



Farm Land Sales

*1711 Oregon
Hiawatha KS 66434
785.742.4580*

*18156 Hwy 59
Mound City MO 64470
660.442.3177*

www.barnesrealty.com

Nelson, 67.5 Acres/Home, Holt CO MO

World class Hunting of all the areas types of game! Almost touching Squaw Creek National Wildlife Refuge, this property offers 2 improved waterfowl hunting areas, a historic Brick home that is being used as a Hunting Lodge, and is located close to Hwy 159. Own and Hunt near a Federal Wildlife Preserve, it doesn't get any better than this.

PRICE AND TERMS:

\$550,000.00

IMPROVEMENTS:

There is a 2 story Brick home that has been updated. It was built in 1869, has central heat and air and is approximately 2500 sq ft. Address is: 24665 Hwy 159, Forest City MO 64451

FSA INFORMATION:

According to the FSA 156:

Farmland: 60 acres, Cropland: 54 acres, WRP: 54 acres

REAL ESTATE/DRAINAGE TAXES:

Annual real estate taxes are approximately: \$521.00

Annual drainage taxes are approximately: \$233.00

There are 67.5 taxable acres

RENTAL STATUS:

Tract in its entirety is available for immediate possession, but is not for lease. It is hunted and enjoyed by the owner

MINERAL RIGHTS:

Owner is not retaining any interest in the mineral rights beneath the surface.

LISTING AGENT:

Jamie Barnes: 660.572.0019 or barnes-realty@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.

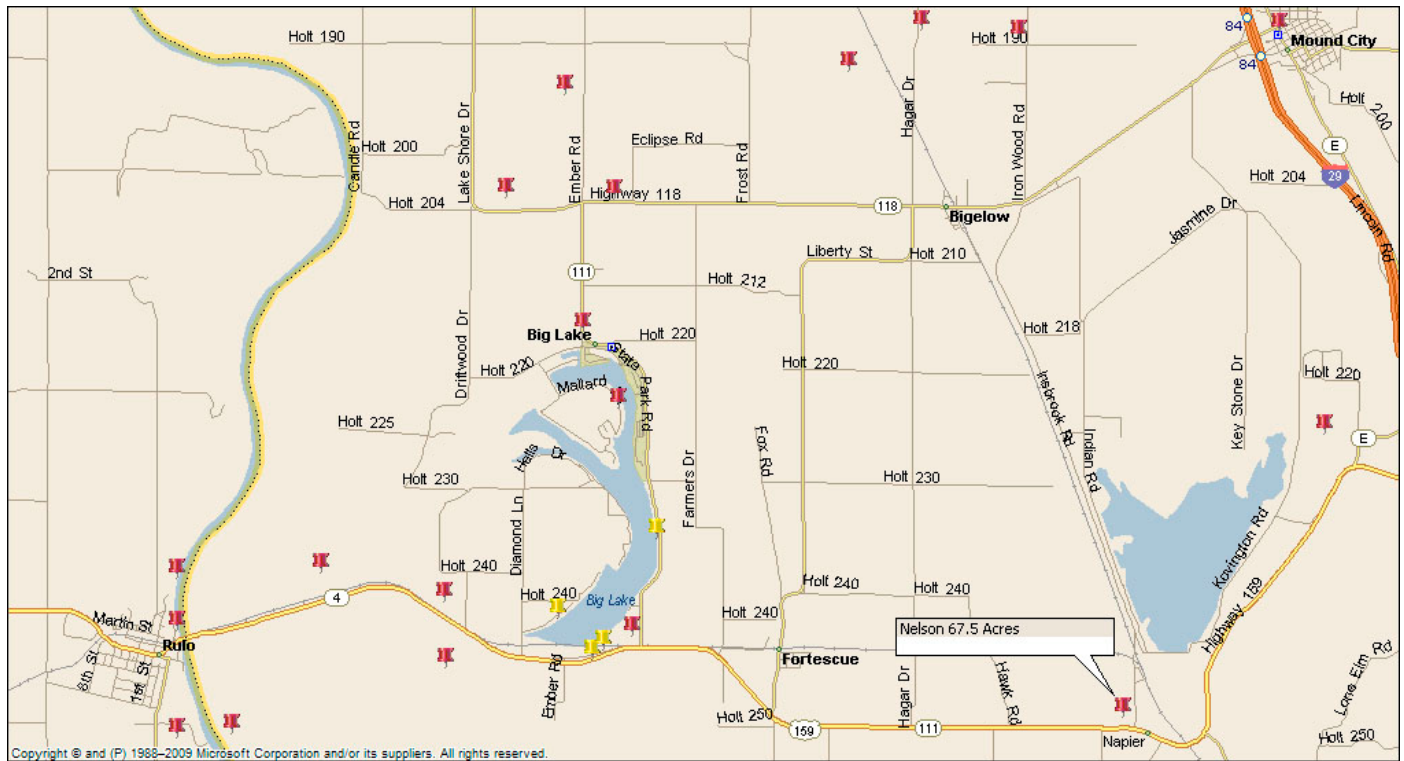


This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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

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Driving Map



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FSA Aerial



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FSA 156 EZ

Missouri
Holt
Report ID: FSA-156EZ

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

FARM: 2978
Prepared: 12/29/08 4:12 PM
Crop Year: 2009
Page: 1 of 1

Operator Name and Last 4 TOMMY R NELSON - 9295	Farm Description "WRP 98" J7 (T2800 S3,35)	Recon Number
Farms Associated with Operator: 1192, 2977		

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status
60.0	54.0	54.0	0.0	54.0	0.0	0.0	Active
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History
0.0	0.0	0.0	0.0	0.0	0.0		N

Tract Number: 2800 **Identifier** J7 S3,35-60,61-39 (CONTRACT #66-6424-8-8460)

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

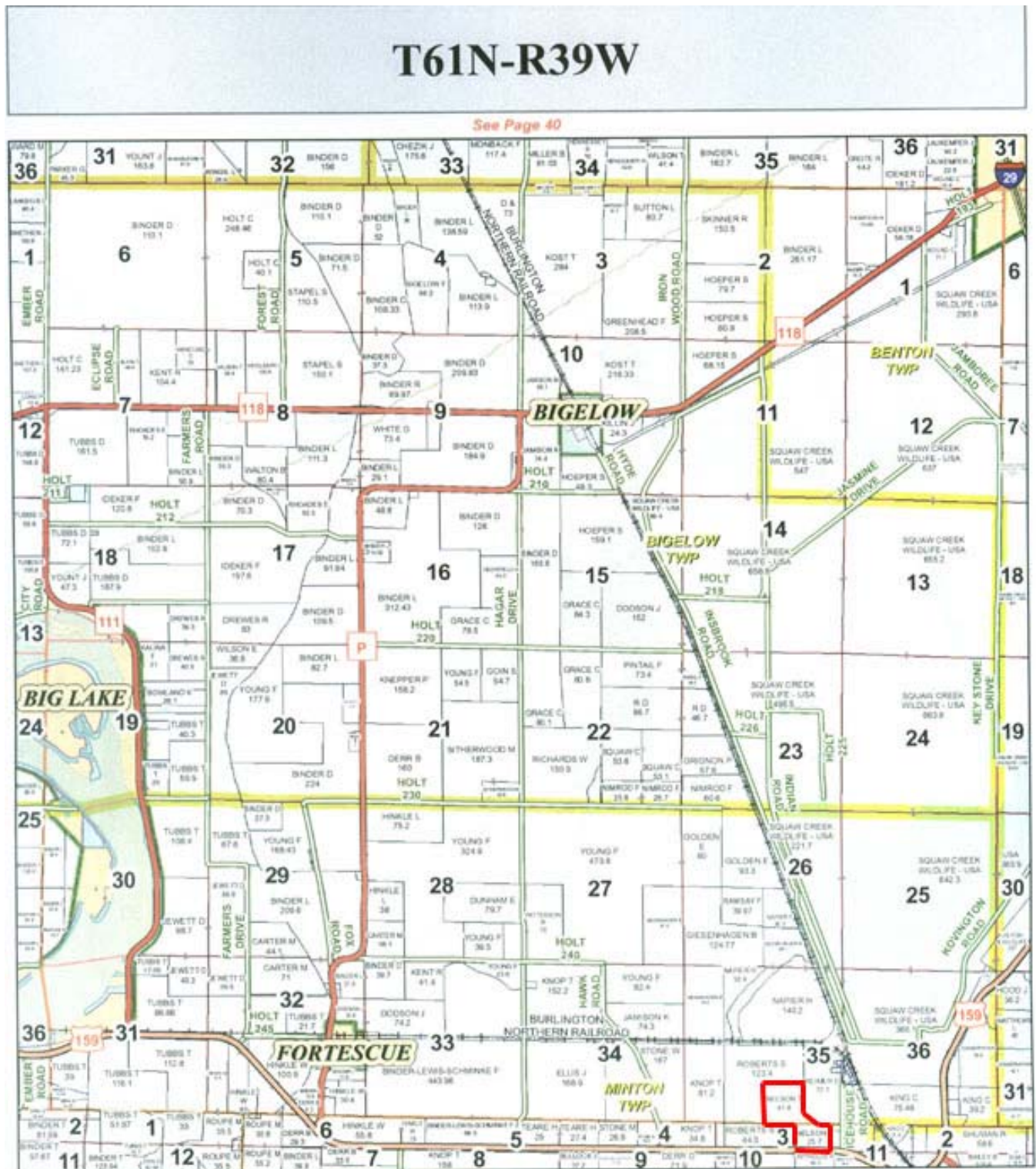
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.0	54.0	54.0	0.0	54.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: TOMMY R NELSON



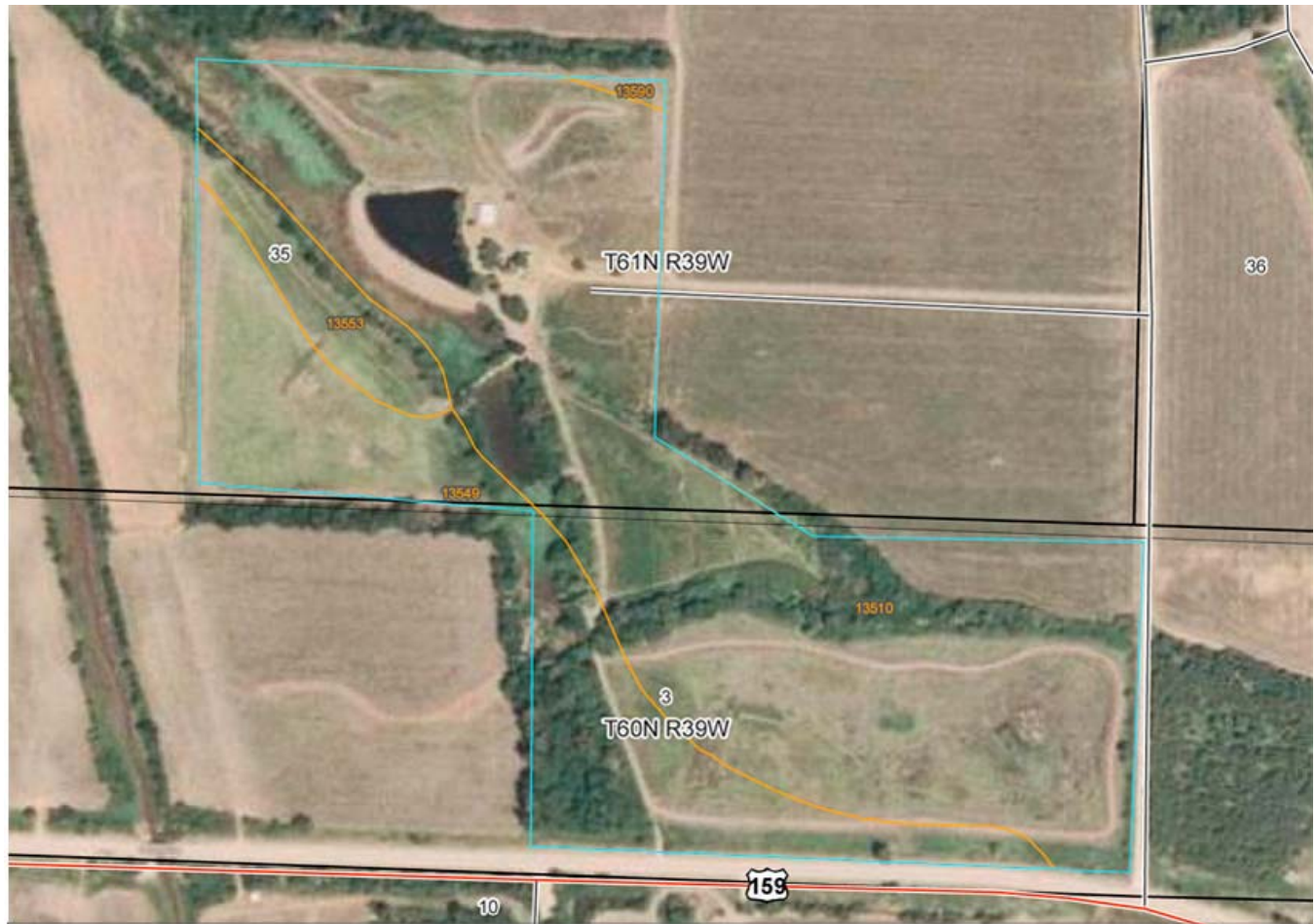
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Nelson, 67.5 Acres/Home, Holt CO MO Plat Map



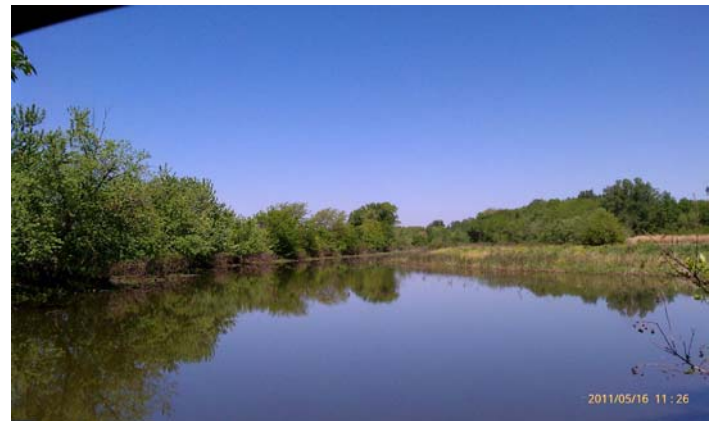
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NRCS Soil Map and Key



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13510	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	49.5	70.0%
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	17.3	24.5%
13553	Modale silt loam, 0 to 2 percent slopes, rarely flooded	3.6	5.1%
13590	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	0.3	0.4%
Totals for Area of Interest		70.6	100.0%

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