



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

343 Acres M.O.L., Holt County, MO

***Irrigated Missouri River Bottom- Mostly Electric Zimmatic Pivots in top condition, and superior soil types.
Owners will rent back to provide a purchaser with an attractive return.***

LOCATION:

From the intersection of HWY 111 and HWY 159 South of Big Lake, MO, drive West on HWY 159 approximately 1 mile to Ember Road. Turn left onto Ember Road. The Northeast corner of the boundary that runs along HWY 159 will be to your right.

PRICE:

~~\$11,500/tillable acre or \$3,933,000.00 total~~

PRICE REDUCED!

\$8,500.00/tillable acre or \$2,915,500.00

FSA INFORMATION:

According to the FSA 156 & 578:

Farmland: 396.51 acres

Cropland: 351.01 acres

Corn: 344.9 base acres DY Yield: 93 bu/ac CC
Yield: 157 bu/ac

Soybeans: 5.7 base acres DY Yield: 42 bu/ac
CC Yield: 50 bu/ac

IMPROVEMENTS:

The tract is unimproved.

TAXES/TAXABLE ACRES:

The 2015 taxes on 397.61 taxable acres were
\$1,846.21.

LISTING AGENT:

Jamie Barnes

(660) 851-1125 or jamie@barnesrealty.com



BROKER PARTICIPATION:

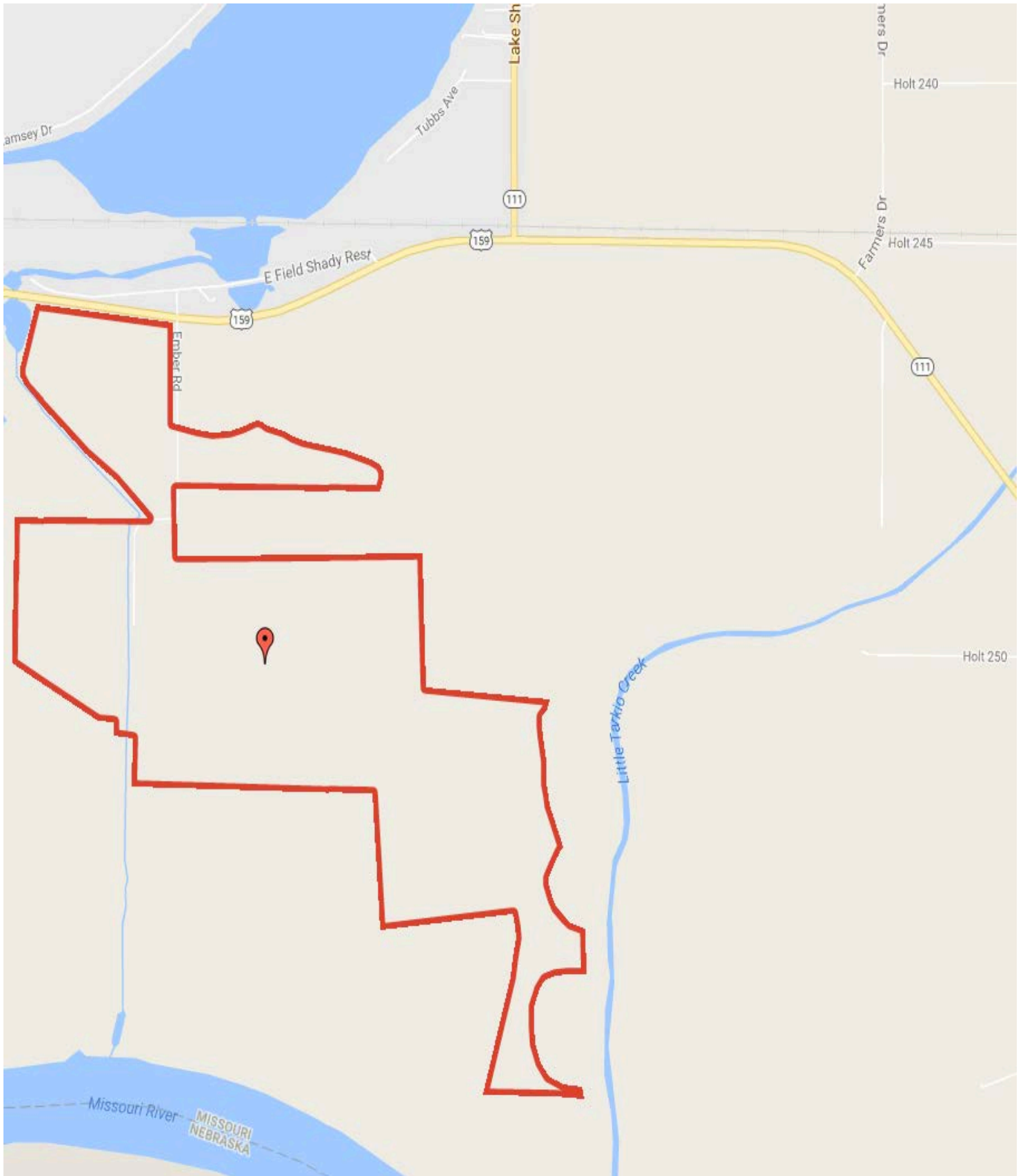
Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of property on terms satisfactory with the current owners.

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 The listing may be withdrawn with or without approval.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 thorough: Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-

660-442-3177

343 Acres M.O.L., Holt County, MO
Driving Map



343 Acres M.O.L., Holt County, MO
Google Aerial



343 Acres M.O.L., Holt County, MO
FSA 156ez



1 inch equals 858 feet

Holt County FSA

clu
plss

Farm 4102
Tract 2775

All Measurements are
For FSA Programs Only

Created: 9/19/2014

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.



343 Acres M.O.L., Holt County, MO



Created: 9/19/2014

Holt County FSA

1 inch equals 660 feet



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clu
plss

Farm 4102
Tract 2778

343 Acres M.O.L., Holt County, MO



Created: 9/19/2014

Holt County FSA

1 inch equals 660 feet



Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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All Measurements are
For FSA Programs Only

clu
plss

Farm 4102
Tract 3420

343 Acres M.O.L., Holt County, MO

Missouri U.S. Department of Agriculture FARM: 4102
Holt Farm Service Agency Prepared: 1/15/15 10:07 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2015
Page:
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2775 Description: G8 S1,2,11,12-60-40

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
298.19	281.55	286.95	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	286.95	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	281.8	93	157	0.0
SOYBEANS	0.5	42	50	0.0
Total Base Acres:	282.3			

Owners:

Other Producers:

Missouri U.S. Department of Agriculture FARM: 4102
Holt Farm Service Agency Prepared: 1/15/15 10:07 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2015
Page:
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2778 Description: G8 S1,2-60-40

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
21.03	19.59	19.59	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	19.59	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	13.8	93	157	0.0
SOYBEANS	5.2	42	50	0.0
Total Base Acres:	19.0			

Owners:

Other Producers:

343 Acres M.O.L., Holt County, MO

FSA 156ez continued

Missouri	U.S. Department of Agriculture	FARM: 4102
Holt	Farm Service Agency	Prepared: 1/15/15 10:07 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2015
		Page:

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 3420	Description: S36-61-40	FAV/WR History N
BIA Range Unit Number:		
HEL Status: NHEL: no agricultural commodity planted on undetermined fields		
Wetland Status: Tract contains a wetland or farmed wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.29	49.87	54.57	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	54.57	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	49.3	93	157	0.0
Total Base Acres:	49.3			

Owners:

Other Producers:

FSA 578

Holt, Missouri

PROGRAM YEAR: 2014

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 1-15-2015
PAGE: 10

Farm Number: 4102

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
2775	1	SOYBN Producer	COM	I	GR			I	A	43.47		Yes			5-23-2014	01			
			TYLER BINDER					Share	16.67		RMA Unit		NAP Unit 2437						
			TODD BINDER						16.67										
			LYNN F BINDER						16.67										
			ELAINE BINDER						16.67										
			APRIL L BINDER						16.66										
			VALERIE M BINDER						16.66										
	2	SOYBN Producer	COM	I	GR			I	A	231.38		Yes			5-23-2014	01			
			TYLER BINDER					Share	16.67		RMA Unit		NAP Unit 2437						
			TODD BINDER						16.67										
			LYNN F BINDER						16.67										
			ELAINE BINDER						16.67										
			APRIL L BINDER						16.66										
			VALERIE M BINDER						16.66										
	3	FALOW Producer		N				IV	A	6.70		Yes					01		
			TYLER BINDER					Share	16.67		RMA Unit		NAP Unit 2274						
			TODD BINDER						16.67										
			LYNN F BINDER						16.67										
			ELAINE BINDER						16.67										
			APRIL L BINDER						16.66										
			VALERIE M BINDER						16.66										
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated		
FALOW		N		6.70		SOYBN	COM	I	GR		274.85								
Photo Number/Legal Description: G8 S1,2,11,12-60-40																			
Cropland: 281.55						Reported on Cropland: 281.55						Difference: 0.00						Reported on Non-Cropland: 0.00	

343 Acres M.O.L., Holt County, MO

Holt, Missouri

PROGRAM YEAR: 2014

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 1-15-2015

Farm Number: 4102

PAGE: 11

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2778	1	SOYBN	COM	I	GR			I	A	22.23		Yes			5-27-2014	01	
		Producer	TYLER BINDER						Share	16.67		RMA Unit				NAP Unit 2437	
			TODD BINDER							16.67							
			LYNN F BINDER							16.67							
			ELAINE BINDER							16.67							
			APRIL L BINDER							16.66							
			VALERIE M BINDER							16.66							
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
SOYBN	COM	I	GR		22.23												
Photo Number/Legal Description: G8 S1,2-60-40						Cropland: 19.59						Reported on Cropland: 22.23					
												Difference: 2.64					
												Reported on Non-Cropland: 0.00					

Holt, Missouri

PROGRAM YEAR: 2014

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 1-15-2015

Farm Number: 4102

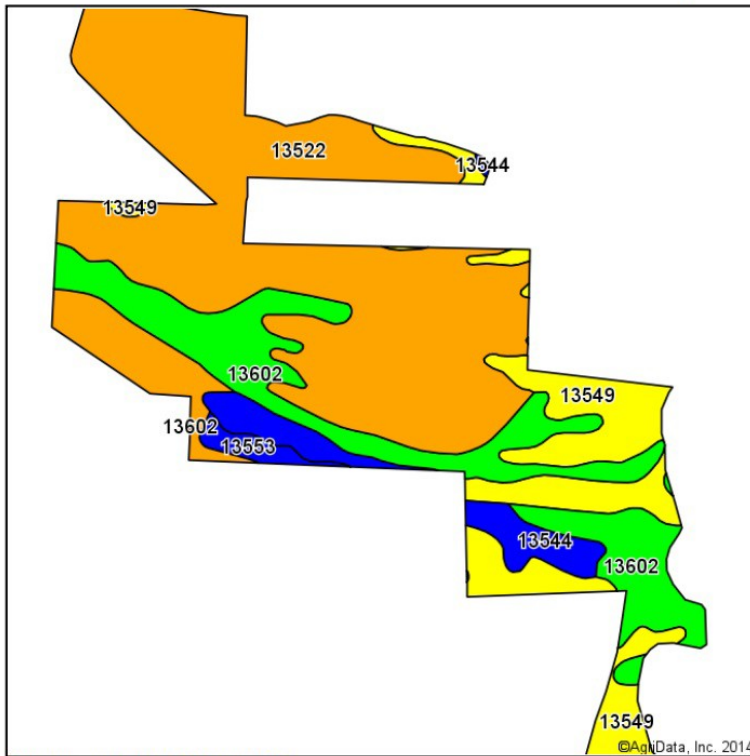
PAGE: 13

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
3420	1	SOYBN	COM	N	GR			I	A	4.96		Yes			5-28-2014	01	
		Producer	TYLER BINDER						Share	16.67		RMA Unit				NAP Unit 2272	
			TODD BINDER							16.67							
			LYNN F BINDER							16.67							
			ELAINE BINDER							16.67							
			APRIL L BINDER							16.66							
			VALERIE M BINDER							16.66							
	2	FALOW	N					IV	A	3.54		Yes				01	
		Producer	TYLER BINDER						Share	16.67		RMA Unit				NAP Unit 2437	
			TODD BINDER							16.67							
			LYNN F BINDER							16.67							
			ELAINE BINDER							16.67							
			APRIL L BINDER							16.66							
			VALERIE M BINDER							16.66							
	3	SOYBN	COM	I	GR			I	A	41.37		Yes			5-24-2014	01	
		Producer	TYLER BINDER						Share	16.67		RMA Unit				NAP Unit 2437	
			TODD BINDER							16.67							
			LYNN F BINDER							16.67							
			ELAINE BINDER							16.67							
			APRIL L BINDER							16.66							
			VALERIE M BINDER							16.66							
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
SOYBN	COM	N	GR		4.96		FALOW		N		3.54		SOYBN	COM	I	GR	41.37
Photo Number/Legal Description: S36-61-40						Cropland: 49.87						Reported on Cropland: 49.87					
												Difference: 0.00					
												Reported on Non-Cropland: 0.00					

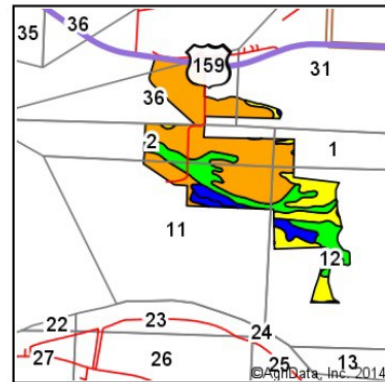
343 Acres M.O.L., Holt County, MO

Soil Map

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **11-60N-40W**
 Township: **Minton**
 Acres: **371.87**
 Date: **1/16/2015**



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

Area Symbol: MO087, Soil Area Version: 14

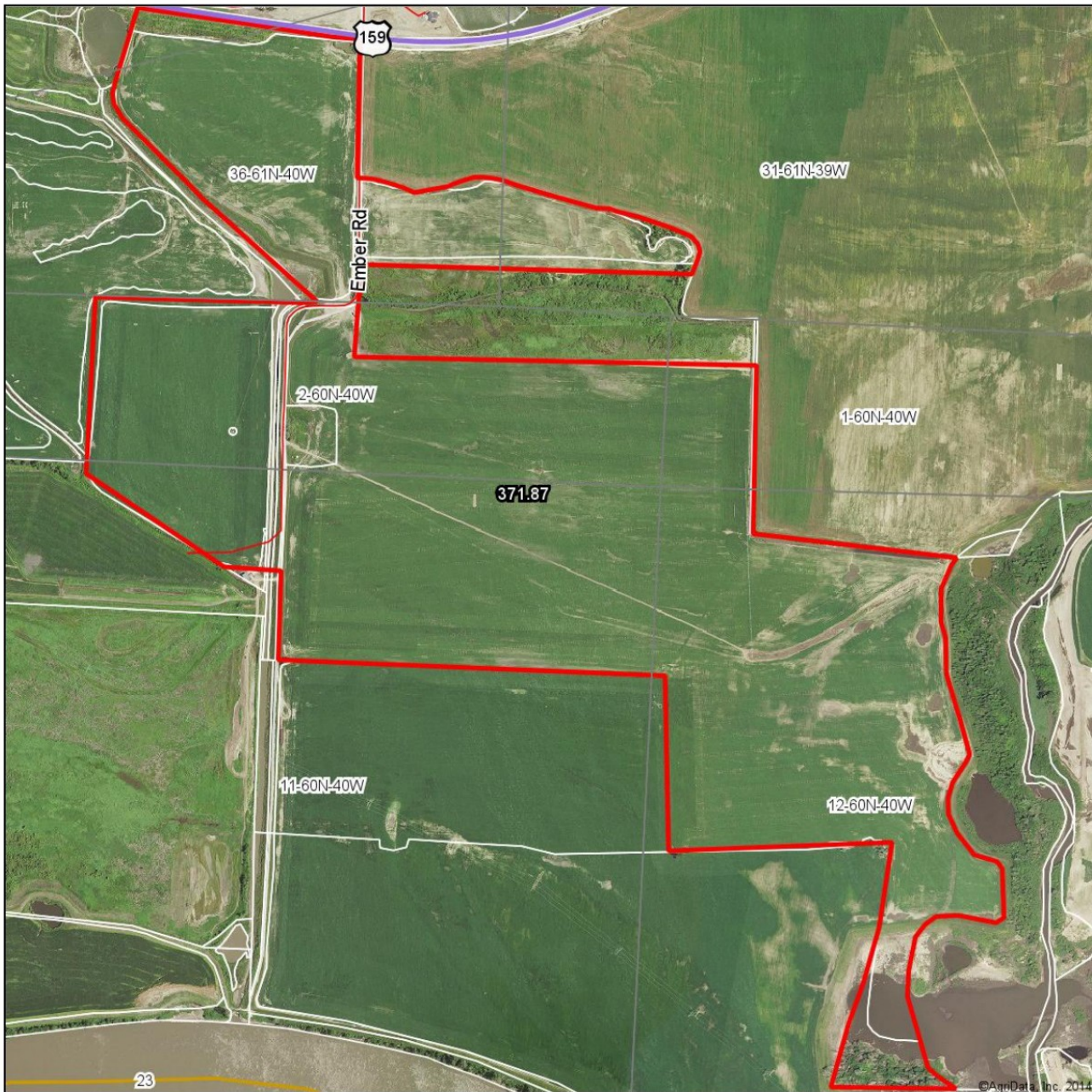
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	210.08	56.5%		IIIw	55
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	75.18	20.2%		I	62
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	60.82	16.4%		IVw	42
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	20.84	5.6%		IIw	59
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	4.95	1.3%		IIw	51
Weighted Average						54.5

Area Symbol: MO087, Soil Area Version: 14

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

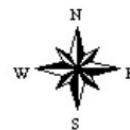
343 Acres M.O.L., Holt County, MO
Surety Map

Aerial Map



map center: 40° 2' 29.65, 95° 21' 5.13

scale: 11980



1/16/2015

Maps Provided By:

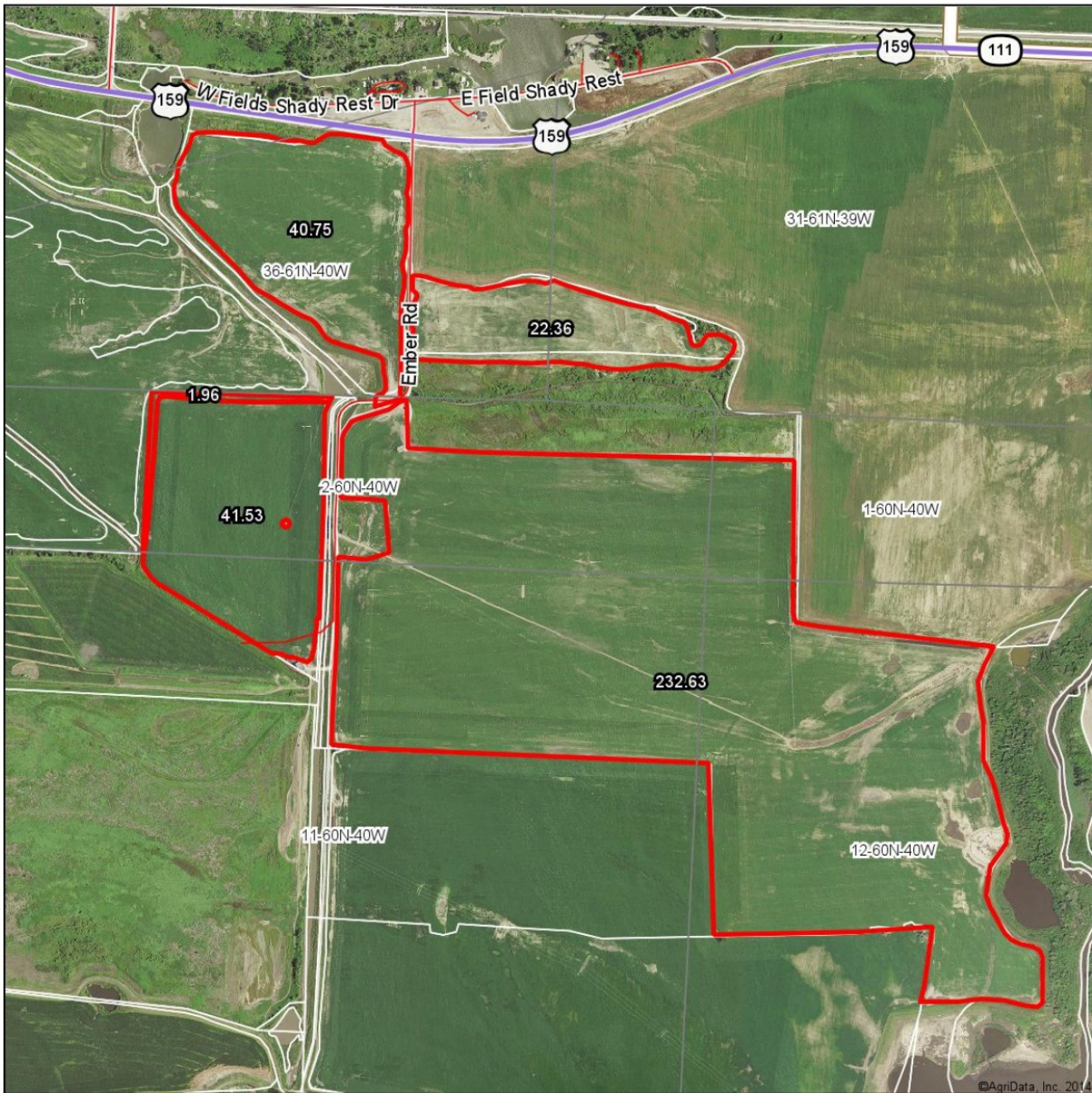


11-60N-40W
Holt County
Missouri

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

343 Acres M.O.L., Holt County, MO
Estimated Tillable Map

Aerial Map



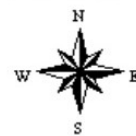
map center: 40° 2' 35.63, 95° 21' 9.49

scale: 12211

Maps Provided By:



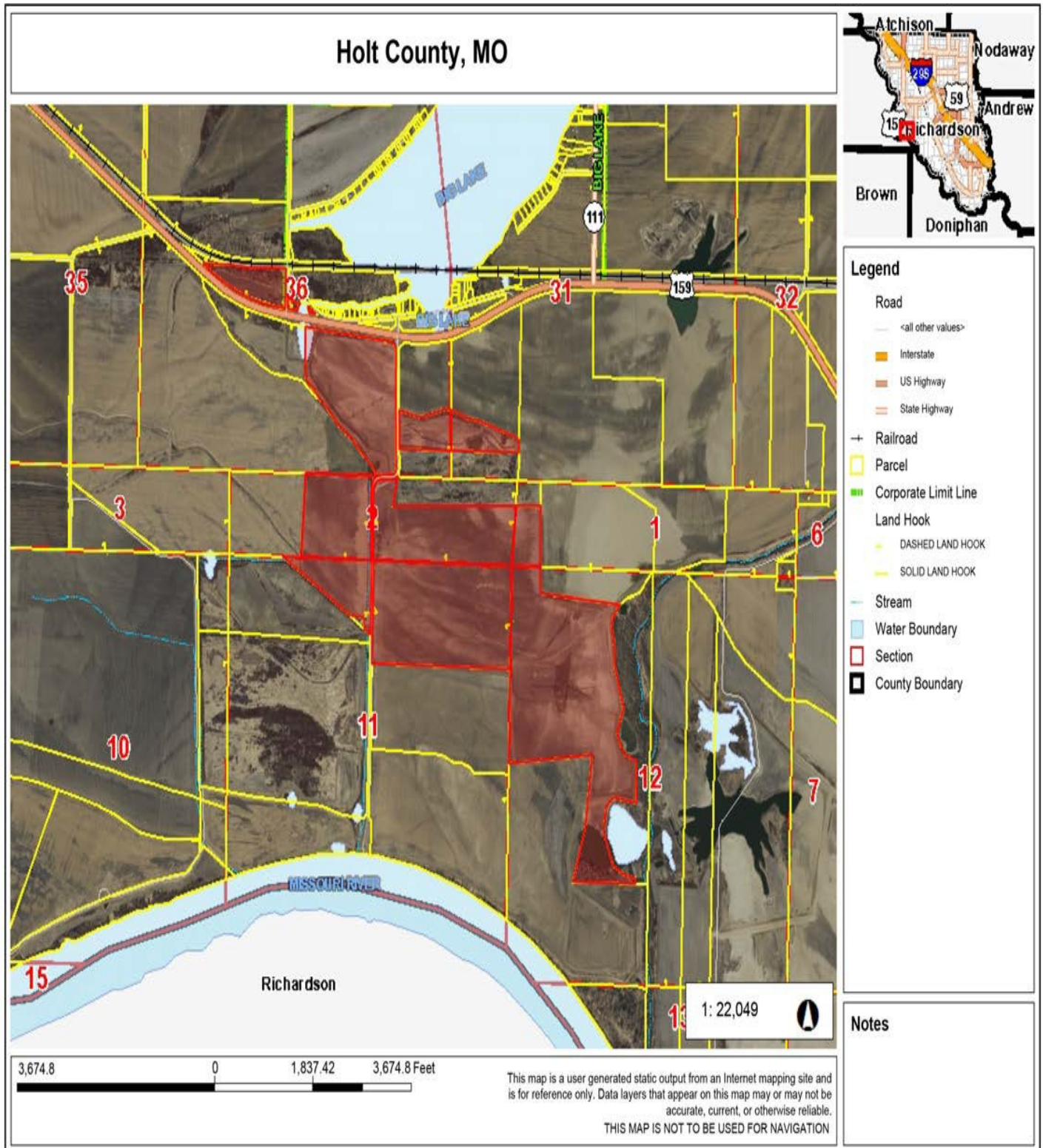
2-60N-40W
Holt County
Missouri



1/14/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

343 Acres M.O.L., Holt County, MO
Tax Map



343 Acres M.O.L., Holt County, MO
Irrigation Map Provided by Seller

Farm: Field1	
Grower:	1/5/2015

Systems:	Length	Spans	Total area including endgun
● Pivot 1	1609.69 ft	(No spans)	207.68 acres
● Pivot 2	1440.74 ft	(No spans)	95.56 acres
● Pivot 3	1370.97 ft	(No spans)	76.35 acres



343 Acres M.O.L., Holt County, MO

Pivot 1

Pivot Area: 186.87 acres	System Length: 1609.69 ft	Color on map:
Endgun Area: 20.80 acres	# of Spans: 0	
Total Area: 207.68 acres	Deg. of Sweep: 360.0°	
	Endgun Throw: 120.0 ft	

Spans

No spans have been defined for this system.

Endgun Areas

Endgun 1: (Throw = 120.0 ft)

# of Areas: 3	Start / Stop Angle (Deg. from North)	Start / Stop Angle (Deg. from Pivot Start)	Start / Stop Location (Lat/Long)		Area (acres)
Area 1	76.1° / 176.6°	- NA - / - NA -	40° 2' 30.402" -95° 20' 47.744"	40° 2' 10.711" -95° 21' 6.598"	8.06
Area 2	221.3° / 249.2°	- NA - / - NA -	40° 2' 14.630" -95° 21' 21.479"	40° 2' 20.946" -95° 21' 27.183"	2.25
Area 3	292.8° / 63.6°	- NA - / - NA -	40° 2' 32.760" -95° 21' 26.908"	40° 2' 33.669" -95° 20' 49.303"	10.50

Pivot 2

Pivot Area: 85.35 acres	System Length: 1440.74 ft	Color on map:
Endgun Area: 10.22 acres	# of Spans: 0	
Total Area: 95.56 acres	Deg. of Sweep: 205.2°	
	Endgun Throw: 120.0 ft	

Spans

No spans have been defined for this system.

Endgun Areas

Endgun 1: (Throw = 120.0 ft)

# of Areas: 2	Start / Stop Angle (Deg. from North)	Start / Stop Angle (Deg. from Pivot Start)	Start / Stop Location (Lat/Long)		Area (acres)
Area 1	158.1° / 178.8°	1.5° / 22.2°	40° 2' 2.548" -95° 20' 24.658"	40° 2' 1.524" -95° 20' 31.178"	1.49
Area 2	219.9° / 340.8°	63.3° / 184.2°	40° 2' 4.835" -95° 20' 43.449"	40° 2' 29.200" -95° 20' 37.666"	8.72

343 Acres M.O.L., Holt County, MO

Pivot 3

Pivot Area: **69.57** acres
Endgun Area: **6.79** acres
Total Area: **76.35** acres

System Length: **1370.97** ft
of Spans: **0**
Deg. of Sweep: **184.7°**
Endgun Throw: **120.0** ft

Color on map:



Spans

No spans have been defined for this system.

Endgun Areas

Endgun 1: (Throw = 120.0 ft)

# of Areas: 2	Start / Stop Angle (Deg. from North)	Start / Stop Angle (Deg. from Pivot Start)	Start / Stop Location (Lat/Long)		Area (acres)
Area 1	106.5° / 170.0°	0.2° / 63.8°	40° 2' 6.172" -95° 20' 54.112"	40° 1' 56.665" -95° 21' 7.965"	4.37
Area 2	214.9° / 250.0°	108.6° / 143.7°	40° 1' 58.896" -95° 21' 21.095"	40° 2' 5.363" -95° 21' 27.571"	2.41

Aerial Pictures



343 Acres M.O.L., Holt County, MO



343 Acres M.O.L., Holt County, MO

