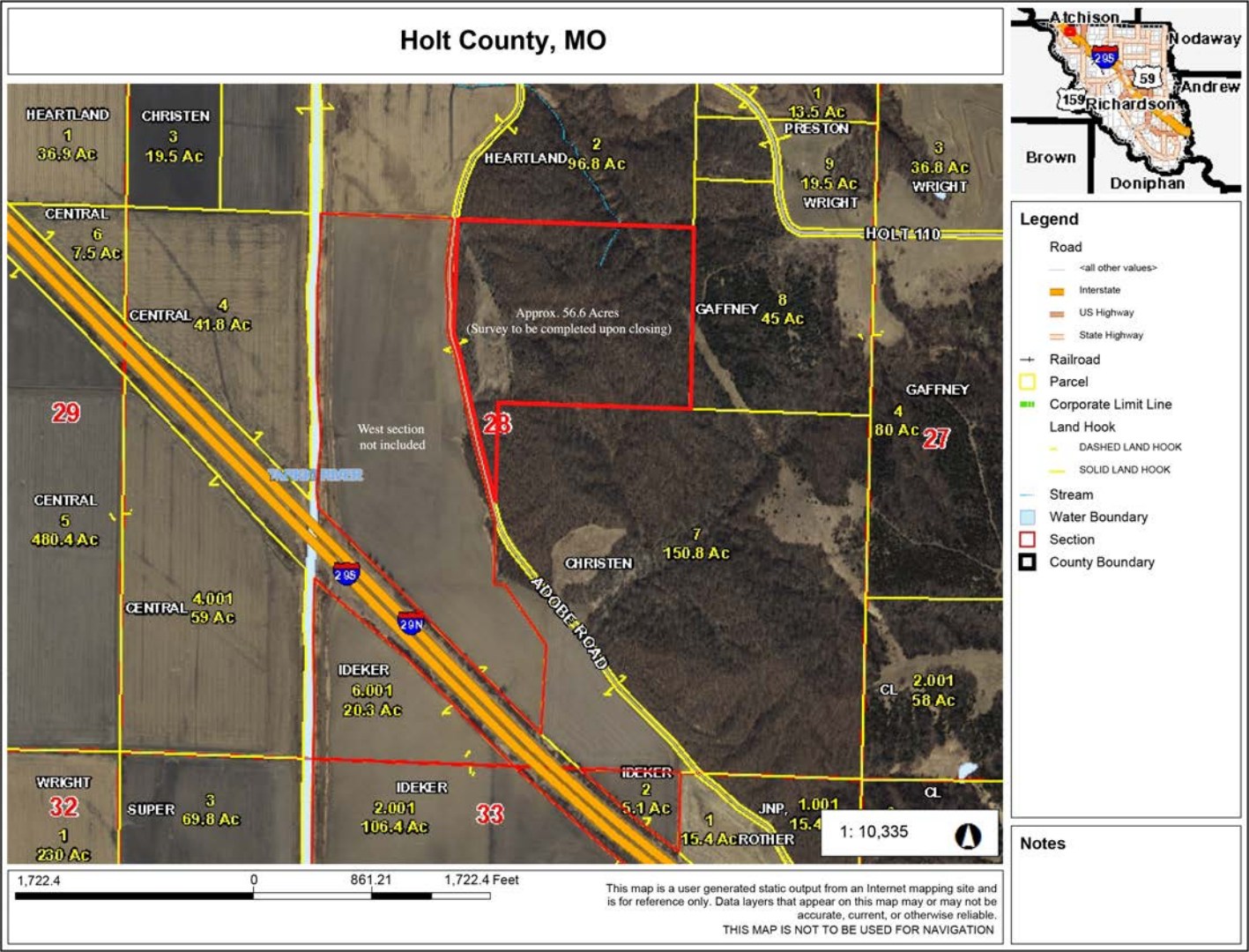
***56.6 Acres, Holt County, MO***  
***General Location Map***



***56.6 Acres, Holt County, MO***  
***Driving Map***



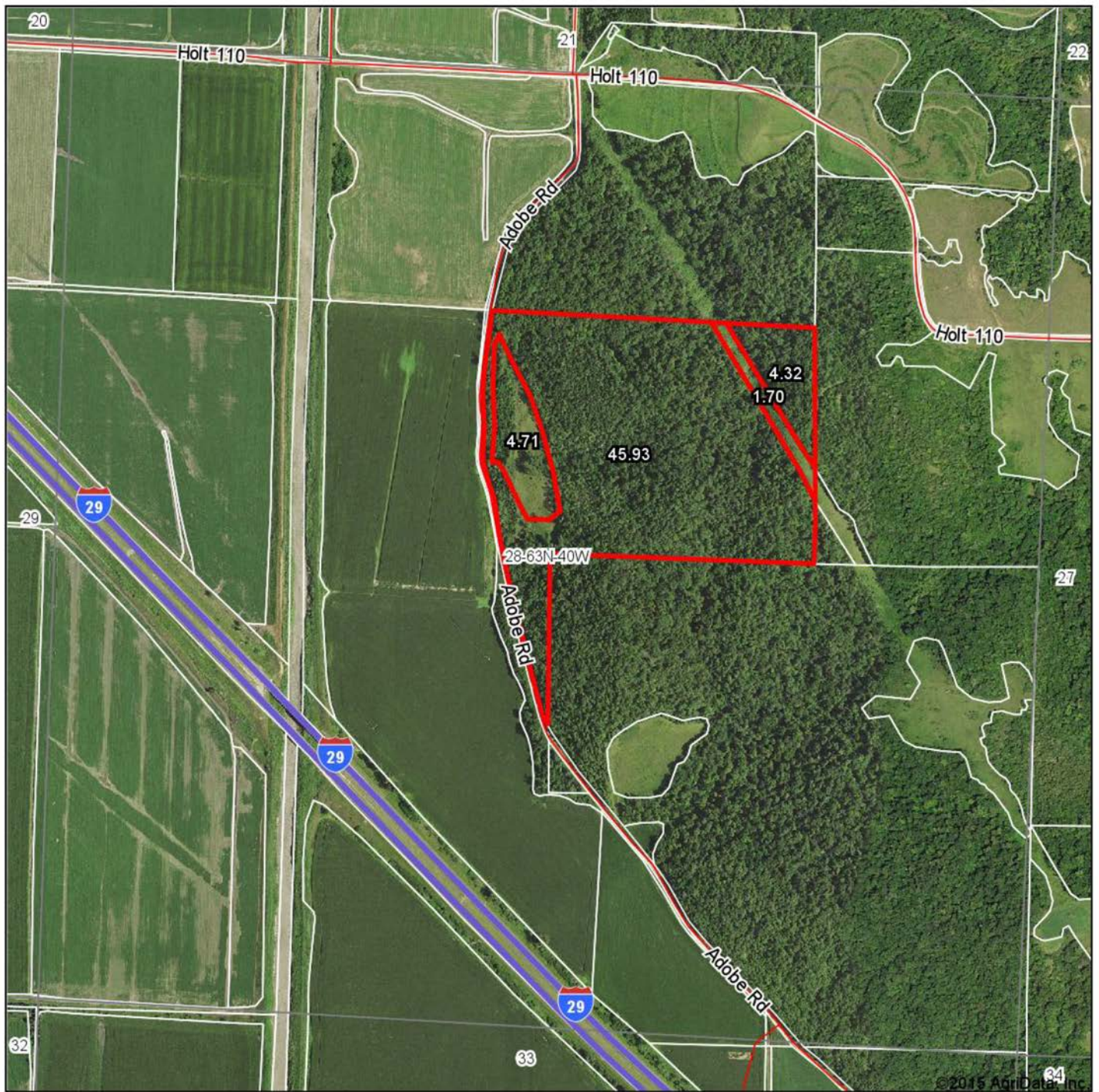
# 56.6 Acres, Holt County, MO Tax Map



# T63N-R40W

This is a detailed plat map of Lincoln Township, Burlington County, New Jersey. The map shows a grid of land parcels, many of which are numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36). Many parcels are labeled with owner names and acreage. For example, in the upper left, there are parcels owned by HEITS C, KRUTZ M, and GRAVES P. In the center, there are parcels owned by HEITS B, HEITS C, and HEITS D. In the lower right, there are parcels owned by HEITS E, HEITS F, and HEITS G. The map also shows several roads, including US-29N (labeled 29N) and US-59 (labeled 59). A railroad, the Burlington Northern Railroad, runs diagonally across the map. The town of Corning is labeled in the upper left, and Union Twp is labeled in the lower center. The map is divided into sections 1 through 36, with some sections further subdivided. The map is a detailed plat map, showing individual lots and their owners.

**56.6 Acres, Holt County, MO**  
**Surety Map**

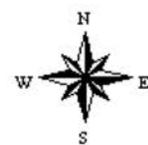


map center: 40° 14' 30.02, 95° 25' 3.81

scale: 9770

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

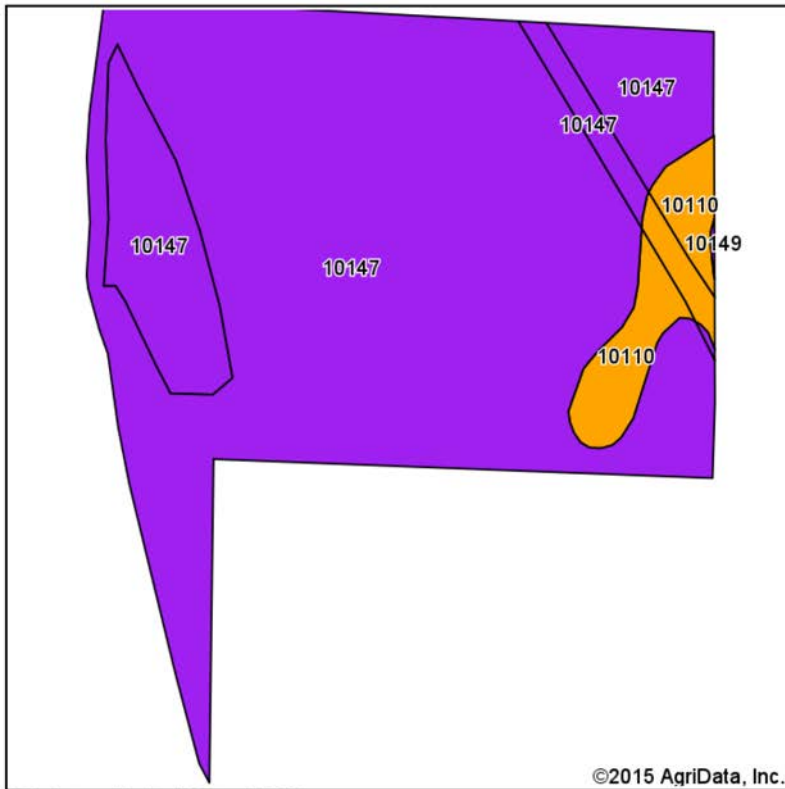
**28-63N-40W**  
**Holt County**  
**Missouri**



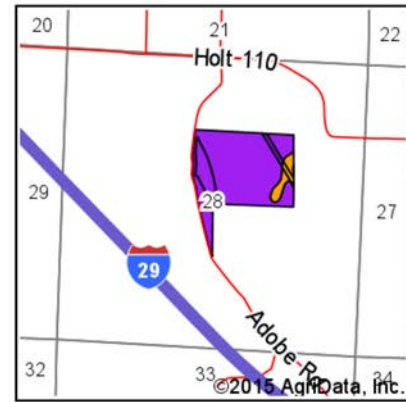
5/27/2015

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

# **56.6 Acres, Holt County, MO** **Soil Map**



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **28-63N-40W**  
 Township: **Lincoln**  
 Acres: **56.66**  
 Date: **5/27/2015**

Maps Provided By:



Area Symbol: MO087, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	52.97	93.5%		VIIe	17
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.69	6.5%		IIIe	69
<b>Weighted Average</b>						<b>20.4</b>

Area Symbol: MO087, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

*56.6 Acres, Holt County, MO*  
*Aerial Pics*



*56.6 Acres, Holt County, MO*

