



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
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18156 Hwy 59  
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Hiawatha, KS 66434  
(785) 742-4580

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

## 40.08 Acres & Home, Holt County, MO

*This 40 acre tract holds some of the last remaining timber in the Missouri River Bottom. It has a 2-story house and an irrigation well and slough area perfect to crop and flood for ducks! Offered affordably and, with mostly Hayne Silt Loam, the dirt is there for you to clean up and farm if you don't want the standing timber.*

### LOCATION:

16479 Holt 175, Craig, MO 64437. Southwest of Craig, see driving map for more details.

### PRICE:

\$295,000.00

### FSA INFORMATION:

According to the FSA 156 & 578:

Farmland: 40.02 ac

Cropland: 27.98 ac

Corn: 14 base ac PLC Yield: 128 bu/ac

Soybeans: 14 base ac PLC Yield: 36 bu/ac

### IMPROVEMENTS:

- 2-story house (see pg. 10 for details)
- 2<sup>nd</sup> home built in 1920s (currently no plumbing but rewired)
- Barn & several smaller outbuildings

### TAXES/TAXABLE ACRES:

2015 taxes on 40.08 taxable acres were \$562.78.

### RENTAL STATUS:

Available for immediate possession.

### LISTING AGENT:

Jamie Barnes: (660) 851-1125 or [jamie@barnesrealty.com](mailto: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.



*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 The listing may be withdrawn with or without approval.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:

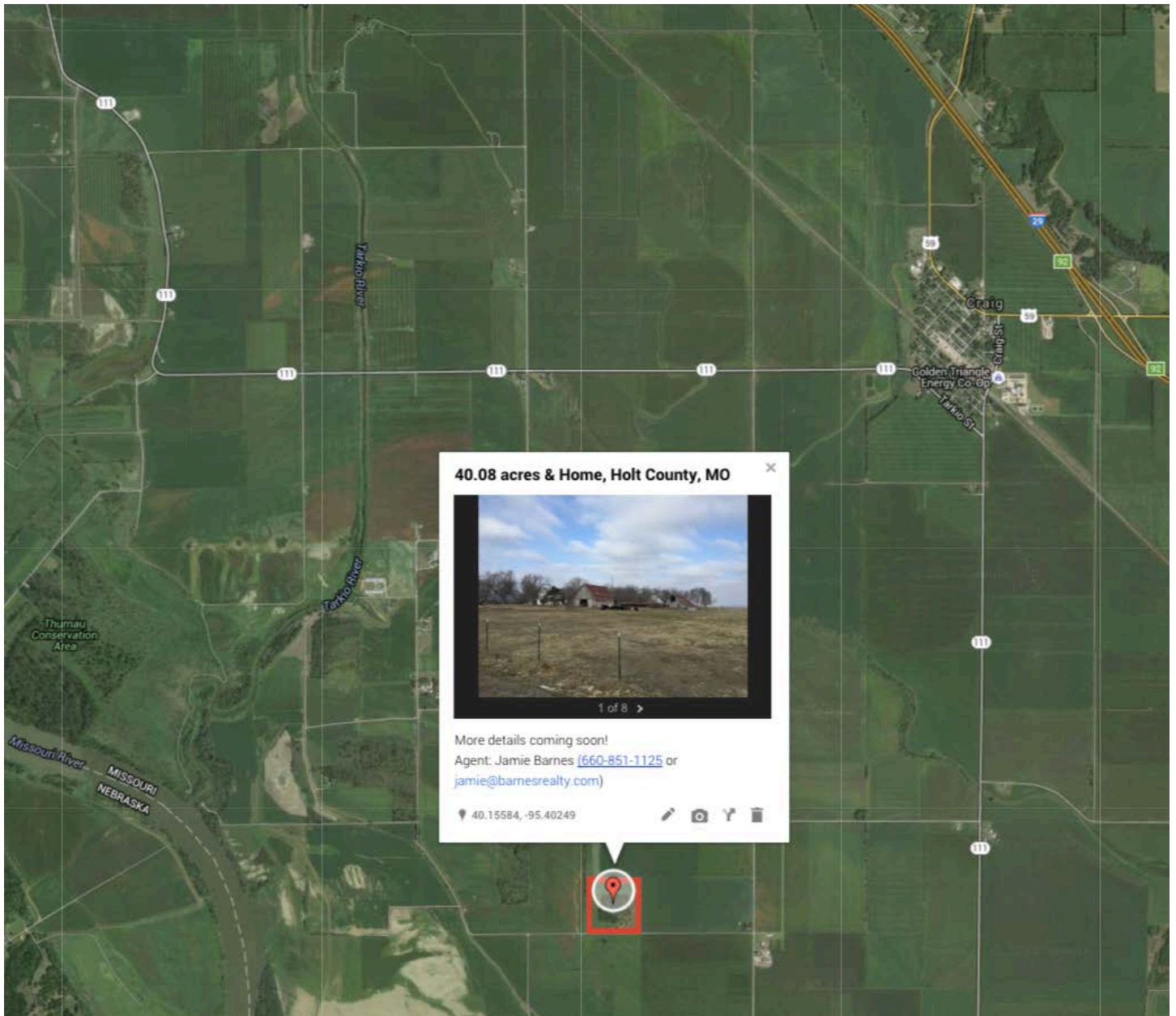
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

*40.08 Acres & Home, Holt County, MO*  
*Google Aerial*

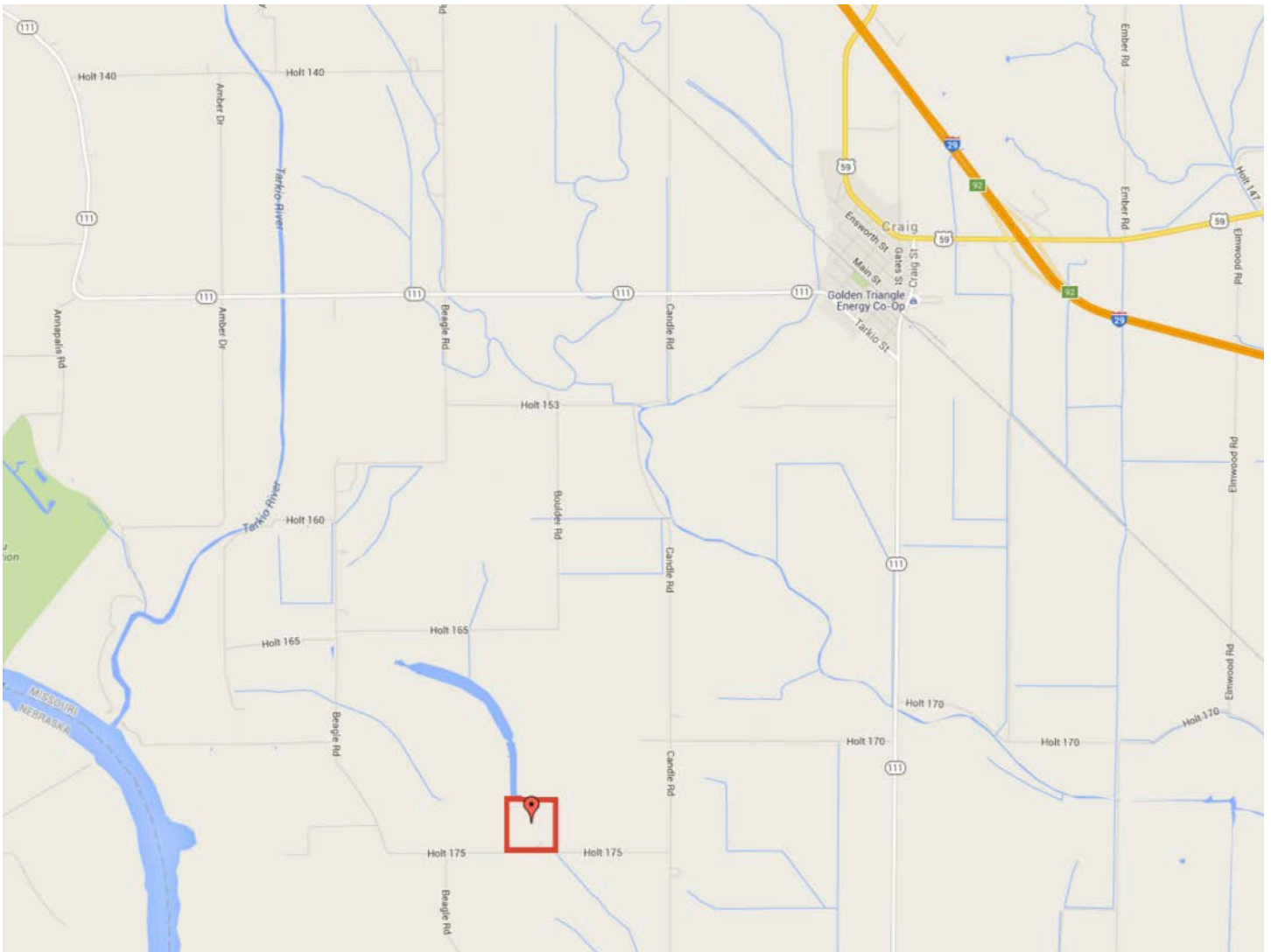




***40.08 Acres & Home, Holt County, MO***  
***General Location Map***



***40.08 Acres & Home, Holt County, MO  
Driving Map***





*40.08 Acres & Home, Holt County, MO*  
*Surety Map*



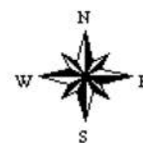
©2015 AgriData, Inc.

map center: 40° 9' 18.95, 95° 24' 8.53

0ft 282ft 564ft

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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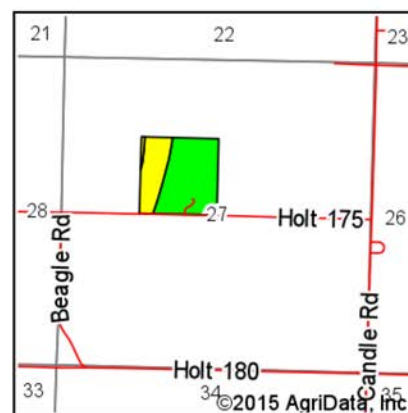
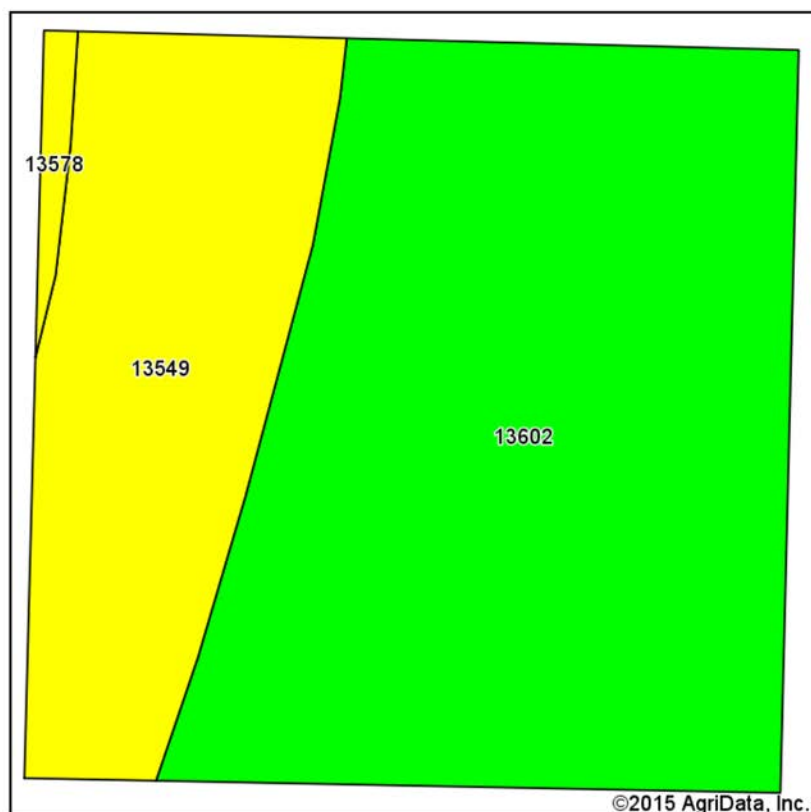
**27-62N-40W**  
**Holt County**  
**Missouri**



1/6/2016

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

# **40.08 Acres & Home, Holt County, MO** **Soil Map**



State: **Missouri**  
 County: **Holt**  
 Location: **27-62N-40W**  
 Township: **Union**  
 Acres: **40.07**  
 Date: **1/6/2016**



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	27.84	69.5%		Iw	61
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	11.70	29.2%		IVw	41
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	0.53	1.3%		IVs	29
<b>Weighted Average</b>						<b>54.7</b>

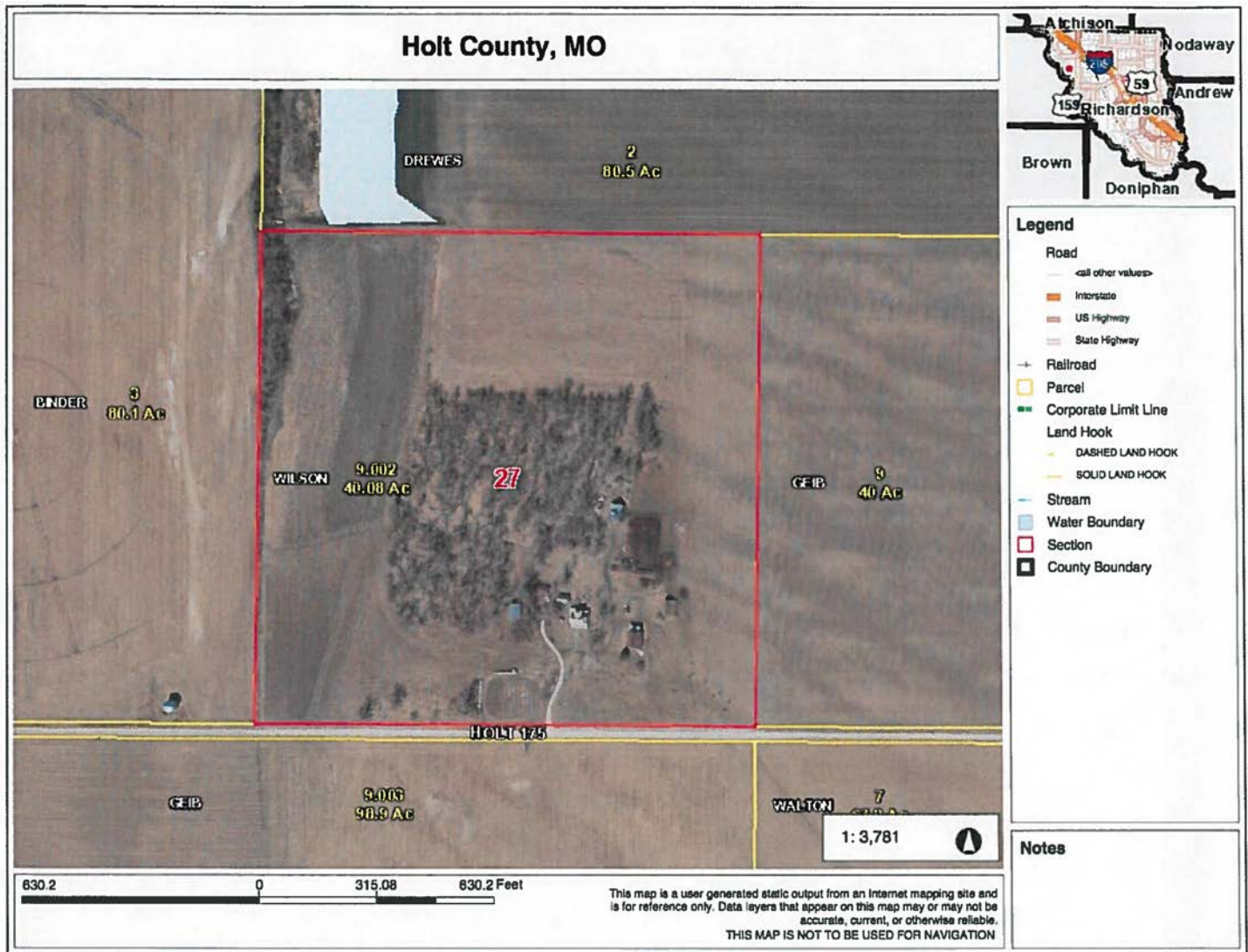
Area Symbol: MO087, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 40.08 Acres & Home, Holt County, MO Tax Map



**40.08 Acres & Home, Holt County, MO**  
**FSA 156**

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 : 3328**

Prepared : Jan 20, 2016

Crop Year : 2016

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
40.02	27.98	27.98	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	27.98	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	14.00	0.00	0	128	
Soybeans	14.00	0.00	0	36	
<b>TOTAL</b>	<b>28.00</b>	<b>0.00</b>			

NOTES

<b>Tract Number</b>	: 2969	
<b>Description</b>	: F4 S27-62-40	<b>FAV/WR History</b> : No
<b>BIA Unit Range Number</b>	:	
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields	
<b>Wetland Status</b>	: Wetland determinations not complete	
<b>WL Violations</b>	: None	

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.02	27.98	27.98	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	27.98	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	14.00	0.00	0	128
Soybeans	14.00	0.00	0	36
<b>TOTAL</b>	<b>28.00</b>	<b>0.00</b>		



# 40.08 Acres & Home, Holt County, MO

## FSA 578

Holt, Missouri

PROGRAM YEAR: 2015

FSA - 578 (02-01-91)

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 1-20-2016

PAGE: 1

Farm Number: 3328

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 27.98

Farmland: 40.02

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
2969	1A	OATS	SPR	N	FG			C	I	A	5.00		Yes			3-26-2015	01			
												RMA Unit				NAP Unit	2386			
	1B	ALFAL		N	FG			C	I	A	7.90		Yes			10-15-2013	01	2055		
												RMA Unit				NAP Unit	2386			
	2A	ALFAL		N	FG			C	I	A	5.00		Yes			3-3-2003	01	2055		
													RMA Unit			NAP Unit	2386			
	2B	MIXFG	IGS	N	GZ			C	I	A	9.12		Yes			3-3-2003	01	2020		
													RMA Unit			NAP Unit	2386			
	3	MIXFG	IGS	N	GZ			C	I	A	0.96		Yes			3-3-2003	01	2055		
												RMA Unit			NAP Unit	2386				
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr			Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
ALFAL		N	FG	12.90				MIXFG	IGS	N	GZ	10.08		OATS	SPR	N	FG	5.00		
Photo Number/Legal Description: F4 S27-62-40																				
Cropland: 27.98					Reported on Cropland: 27.98								Difference: 0.00				Reported on Non-Cropland: 0.00			

Holt, Missouri

PROGRAM YEAR: 2015

FSA - 578 (02-01-91)

### REPORT OF COMMODITIES FARM SUMMARY

DATE: 1-20-2016

PAGE: 2

Farm Number: 3328

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 27.98

Farmland: 40.02

**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 Food, Conservation, and Energy Act of 2008 (Pub. L. 110-246). The information will be used to collect report of acreage and land use data needed to determine program eligibility. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility for program benefits.

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 0560-0004. 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.

Producer Name				C/C	Share	C/C	Share	C/C	Share	C/C	Share
ROY D WILSON				OATS	100.00	MIXFG	100.00	ALFAL	100.00		
Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
ALFAL		N	FG	12.90		MIXFG	IGS	N	GZ	10.08	
OATS	SPR	N	FG	5.00							

**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 farms 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.

Operator's Signature (By)	Date
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***40.08 Acres & Home, Holt County, MO  
2-Story Home***

***16479 Holt 175, Craig, MO***

**# Bedrooms: 4**

**# Baths: 1**

**Est. Sq. Footage: 2,500 ft.<sup>2</sup>**

**Other Features:**

- Walnut construction completed with walnut trees from the property!
- Kitchen remodel currently in progress
- New South foundation wall
- 220V to 18" case well (1" pump submersible)
- Disclosure: Owner says the home needs a new roof, although leaks have been repaired

***Photos:***



*40.08 Acres & Home, Holt County, MO*

