



# 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

## 80 Acres, Holt County, MO

*This piece of ground is close to town and has lots of possibilities! It is currently pasture, but lays very nice is mostly tillable and could easily be farmed!*

### LOCATION:

Take HWY E South to the edge of Mound City, MO. Follow the signs. The farm will be on the East side of HWY E.

### PRICE:

\$5,000.00/ac or \$400,000.00

### FSA INFORMATION:

According to the FSA 156 EZ:  
Farmland: 101.23 acres  
Cropland 84.06 acres

### IMPROVEMENTS:

There is a large barn on site as well as a working corral. There are also three nice ponds, a creek and well water also.



### TAXES/TAXABLE ACRES:

2015 taxes were 187.48 for 95.2 taxable acres / taxes for 80 acres to be determined.

### RENTAL STATUS:

The farm is available for full possession at closing

### 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.

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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 The listing may be withdrawn with or without approval.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:

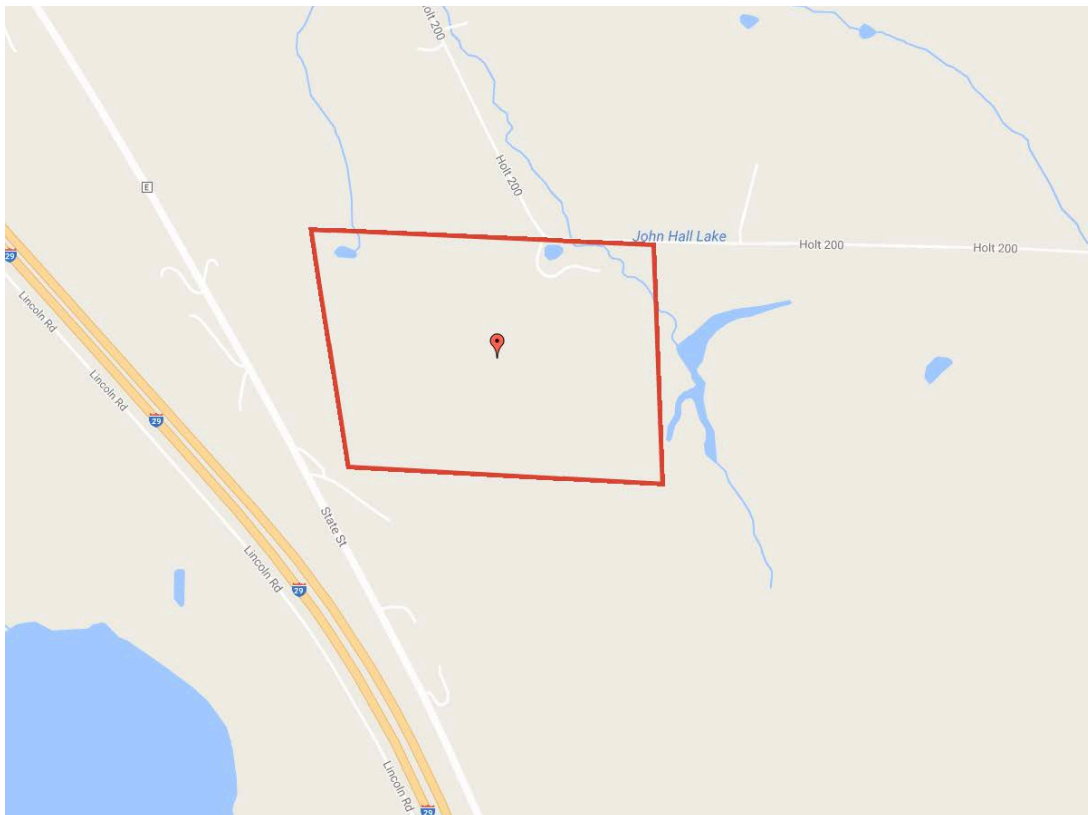
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# *80 Acres, Holt County, MO*

## *Google Aerial*



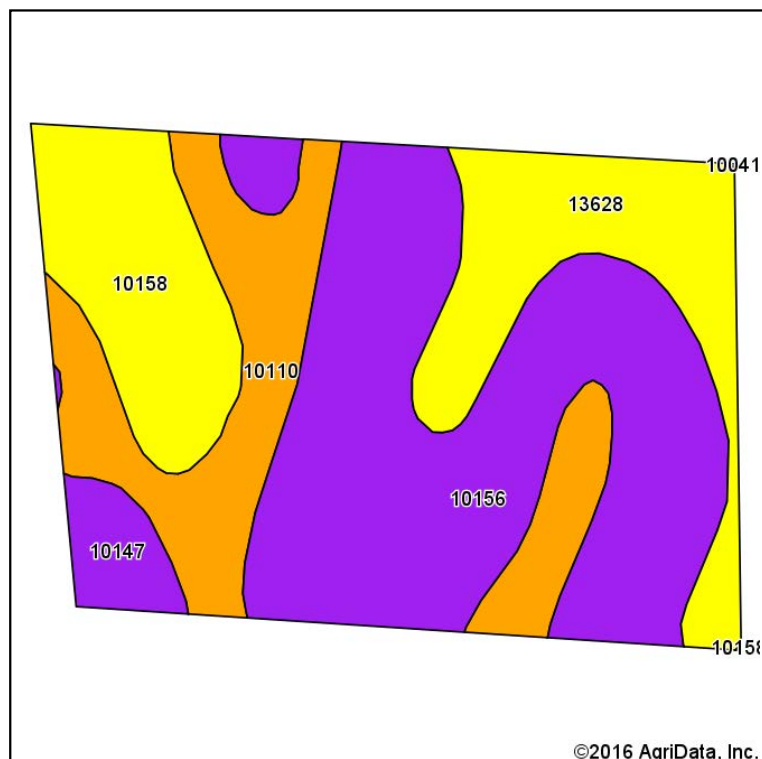
## *Driving Map*



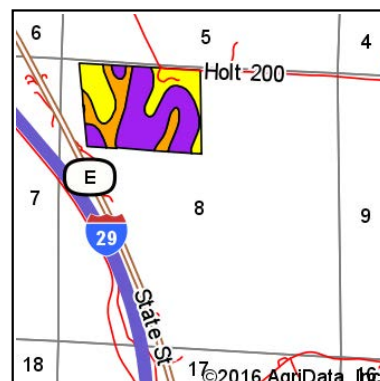
# 80 Acres, Holt County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **8-61N-38W**  
 Township: **Benton**  
 Acres: **80**  
 Date: **8/2/2016**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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#### Area Symbol: MO087, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
10156	Timula silt loam, 14 to 25 percent slopes, severely eroded	36.37	45.5%		Vle		34
10110	Monona silt loam, 5 to 9 percent slopes, eroded	16.40	20.5%		Ille		74
13628	Napier-Gullied land complex, 5 to 14 percent slopes	13.32	16.7%		IVe	Ille	18
10158	Timula silt loam, 9 to 14 percent slopes, severely eroded	11.05	13.8%		IVe		38
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	2.86	3.6%		Vlle		17
<b>Weighted Average</b>							<b>*n 39.5</b>

Area Symbol: MO087, Soil Area Version: 16

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

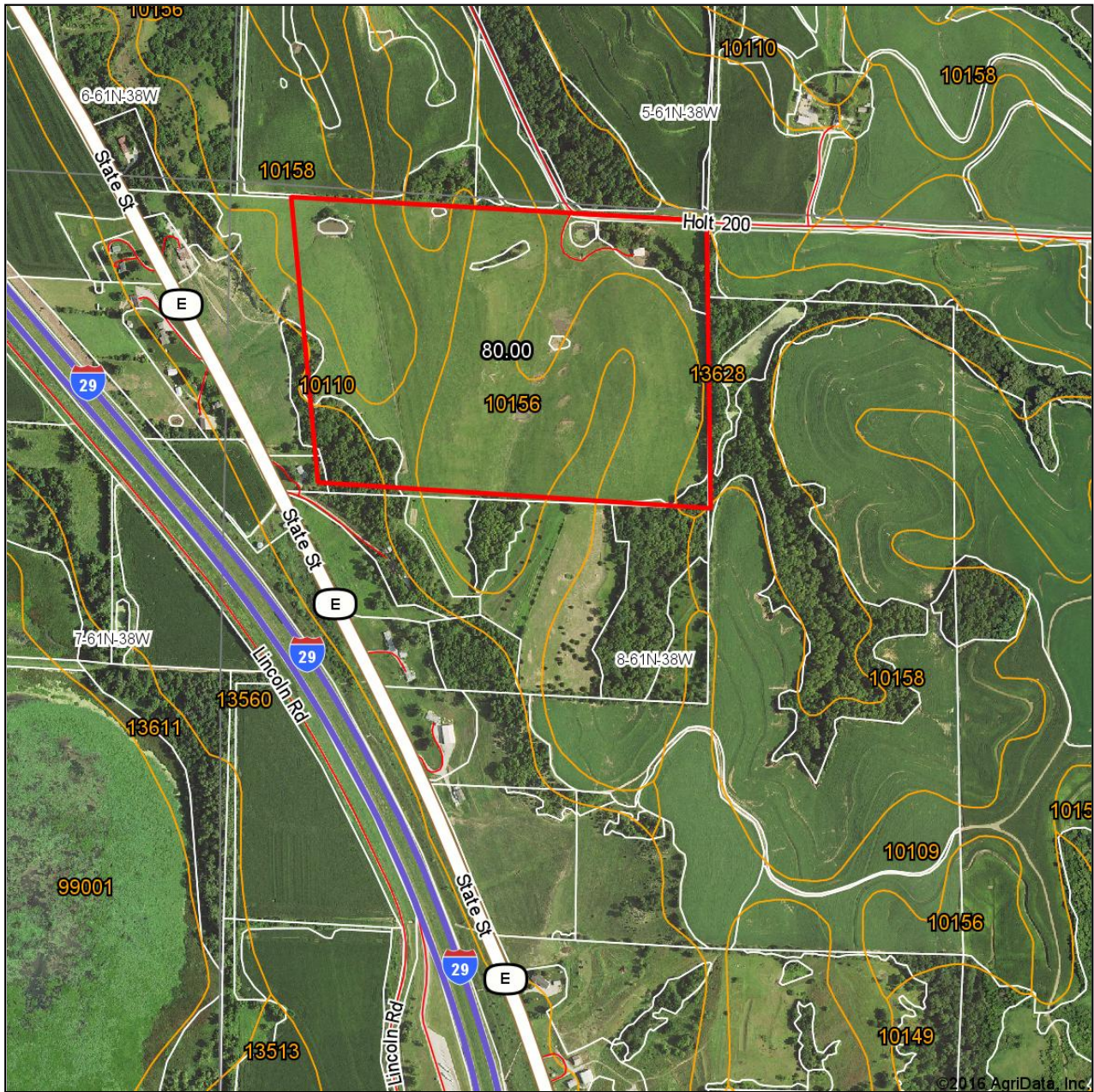
Soils data provided by USDA and NRCS.



# 80 Acres, Holt County, MO

## Surety Map

## Aerial Map

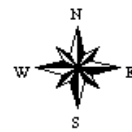


map center: 40° 6' 41.68, 95° 12' 49.49

0ft 853ft 1706ft

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**8-61N-38W**  
**Holt County**  
**Missouri**



8/2/2016

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



# 80 Acres, Holt County, MO

## FSA Aerial



### 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

YC=corn-yellow-grain WC=corn-white-grain  
 POP=corn-popcorn-grain  
 SB=soybeans-common-grain  
 HRW=wheat-hard red winter-grain  
 SRW=wheat-soft red winter-grain  
 GLS=Grass, NAG, Left Standing  
 All fields non-irrigated  
 \*Unless notated on Map

1:7,920



Program Year: 2016

Created: 5/23/2016

Flown: 2014-07-20

- clu
- crp
- plss

Farm 76  
Tract 985

# 80 Acres, Holt County, MO

## FSA 156 EZ

Missouri  
Holt  
Report ID: FSA-156EZ

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

FARM: 76  
Prepared: 8/2/16 2:26 PM  
Crop Year: 2016  
Page: 1 of 1

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.

Operator Name Farm Identifier Recon Number  
T985 S8-61-38

Farms Associated with Operator:  
108, 177, 252, 2167, 2220, 2343, 2534, 2744, 4390

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
101.23	84.06	84.06	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	84.06	0.0	0.0	0.0			

Tract Number: 985 Description: S8-61-38

FAV/WR History

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
101.23	84.06	84.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	84.06	0.0	0.0	0.0	

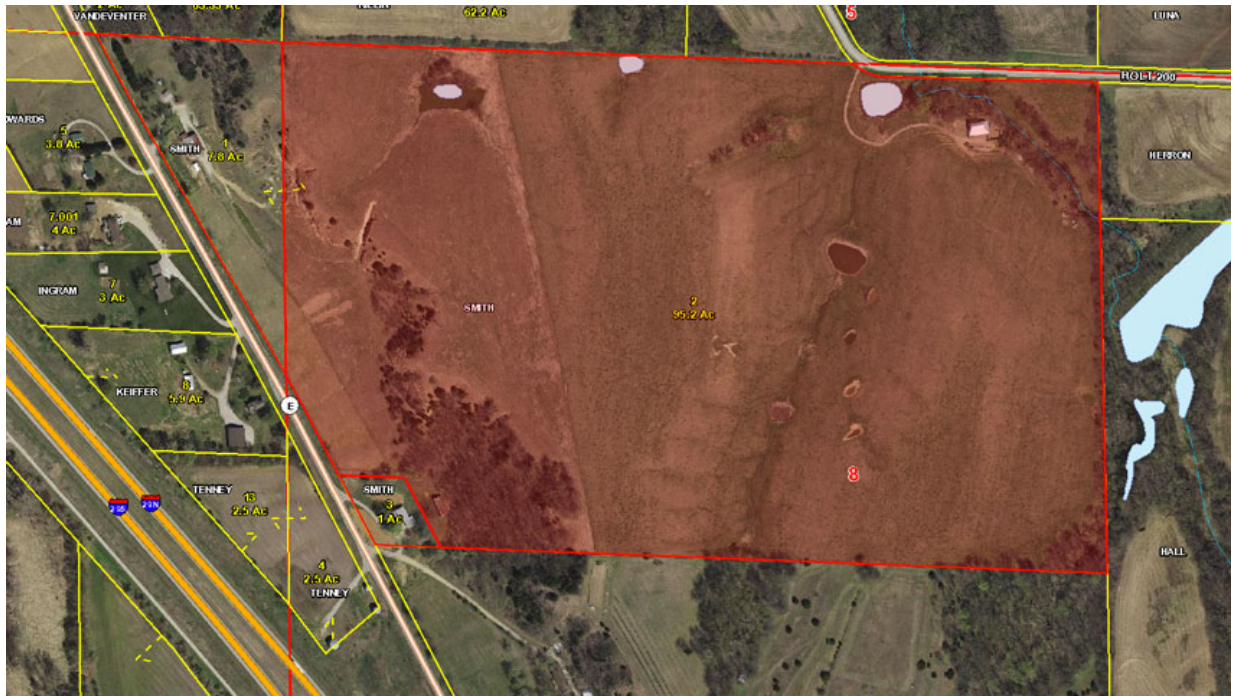
Owners:

Other Producers: None



# 80 Acres, Holt County, MO

## Tax Map

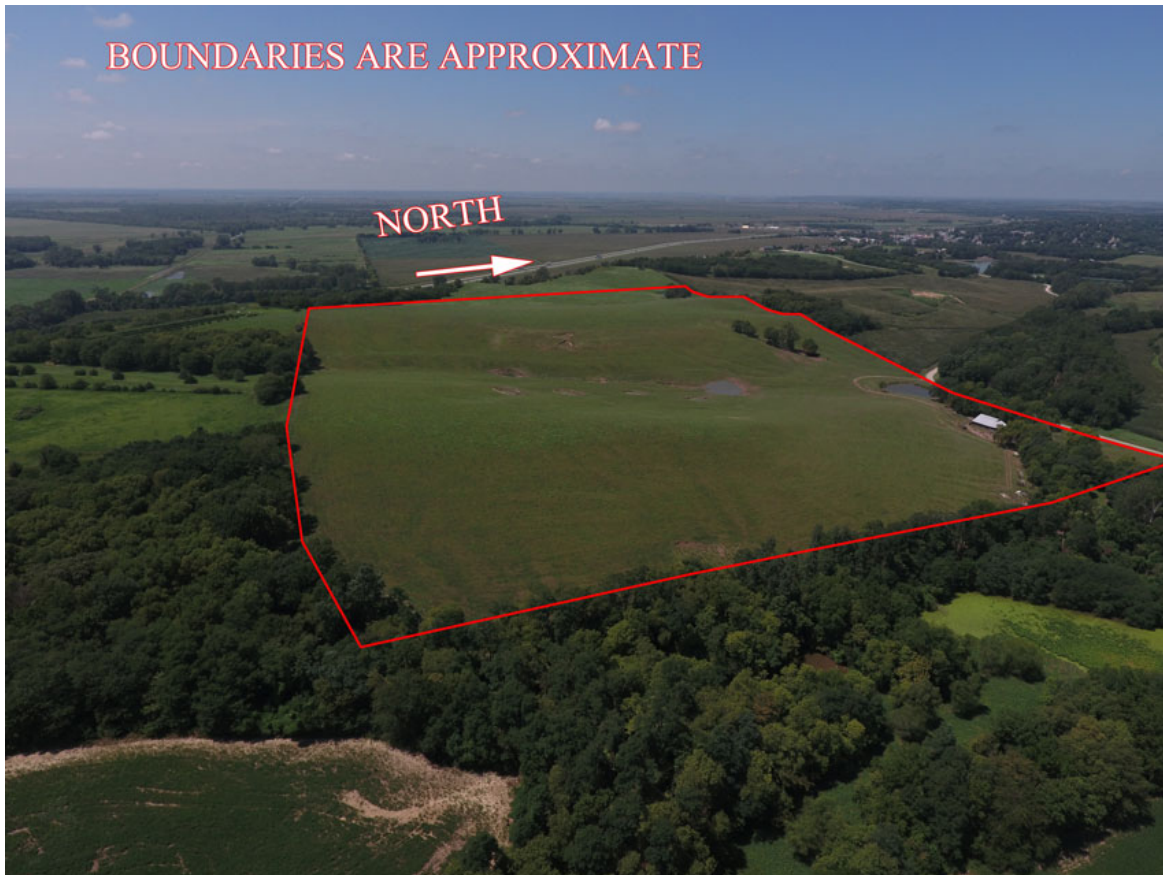


## Aerial Photos



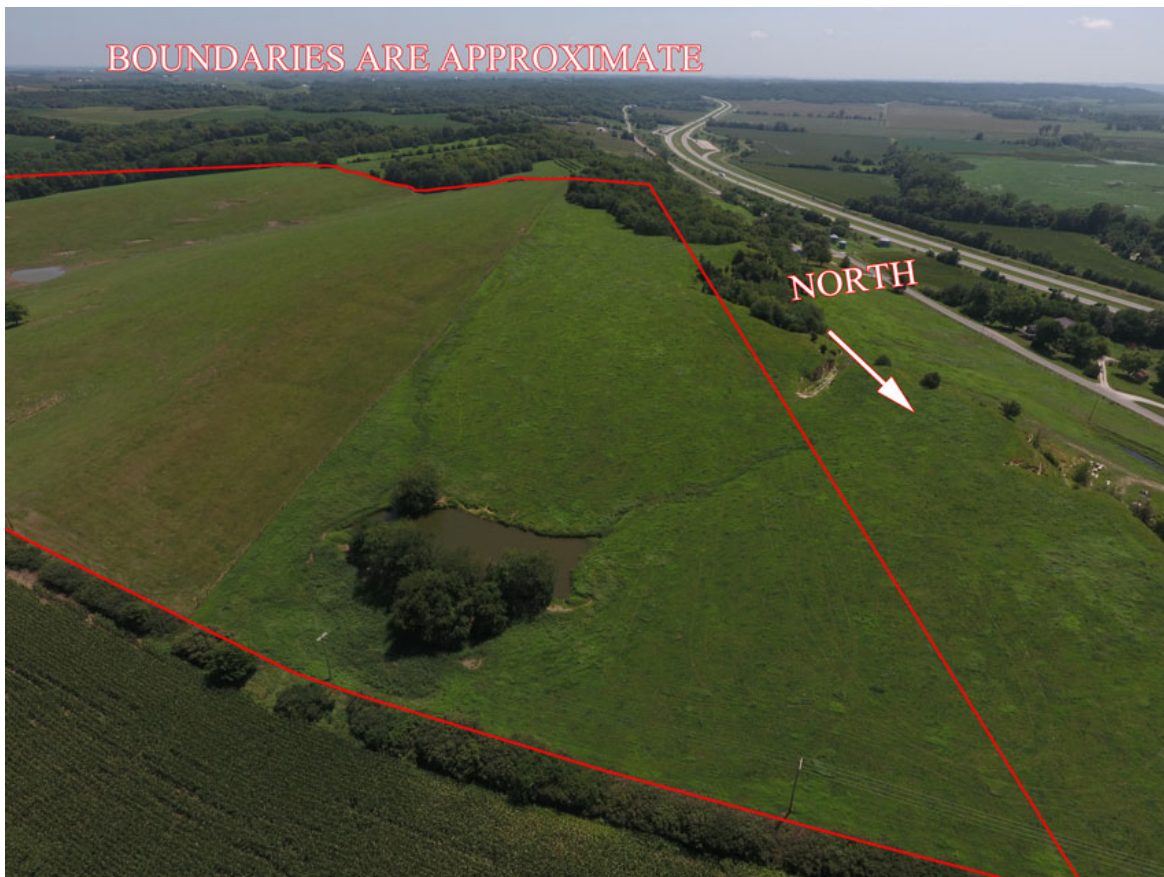


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