



## Farmland Sales Specialists

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

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(785) 742-4580

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Platte City, MO 64079  
(816) 219-3010

### **90 Acres +/-, Holt County, MO**

*Great views of the Nodaway River bottom and easy gravel access, either of these parcels will make someone a great investment! This is an awesome opportunity to own land, Owner says "get them gone"!*

#### **LOCATION:**

West of Fillmore MO approx. 3 Miles.

#### **PRICE:**

\$292,500.00

#### **F.S.A. INFORMATION:**

FSA tillable consists of 21 acres.

The balance is timber: approximately 67 acres.

#### **IMPROVEMENTS:**

Tract 1 has an open sided shed (see aerial photos)

#### **REAL ESTATE TAXES/TAXABLE ACRES:**

Missouri Real Estate Taxes are generally under \$5/acre. These parcels are both upland, so they have no additional Drainage or Levee taxes. We estimate they should be less than the \$5/acre once surveyed and conveyed to a new buyer.

#### **MINERAL RIGHTS:**

Owner is not retaining any interest in the minerals beneath the surface.

#### **RENTAL STATUS:**

Available for full possession

#### **LISTING AGENT:**

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

#### **BROKER PARTICIPATION:**

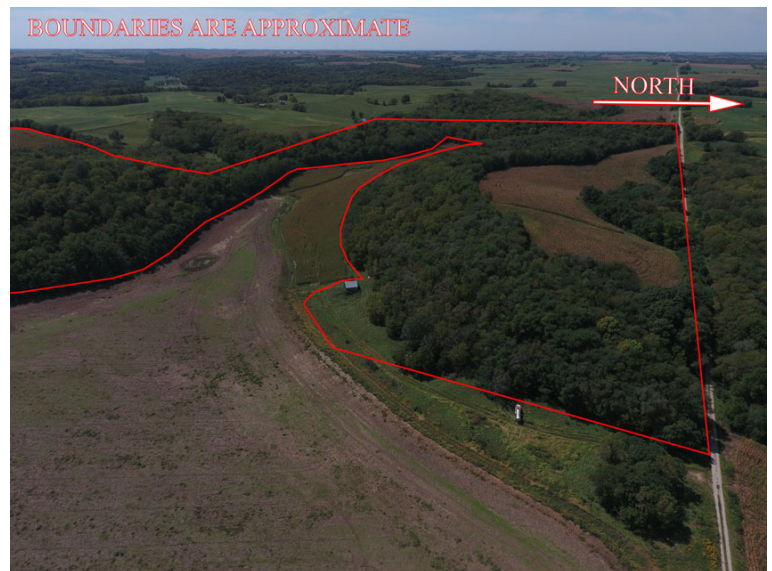
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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

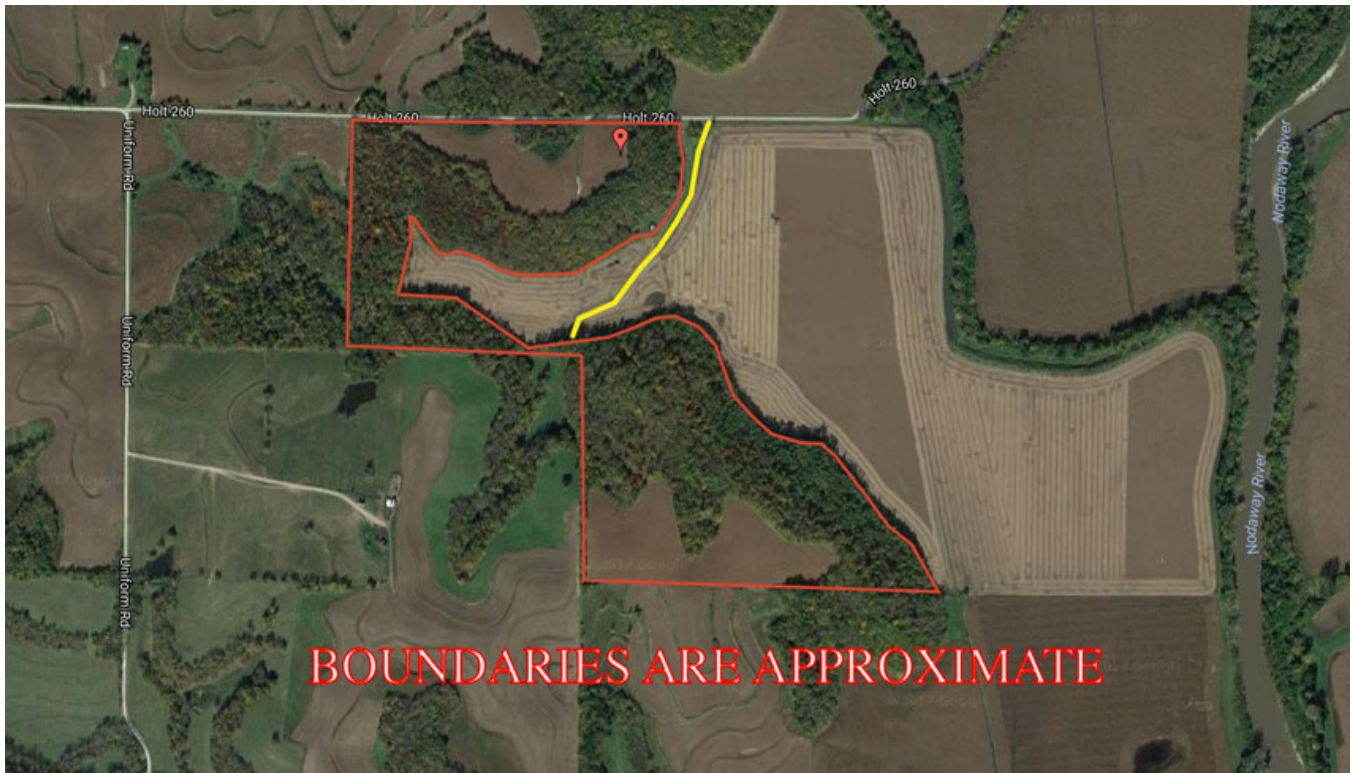
This information is thought to be accurate; however, it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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

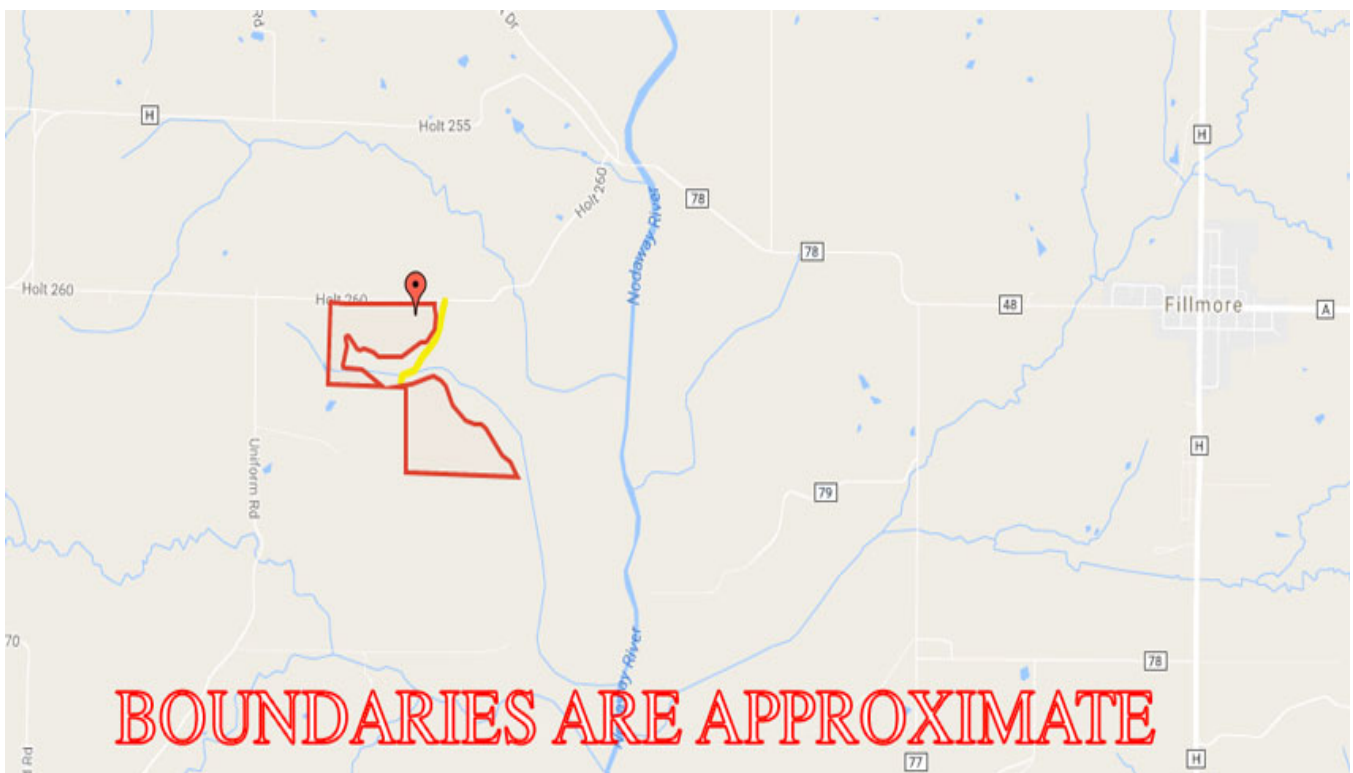
**Rick Barnes, BARNES REALTY COMPANY 18156 Hwy 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



## *Google Map*



## *Driving Map*

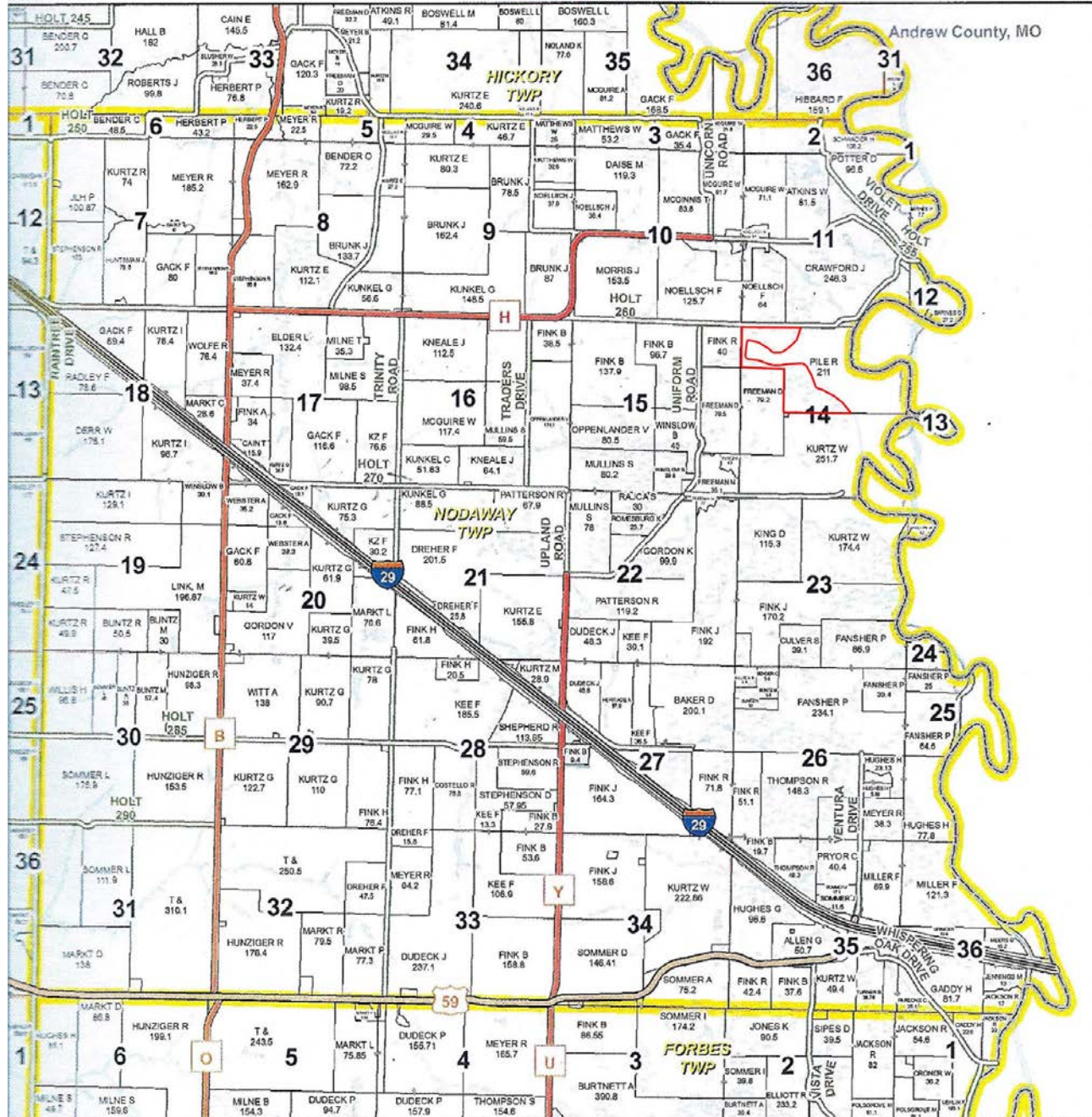




**90 Acres +/-, Holt County, MO**  
**Plat Book Page**

**T60N-R37W**

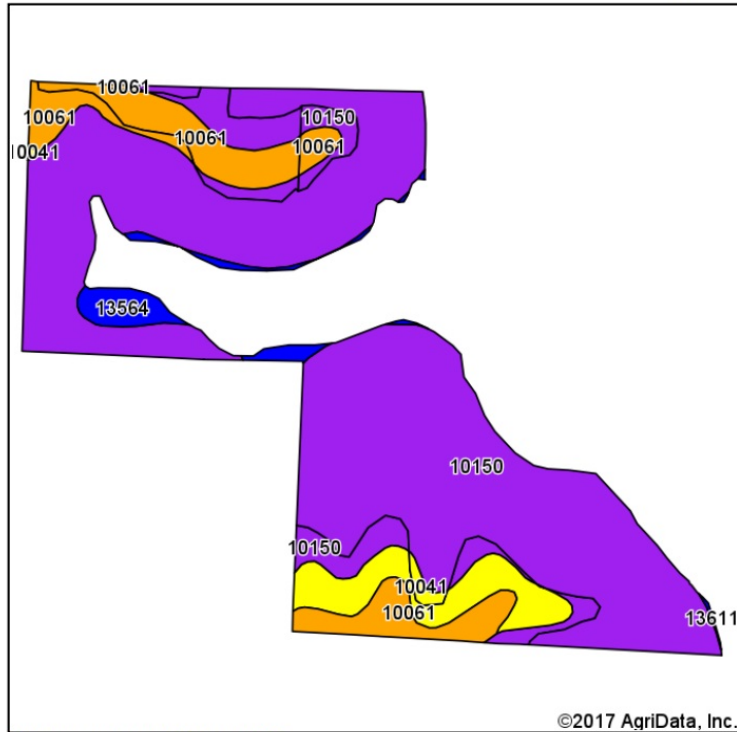
See Page 46



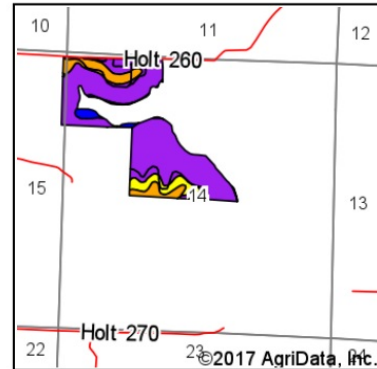
# 90 Acres +/-, Holt County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **14-60N-37W**  
 Township: **Nodaway**  
 Acres: **87.68**  
 Date: **5/23/2017**



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Maps Provided By



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Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Overall
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	68.78	78.4%		Vle		9
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	10.29	11.7%		Ille		66
10041	Knox silt loam, 14 to 20 percent slopes, eroded	5.89	6.7%		IVe		65
13564	Nodaway-Judson silt loams, 1 to 7 percent slopes	2.66	3.0%		Ilw	Ilw	75
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%		Ilw		94
Weighted Average							21.5

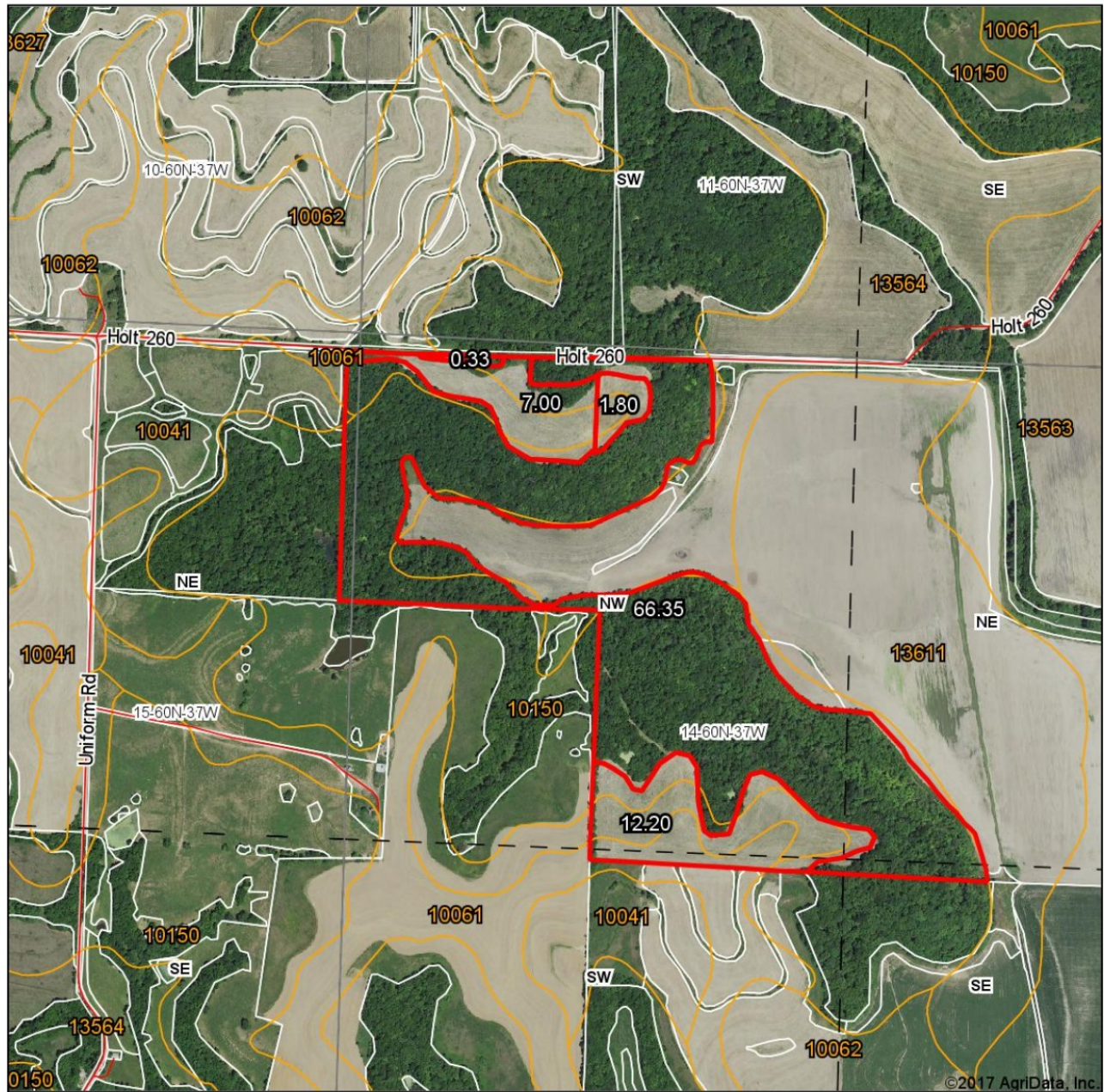
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 90 Acres +/-, Holt County, MO Surety Map

## Aerial Map



Maps Provided By:



14-60N-37W  
Holt County  
Missouri

0ft 810ft 1621ft



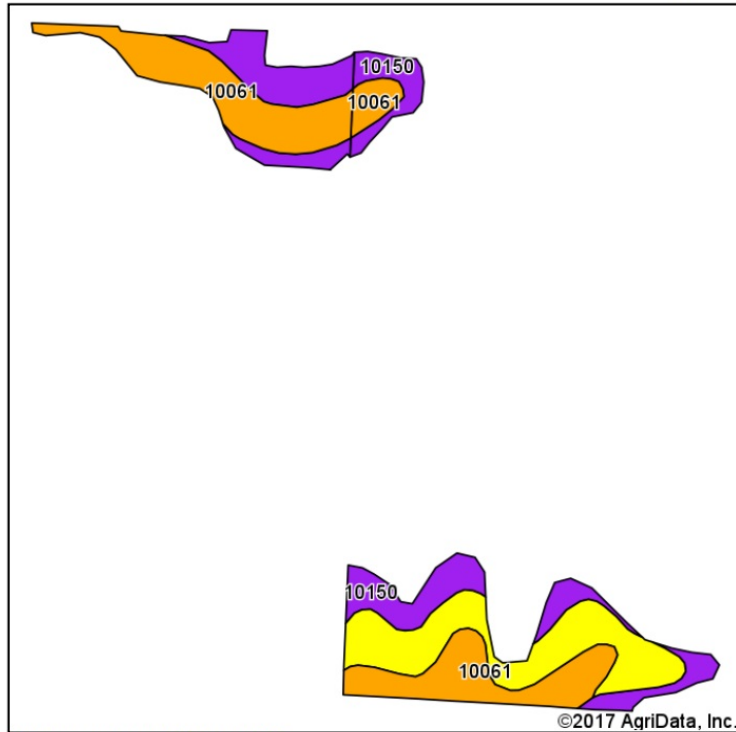
5/23/2017

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

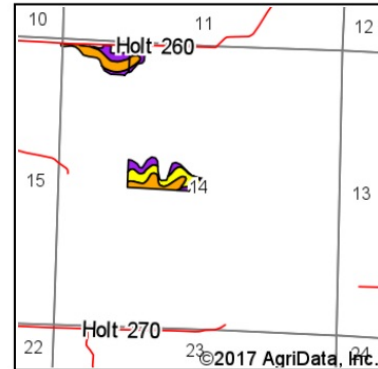
# 90 Acres +/-, Holt County, MO

## Soil Map Tillable Acres

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **14-60N-37W**  
 Township: **Nodaway**  
 Acres: **21**  
 Date: **5/23/2017**



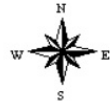
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Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	8.42	40.1%		IIIe	66
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	7.12	33.9%		Vle	9
10041	Knox silt loam, 14 to 20 percent slopes, eroded	5.46	26.0%		IVe	65
Weighted Average						46.4

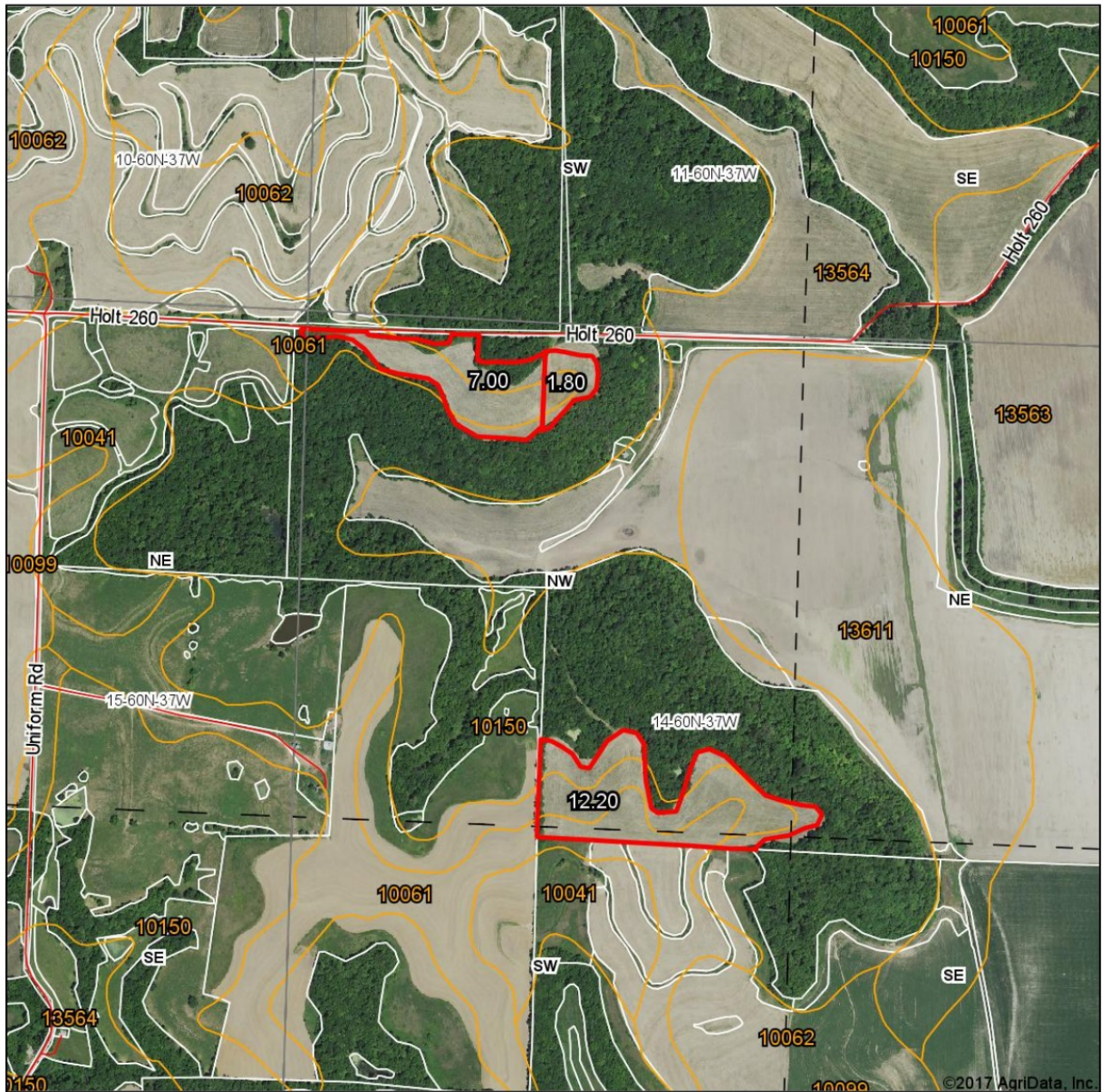
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 90 Acres +/-, Holt County, MO Surety Map Tillable Acres

Aerial Map



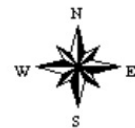
Maps Provided By:



map center: 40° 1' 20.55, -95° 1' 24.92

0ft 810ft 1621ft

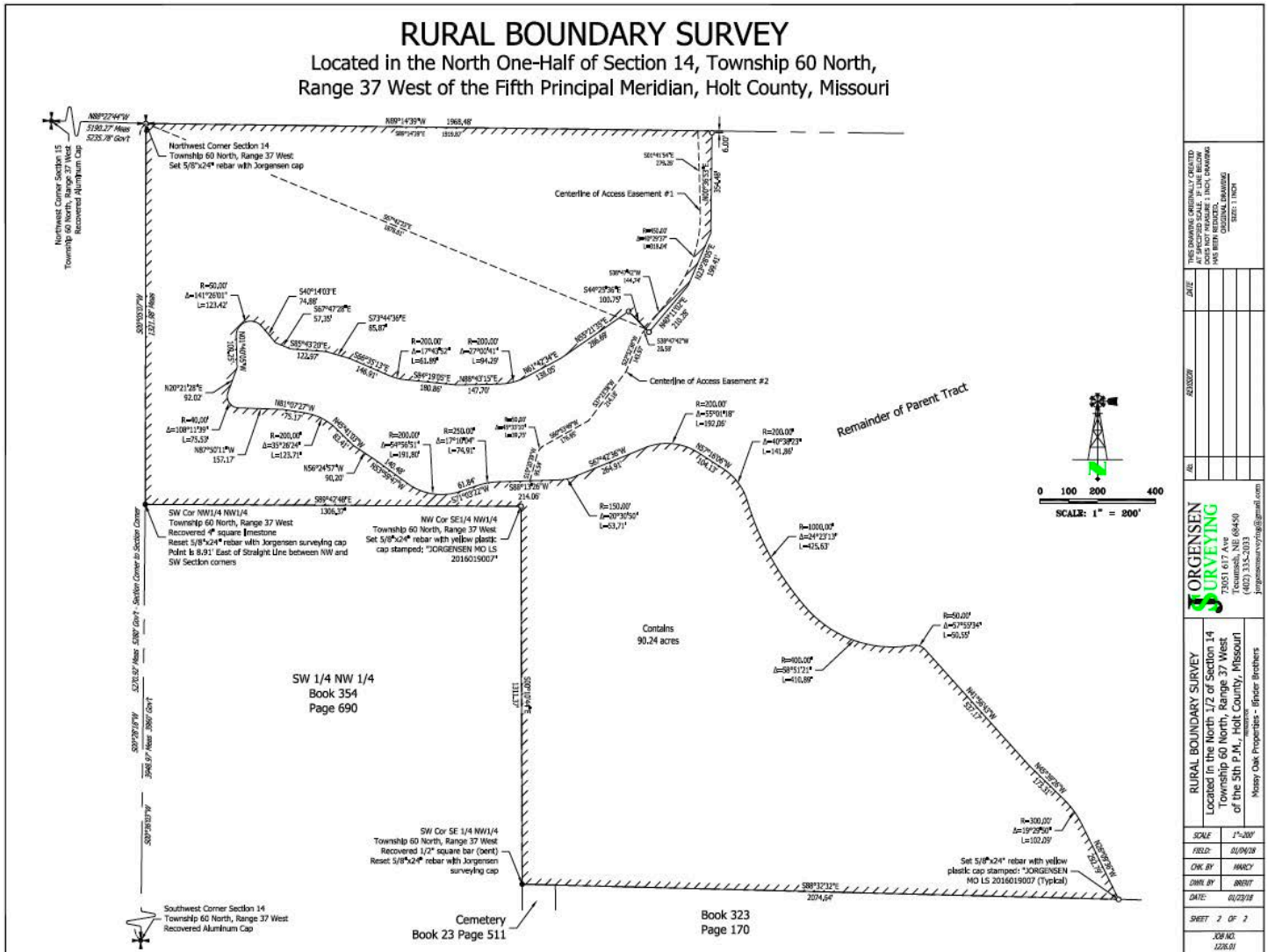
14-60N-37W  
Holt County  
Missouri



5/23/2017

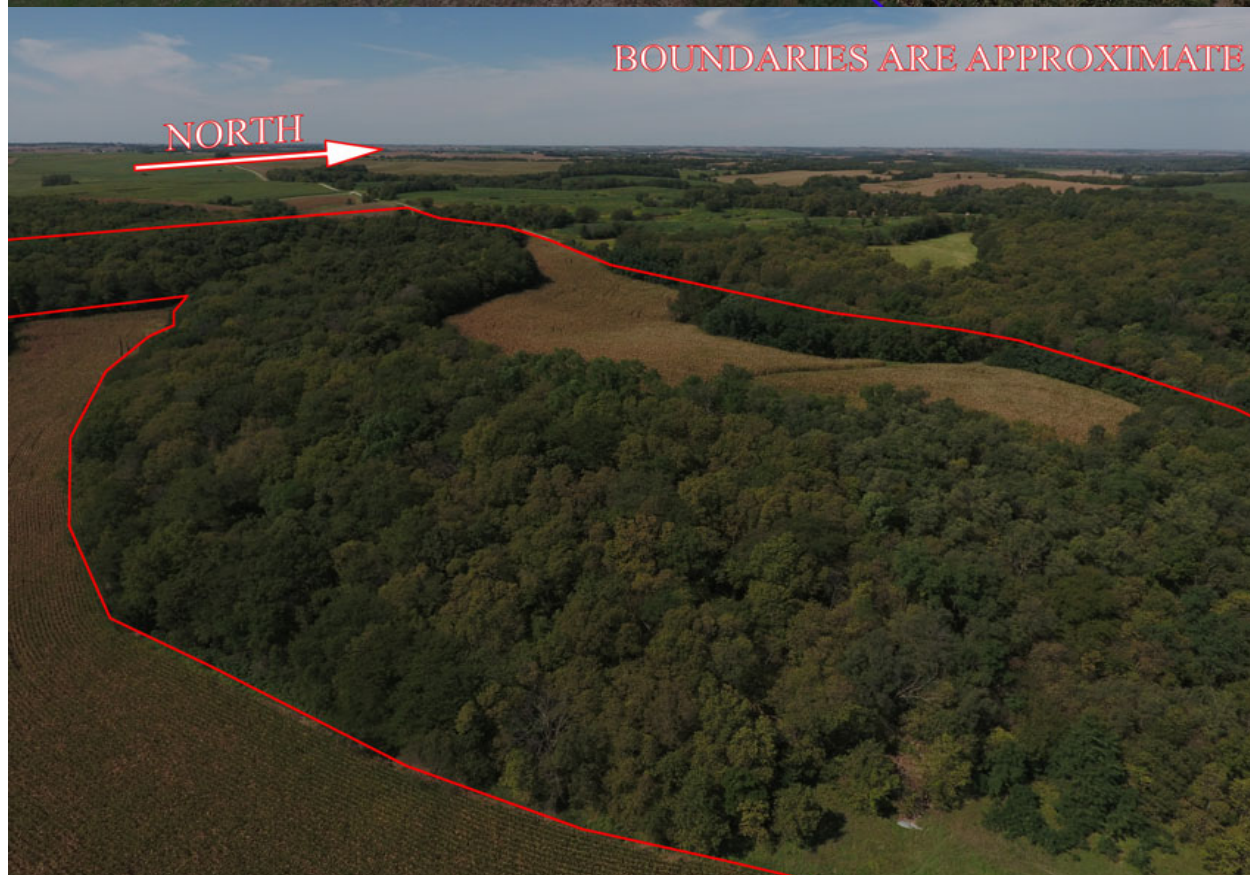
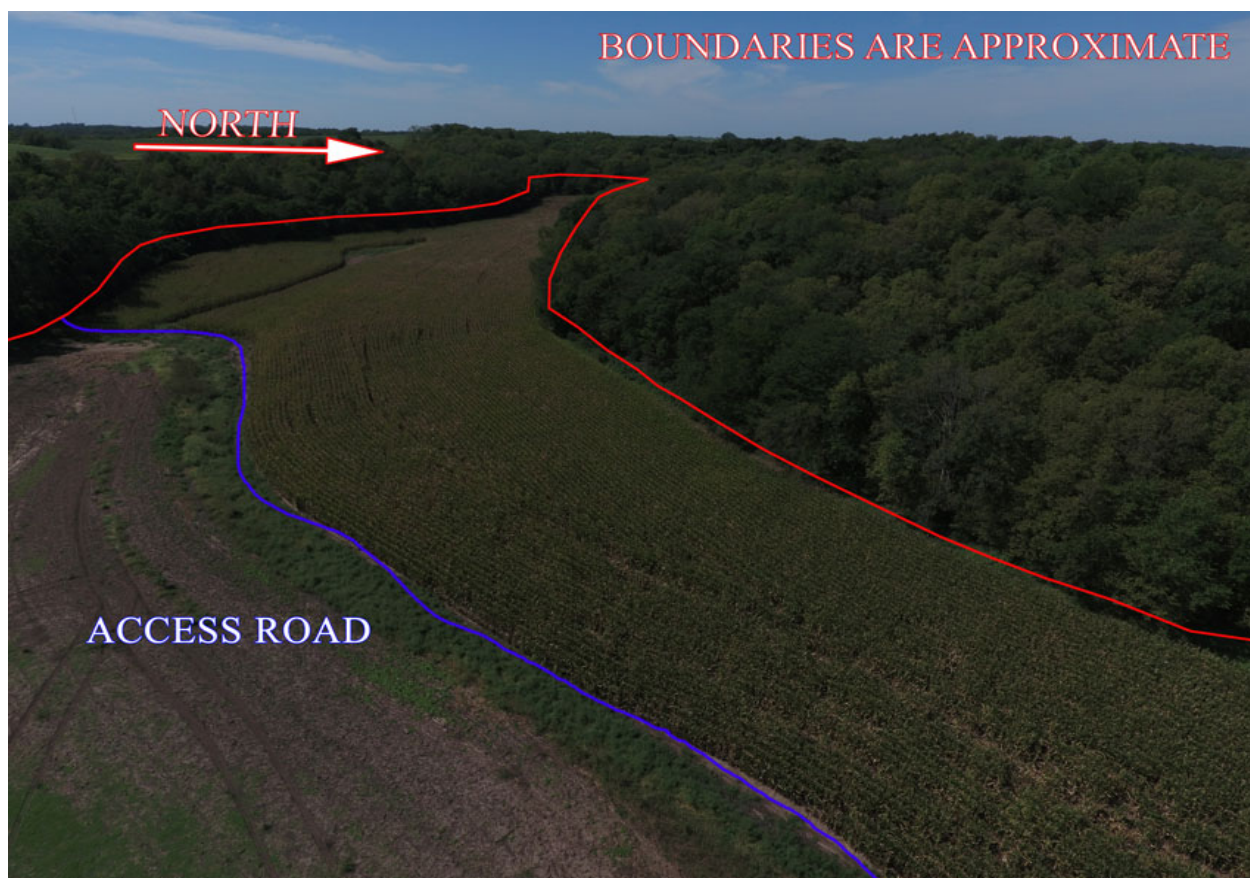
Field borders provided by Farm Service Agency as of 5/21/2008.

# 90 Acres +/-, Holt County, MO Survey





***90 Acres +/-, Holt County, MO***  
***Aerial Photos***





*90 Acres +/-, Holt County, MO*

