



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

155.8 Acres +/- Holt County, MO

When do you recall any land in Holt County with timber, upland, row crop, and good pasture being offered under \$4,000/acre!? This tract has blacktop road frontage and has outstanding wildlife habitat!

LOCATION:

Property is located approx. 14 miles South of Mound City, MO just North of I-29. Turn North off of I-29 on Hwy Y (Upland Rd.) The property is approx. .30 miles North on Upland Rd. on the West side of the road.

PRICE:

\$3,650.00/taxable acre or \$568,670.00 total

FSA INFORMATION:

Coming soon!

IMPROVEMENTS:

Historical Richville School House

TAXES/TAXABLE ACRES:

2017 taxes were \$308.54 on 155.8 taxable acres.

RENTAL STATUS:

Property is available for possession at the time of closing.

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or 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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

155.8 Acres +/- Holt County, MO
Google Aerial Map



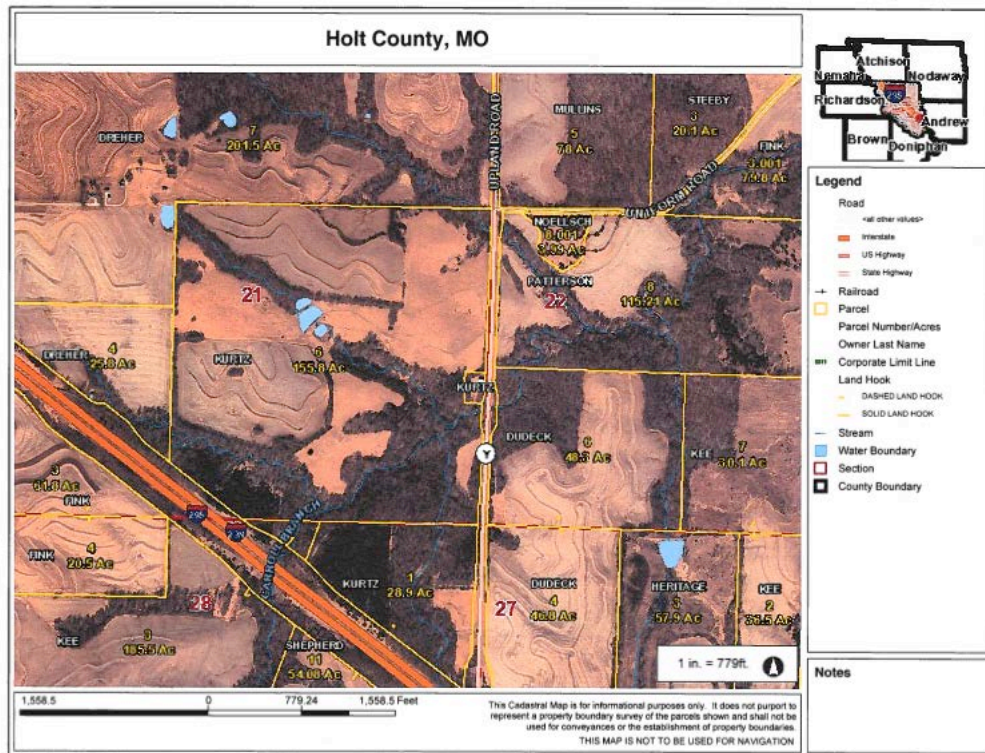
General Location Map



Driving Map



Tax Map

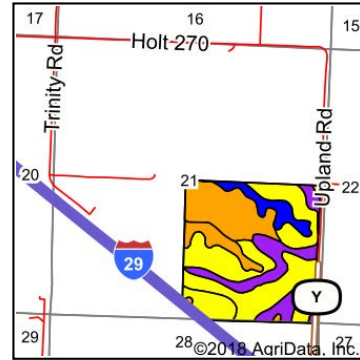
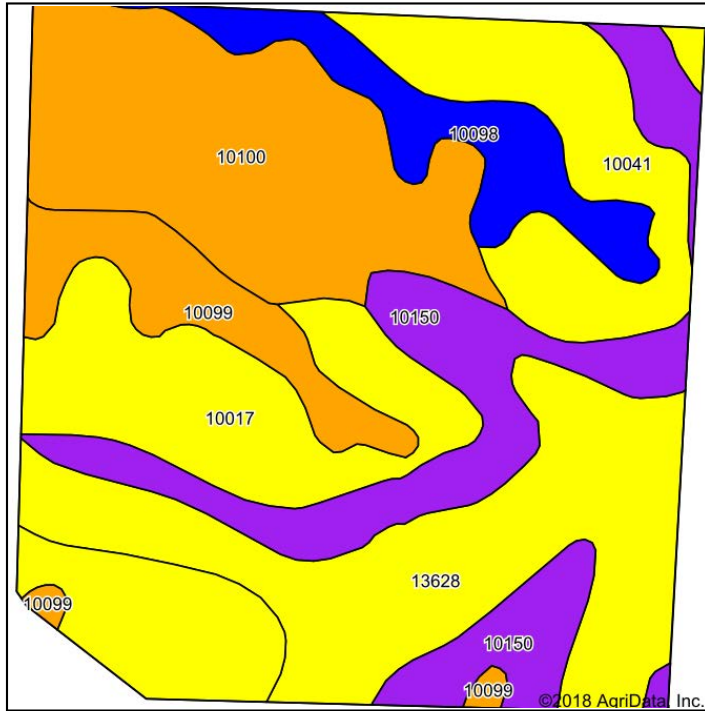


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Soil Map

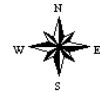
Soils Map



State: **Missouri**
 County: **Holt**
 Location: **22-60N-37W**
 Township: **Nodaway**
 Acres: **155.8**
 Date: **10/8/2018**



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	Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
13628	Napier-Gullied land complex, 5 to 14 percent slopes	32.48	20.8%		IVe	IIle	31	5	0	18
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	31.10	20.0%		IIIe		76	76	48	60
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	29.87	19.2%		IVe		61	61	55	57
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	24.54	15.8%		VIe		9	8	9	4
10041	Knox silt loam, 14 to 20 percent slopes, eroded	16.78	10.8%		IVe		65	65	49	55
10098	Marshall silty clay loam, 2 to 5 percent slopes	10.55	6.8%		IIe		86	86	66	73
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	10.48	6.7%		IIIe		80	80	51	64
Weighted Average							53	47.4	34.7	42.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Photos



Photos were taken during drought conditions 2018

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