



Real Estate 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**

65 Acres, Holt County, Missouri

Waterfowl hunting in Northwest Missouri without neighboring duck clubs hammering away while you are working birds. Close to the River, ready to hunt, & not enrolled in the Wetland Reserve Program (WRP).

LOCATION:

This tract is located between Bob Brown and Squaw Creek National Wildlife areas and close to the Missouri River.

PRICE:

~~\$550,000.00 Total or \$8,461.54/Taxable Acre~~

REDUCED PRICE! \$7,076.92/Taxable Acre or 460,000.00 Total

TAXES:

2016 taxes were \$562.63

MINERAL RIGHTS:

Seller is not retaining any mineral rights.

RENTAL STATUS:

The 44.77 tillable acres has a cash rent of \$150/acre for the 2008 crop season. Blind Lease income the past few seasons approximates \$9,000 to \$16,500 in addition to the cash rent or crop income. Try to find that kind of value and return in any recreational property today, never mind the fact that it is premier waterfowl hunting property.

IMPROVEMENTS:

Water has been piped from the well to all three shooting areas for open water in the late season. The 10 inch pipe serves the two west blinds, and the east blind uses 8 inch pipe. There is 3-phase power run to the premises, and to all three blind locations. The pump setup consists of a 3- phase 1300 gpm submersible pump, on a 90 foot well with 18 inch casing. The pump can be operated manually or with a timer. On all 3 shooting areas, the hunting is done from pit blinds, which are 12x5. Each area you can park in the timber, and walk to your blinds without waders.

LISTING AGENT:

Jamie Barnes (660)851-1125
Email: Jamie@barnesrealty.com



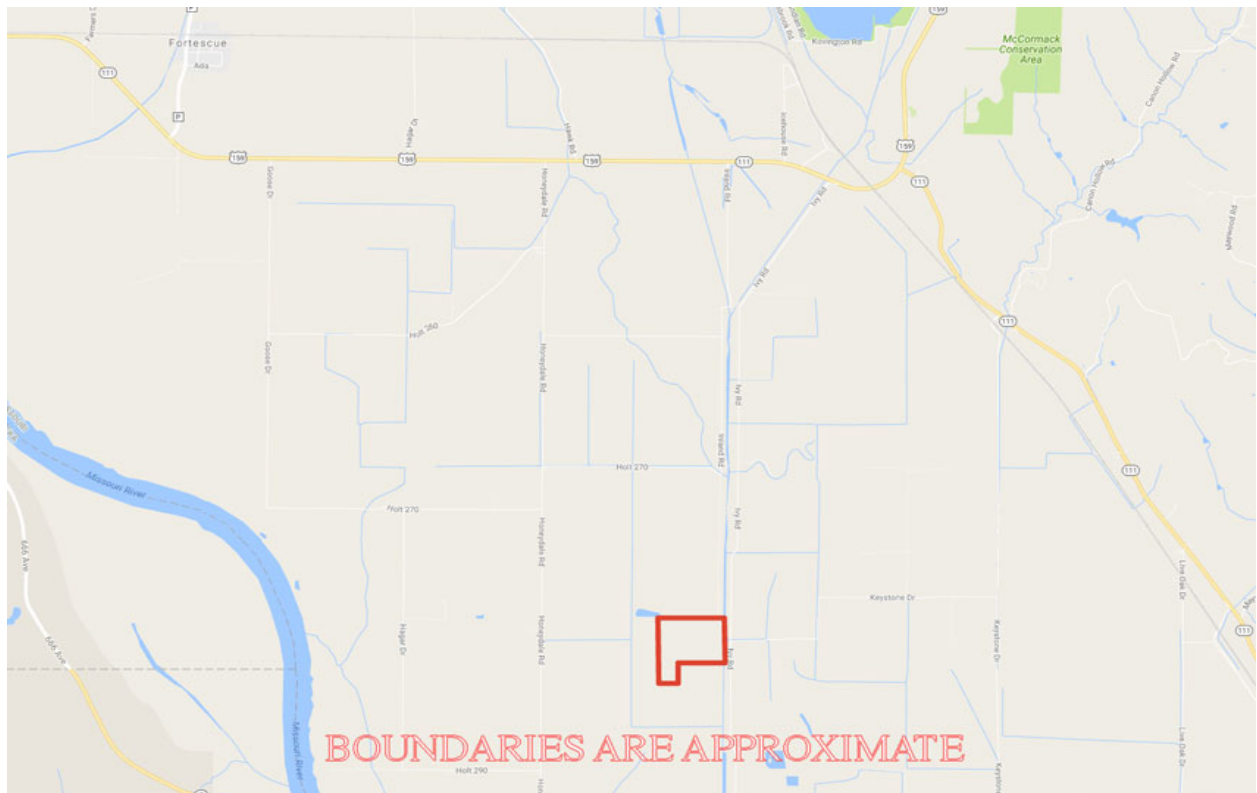
Setting the trend for how Real Estate is Sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

65 Acres, Holt County, Missouri
Google Aerial



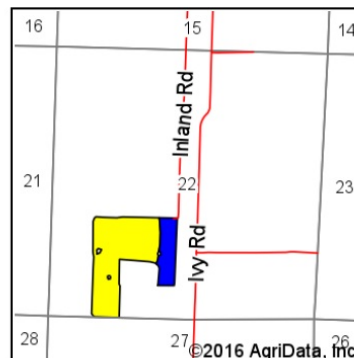
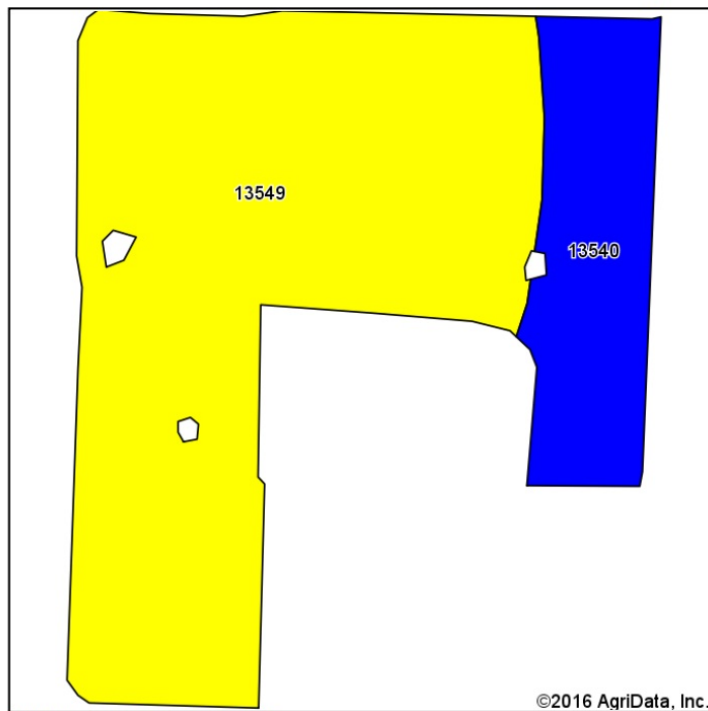
Driving Map



65 Acres, Holt County, Missouri

Soil Map

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **22-60N-39W**
 Township: **Minton**
 Acres: **48.55**
 Date: **1/16/2017**

Maps Provided By:



Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	38.64	79.6%		IVw	42
13540	Blencoe silty clay, 0 to 2 percent slopes, rarely flooded	9.91	20.4%		IIw	58
Weighted Average						45.3

Area Symbol: MO087, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

65 Acres, Holt County, Missouri

Surety Map

Aerial Map

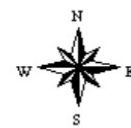


map center: 40° 0' 5.62, -95° 16' 5.06

0ft 643ft 1286ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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22-60N-39W
Holt County
Missouri



1/16/2017

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

65 Acres, Holt County, Missouri

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 : 3964

Prepared : Jan 18, 2017

Crop Year : 2017

Operator Name :

Farms Associated with Operator : 19-145-212, 29-005-3021, 29-005-3022, 29-005-3433, 29-087-3846, 29-087-3964, 29-087-4063, 29-147-4985, 29-147-6302, 29-147-6736, 29-147-7697, 29-147-7699, 29-147-7731, 29-147-7732, 29-147-8237, 29-147-8385

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.59	106.81	106.81	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acro Election	EWP	DCP Ag. Related Activity	
0.00	0.00	106.81	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	5.20	0.00	0	34	
Corn	24.30	0.00	0	164	
Soybeans	75.80	0.00	0	36	
TOTAL	105.30	0.00			

NOTES

Tract Number : 2804

Description : S22-69-39

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
68.06	47.52	47.52	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	47.52	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	23.00	0.00	0	168
Soybeans	23.40	0.00	0	54
TOTAL	46.40	0.00		

65 Acres, Holt County, Missouri

FSA 578

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 3964

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2016

DATE: 1-18-2017

PAGE: 1

Original: _____

Revision: _____

Cropland: 106.81

Farmland: 160.59

Tract Number	CU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
2804	1	CORN	YEL	N	GR			C	N	I	A	47.52		Yes			4-8-2016	01		
		Producer								Share 100.00				RMA Unit				NAP Unit 2879		
PP 01	CriCo CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irr 47.52	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
Photo Number/Legal Description: S22-60-39																				
Cropland: 47.52					Reported on Cropland: 47.52					Difference: 0.00					Reported on Non-Cropland: 0.00					
2941	1	CORN	YEL	N	GR			C	N	I	A	59.29		Yes			4-8-2016	01		
		Producer								Share 100.00				RMA Unit				NAP Unit 2879		
PP 01	CriCo CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irr 59.29	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
Photo Number/Legal Description: S36-62-40																				
Cropland: 59.29					Reported on Cropland: 59.29					Difference: 0.00					Reported on Non-Cropland: 0.00					

65 Acres, Holt County, Missouri

FSA Map



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: 2017

Created: 11/15/2016

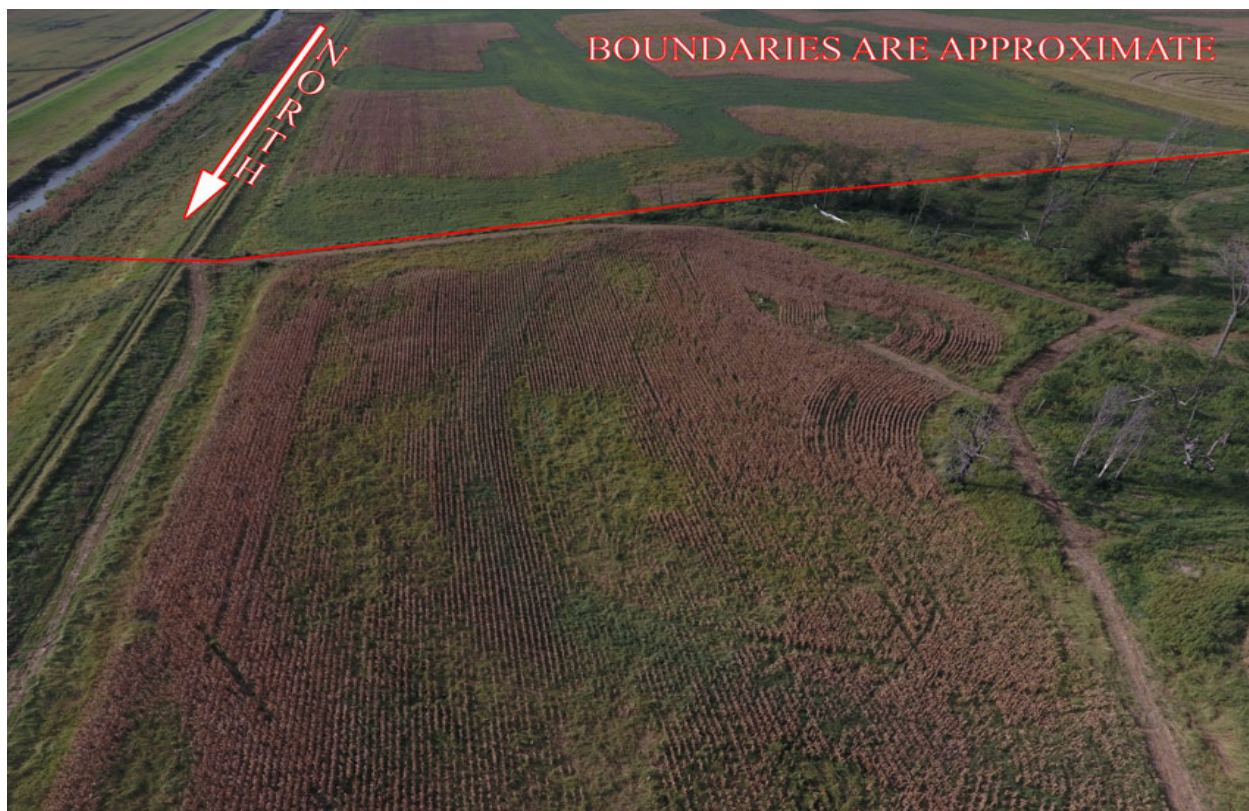
Flown: 2016-06-15



Farm 3964
Tract 2804

65 Acres, Holt County, Missouri

Aerial Photos



65 Acres, Holt County, Missouri

