



## Land Sales 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

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

*Here's a nice bluff piece with a shallow pond area, timber, and a great view with two nice building sites! Property is surrounded by timber and crop fields, this may be just the property you're looking for!!*

#### **LOCATION:**

Northwest of Craig, MO. approx. 1.5 miles just East of I-29.

#### **PRICE:**

\$4,344.00/ taxable acre or \$162,900.00 total.

#### **FSA INFORMATION:**

*Please see attached FSA information.*

#### **IMPROVEMENTS:**

There are no improvements

#### **TAXES:**

2017 taxes were \$91.10 on 37.5 taxable acres.

#### **MINERAL RIGHTS:**

All rights will remain with the land.

#### **RENTAL STATUS:**

Tillable acres are currently cash rented for the 2018 farming season.



#### **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.](http://www.barnesrealty.com)

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 The listing may be withdrawn with or without approval.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.

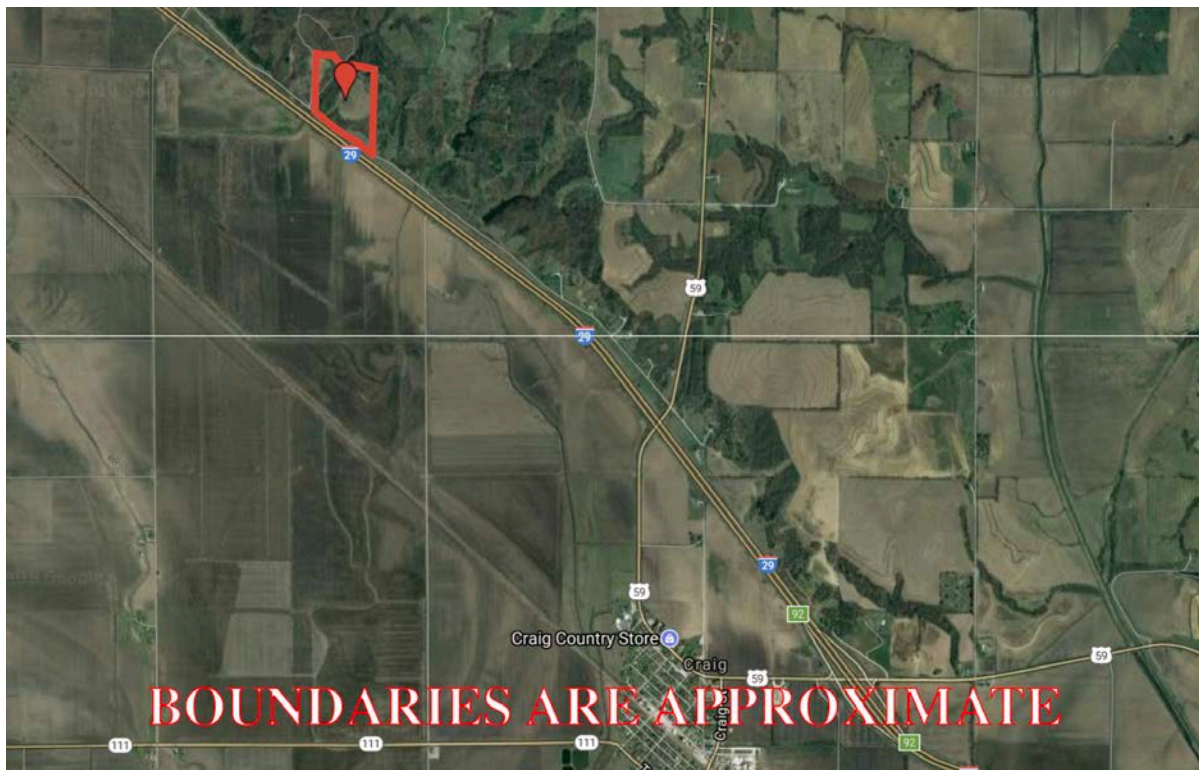
All inquiries, inspections, appointments, and offers must be sent thorough:

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

***37.5 Acres +/- Holt County, MO***  
***Google Aerial***

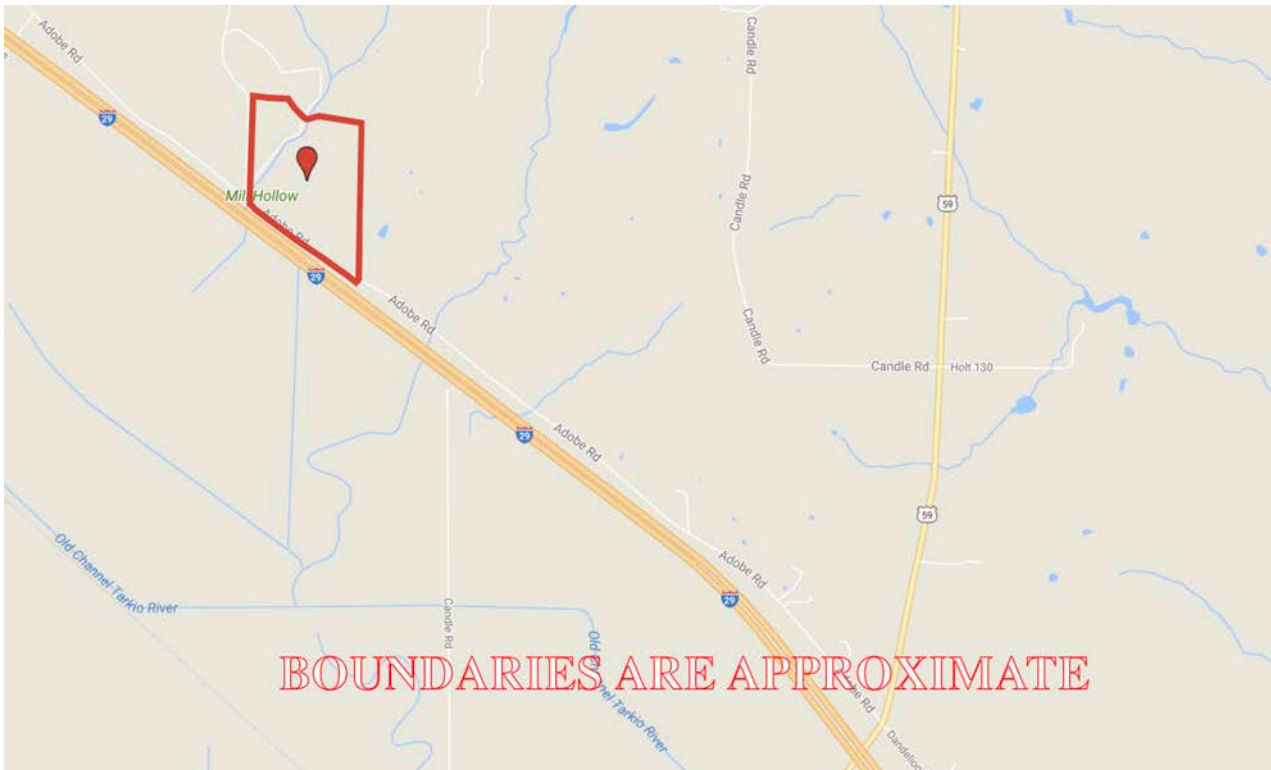


***General Location Map***

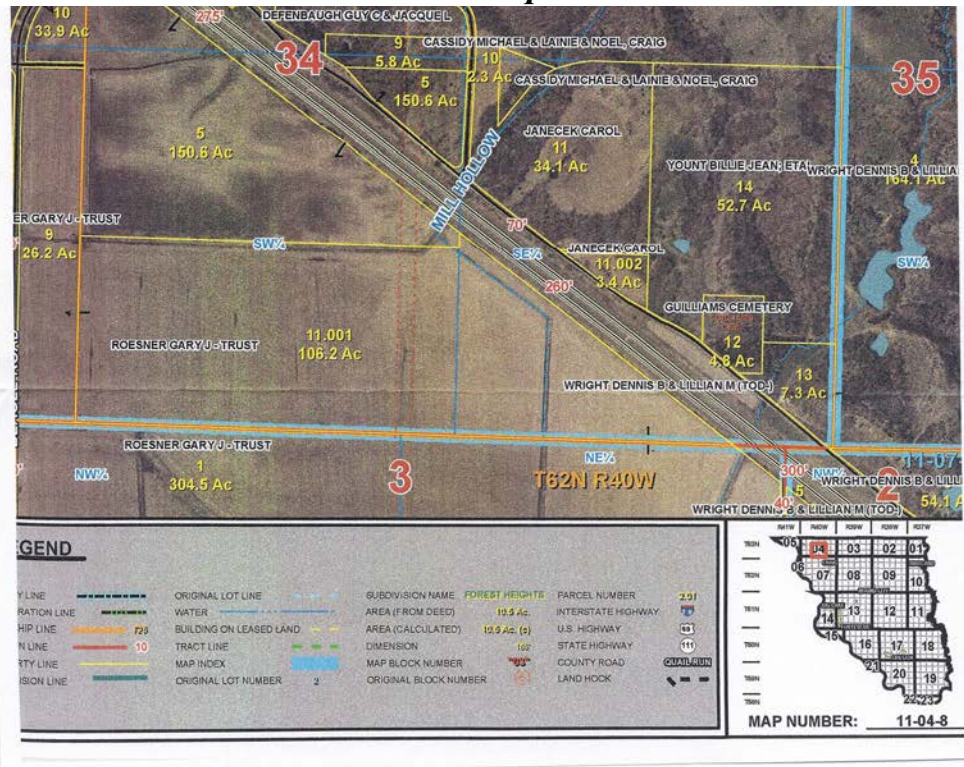




## Driving Map

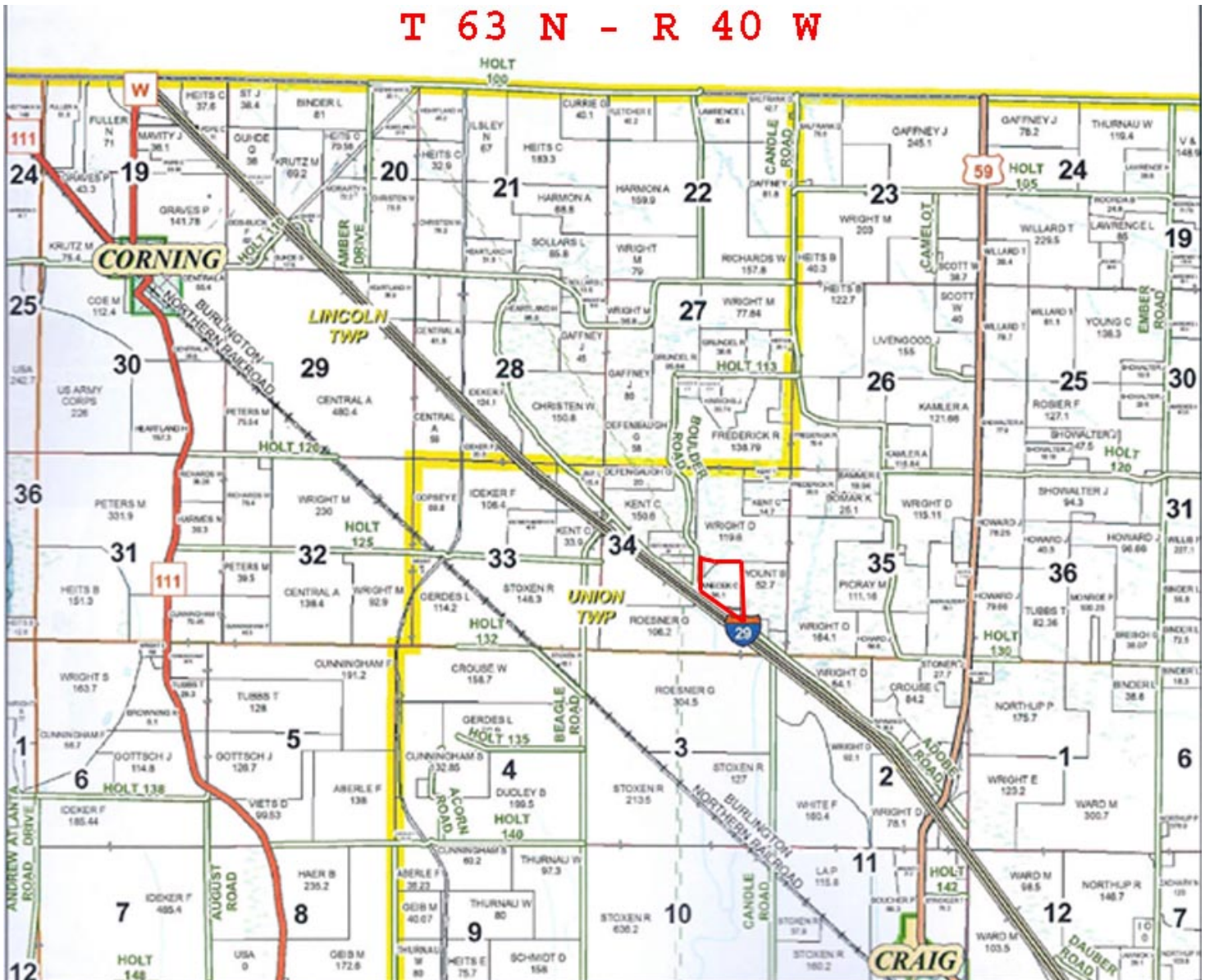


## *Tax Map*



37.5 Acres +/- Holt County, MO  
Plat Map

T 63 N - R 40 W





**37.5 Acres +/- Holt County, MO**  
**Surety Map**

**Aerial Map**



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Maps Provided By:

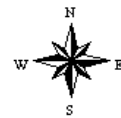


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map center: 40° 13' 31.3, -95° 23' 46.77

0ft 427ft 853ft

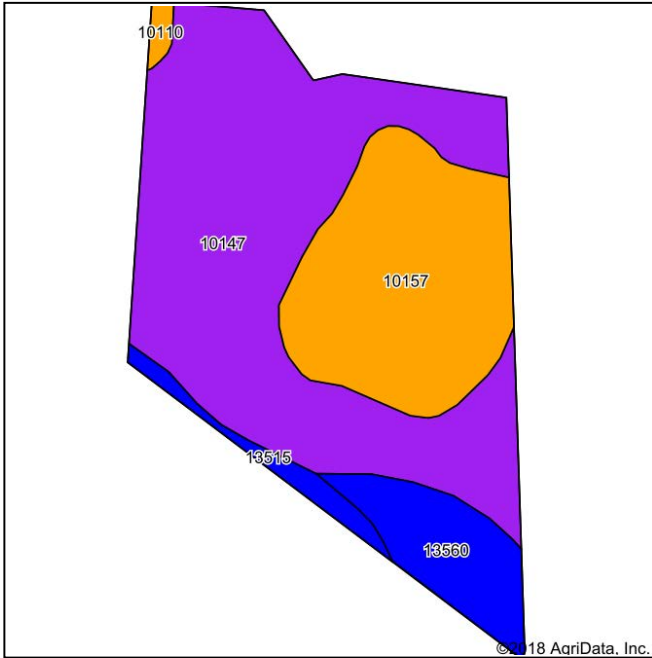
**34-63N-40W**  
**Holt County**  
**Missouri**



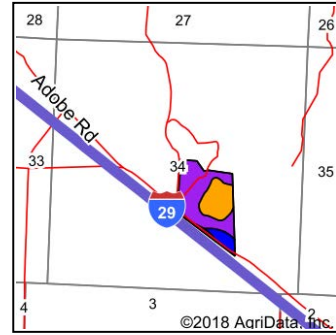
7/9/2018

# 37.5 Acres +/- Holt County, MO Soil Map

## Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Holt**  
Location: **34-63N-40W**  
Township: **Union**  
Acres: **37.5**  
Date: **7/9/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	21.86	58.3%		Vlle	17	17	15
10157	Timula silt loam, 2 to 7 percent slopes	10.63	28.3%		Ille	74	70	65
13560	Napier silt loam, 2 to 5 percent slopes	3.60	9.6%		Ile	87	87	69
13515	Dupo silt loam, 0 to 2 percent slopes, rarely flooded	1.12	3.0%		Ilw	76	76	49
10110	Monona silt loam, 5 to 9 percent slopes, eroded	0.29	0.8%		Ille	74	74	54
Weighted Average						42.1	40.9	35.7

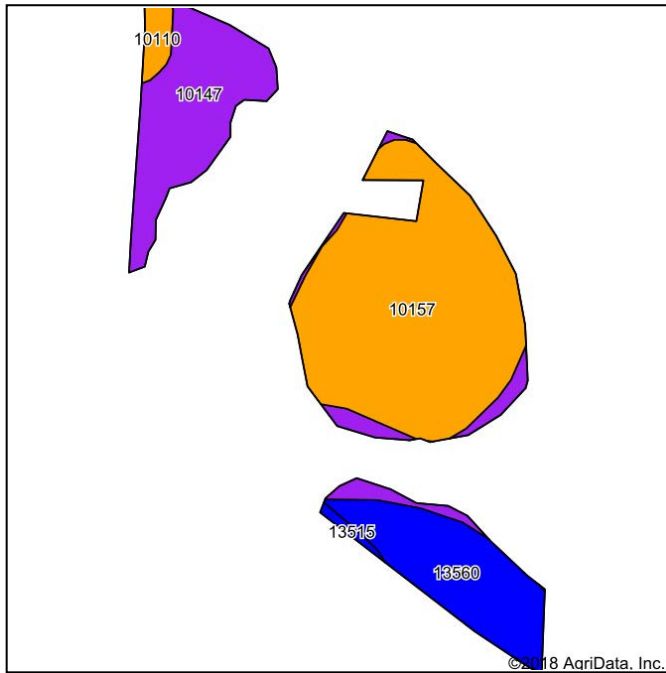
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

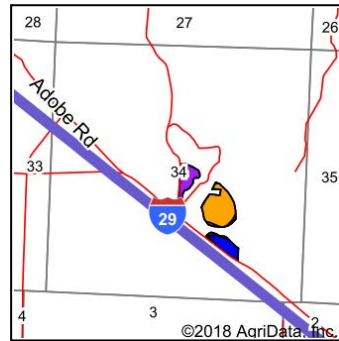
# 37.5 Acres +/- Holt County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **34-63N-40W**  
 Township: **Union**  
 Acres: **17.59**  
 Date: **7/9/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10157	Timula silt loam, 2 to 7 percent slopes	9.28	52.8%		IIIe	74	70	65
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	4.59	26.1%		VIIe	17	17	15
13560	Napier silt loam, 2 to 5 percent slopes	3.21	18.2%		Ile	87	87	69
10110	Monona silt loam, 5 to 9 percent slopes, eroded	0.39	2.2%		IIIe	74	74	54
13515	Dupo silt loam, 0 to 2 percent slopes, rarely flooded	0.12	0.7%		IIw	76	76	49
Weighted Average						61.5	59.4	52.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 37.5 Acres +/- Holt County, MO 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

C=Com-Yel-GR CW=Corn-Whe-GR  
POP=Corn-Pop-GR AMY=Corn-Amy-GR  
SB=Soybn-COM-GR Milo=Sorgh-Gr-GR  
HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
WXY=Corn-Wxy-GR  
GLS=Grass- SMO- LS ALF=Alfalfa-FG  
H=MIXFG-lgs-FG P=MIXFG-lgs-GZ  
All fields non-irrigated  
\*Unless notated on Map

1:7,920

Program Year: 2018

Created: 4/4/2018

Flown: 2016-06-15

- diu
- crp
- plss

Farm 3293  
Tract 105



**37.5 Acres +/- Holt County, MO**  
**FSA 156EZ**

<b>MISSOURI</b> <b>HOLT</b> <b>Form: FSA-156EZ</b> <small>See Page 2 for non-discriminatory Statements.</small>	 <b>United States Department of Agriculture</b> <b>Farm Service Agency</b> <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3293</b> <b>Prepared : Jul 10, 2018</b> <b>Crop Year : 2018</b>
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Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
43.35	15.00	15.00	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	15.00	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP

NOTES
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Tract Number : 105  
 Description : F2 S34-63-40  
 FSA Physical Location : MISSOURI/HOLT  
 ANSI Physical Location : MISSOURI/HOLT  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract. Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
43.35	15.00	15.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES
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***37.5 Acres +/- Holt County, MO***  
***Aerial Photos***





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





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