



# 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

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

***This upland tract is highly tillable and located in an outstanding productive area where we rarely get land for sale. Land ownership is still one of the greatest aspects of our great country, opportunity is everywhere!***

### **LOCATION:**

Property is located approx. 4.5 miles North of Craig, MO. on Ember Rd. Follow Hwy 59 East from Craig, MO. to Ember Rd. and take a left and go North approx. 3.4 miles property is on the West side of the road.

### **FSA INFORMATION:**

Please see attached FSA information.

### **IMPROVEMENTS:**

This tract is unimproved.

### **TAXES/TAXABLE ACRES:**

2018 taxes were \$688.35 on 158.9 taxable acres.

### **RENTAL STATUS:**

Property is available for possession at closing.

### **LISTING AGENTS:**

Rick Barnes  
(660) 851-1152 or [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)  
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. Brokers should call our office for details of our Co-Brokerage Policy.

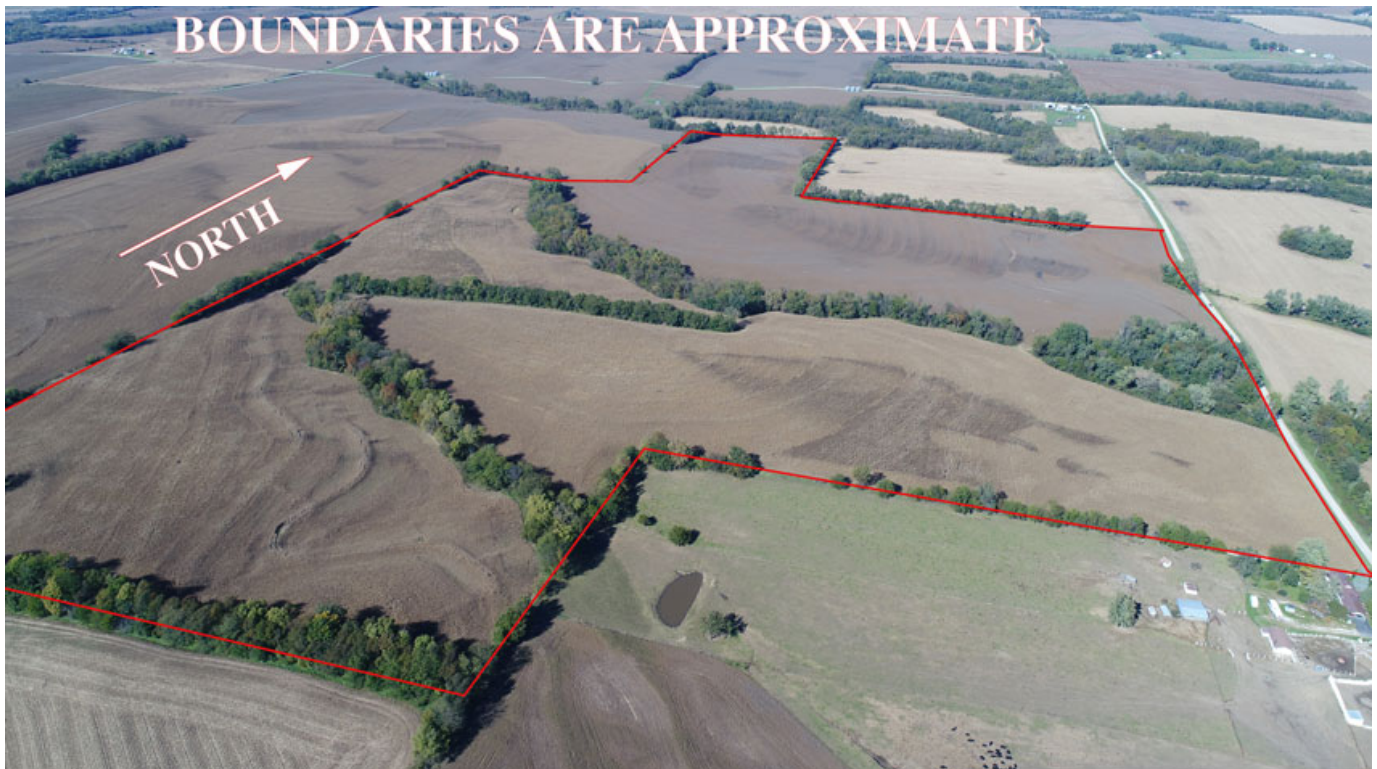
*Setting the trend for how Real Estate is sold in the Midwest.*

This information is thought to be accurate; however, it is subject to verification and no liability for 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 The listing may be withdrawn with or without approval.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.**

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



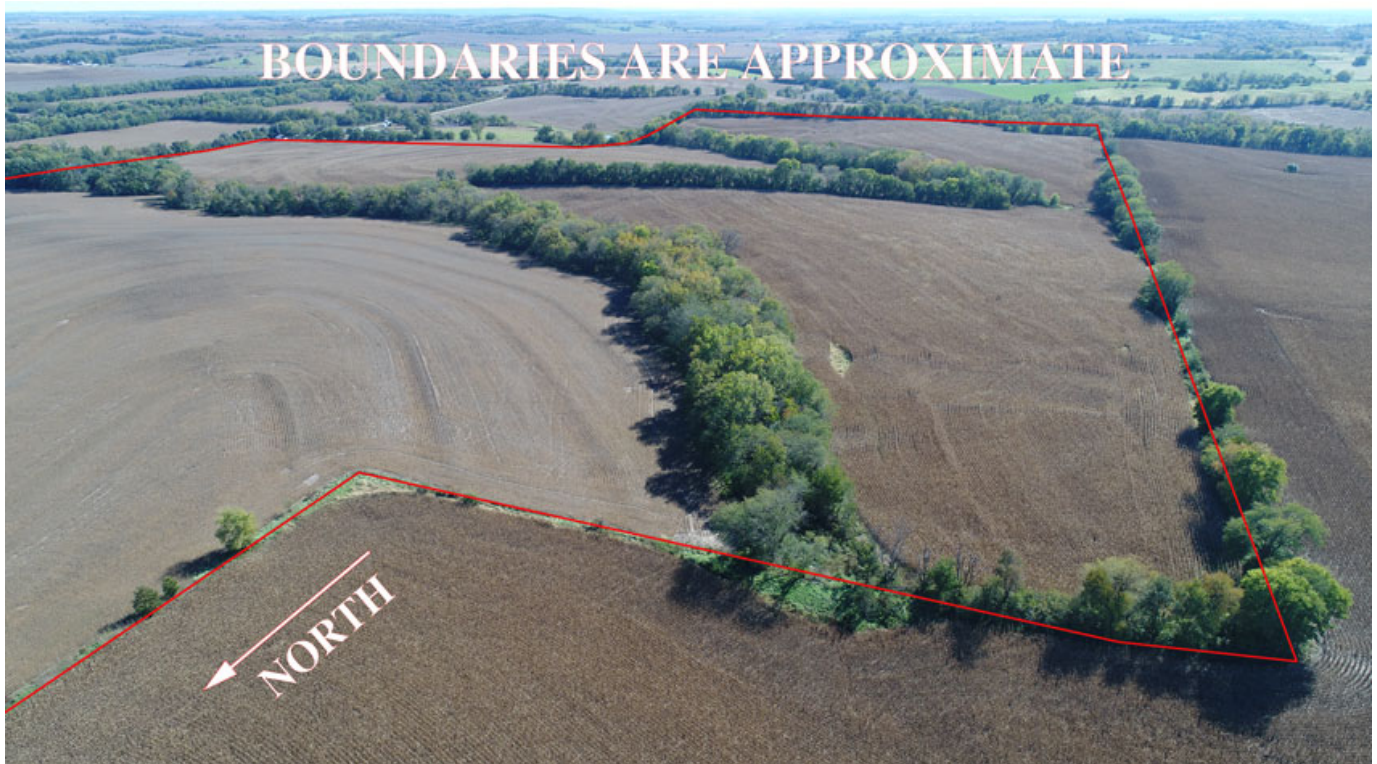


***158.9 Acres +/- Holt County, MO***



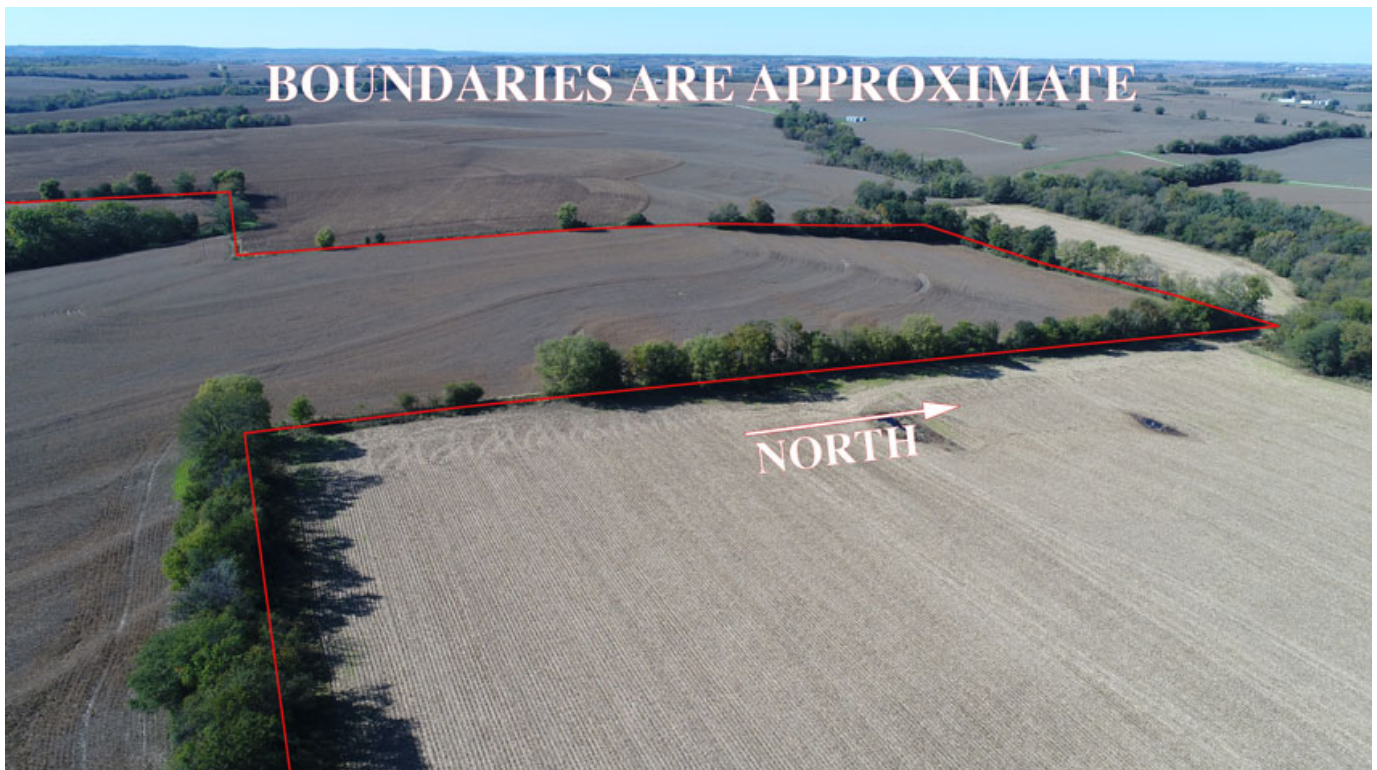


***158.9 Acres +/- Holt County, MO***





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





***158.9 Acres +/- Holt County, MO***  
***Google Aerial Map***

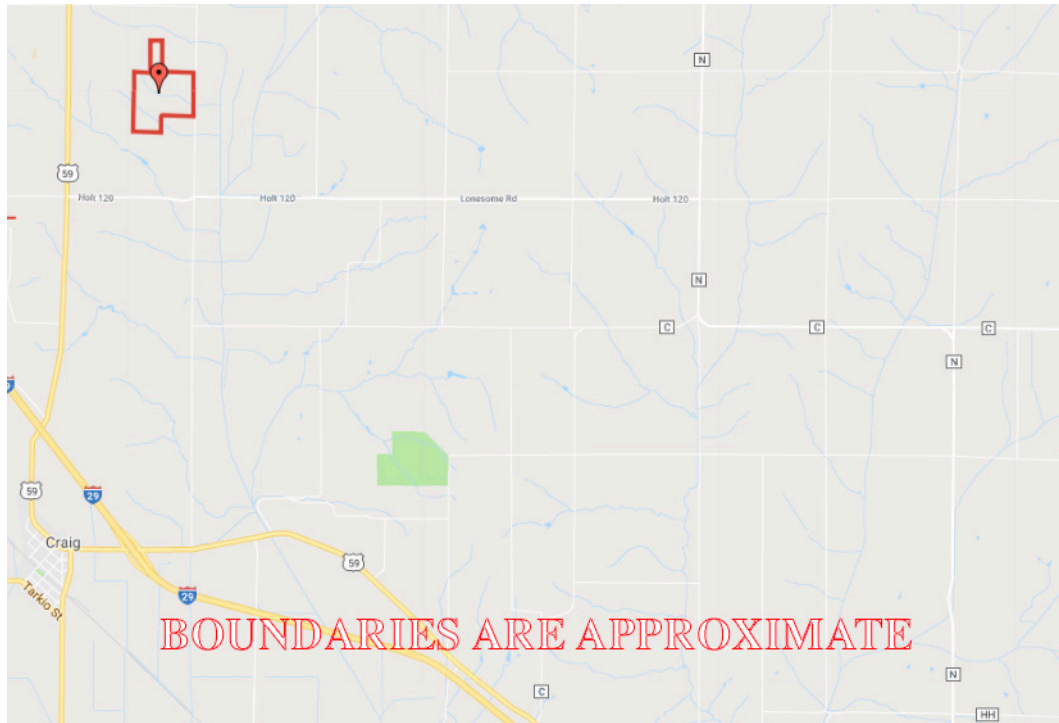


***General Location Map***



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

## ***Driving Map***



## ***Tax Map***

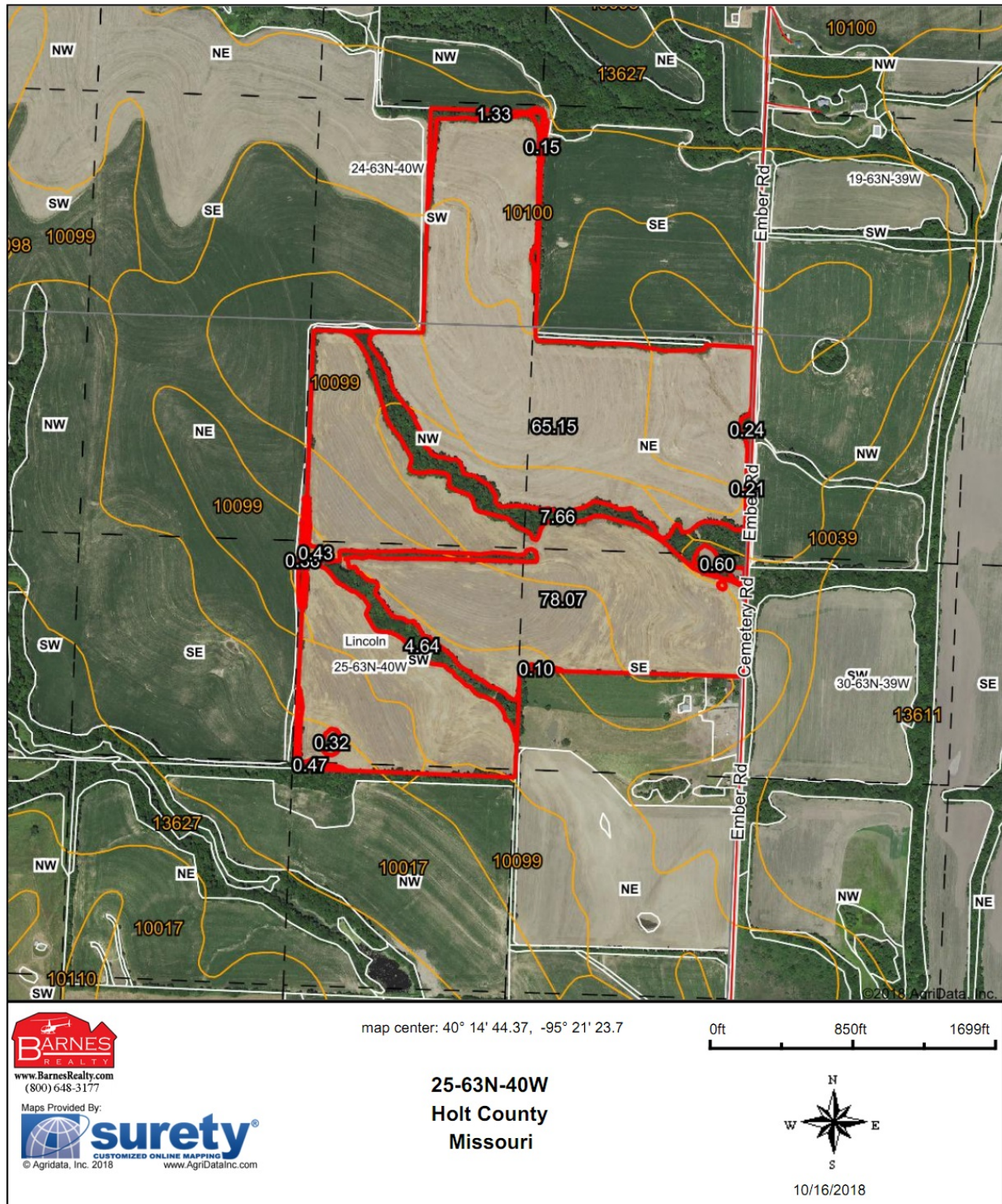




# 158.9 Acres +/- Holt County, MO

## Surety Map

### Aerial Map



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

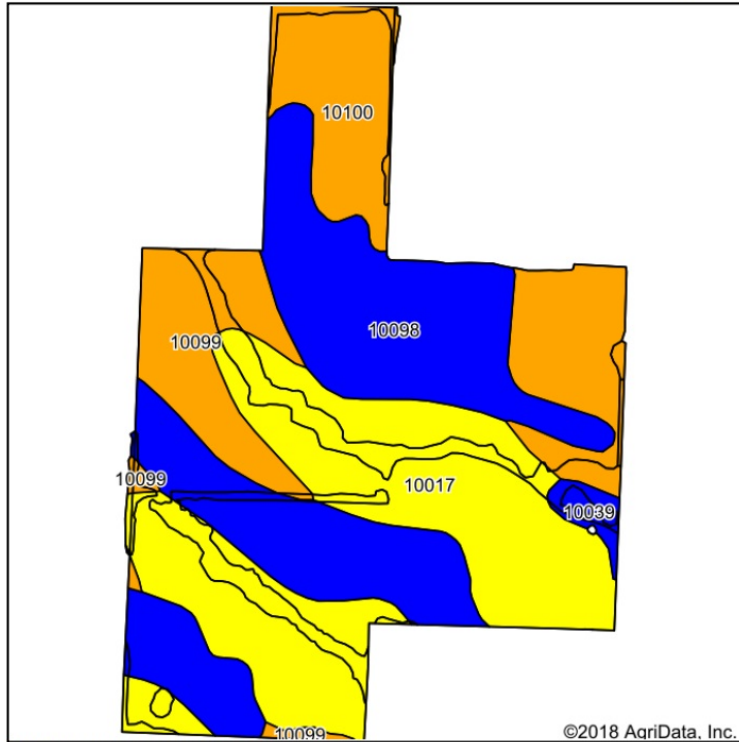
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



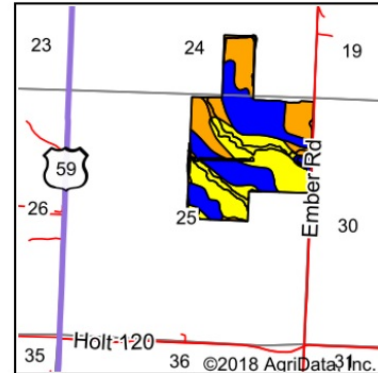
# 158.9 Acres +/- Holt County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Holt**  
 Location: **25-63N-40W**  
 Township: **Lincoln**  
 Acres: **159.75**  
 Date: **10/16/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10098	Marshall silty clay loam, 2 to 5 percent slopes	56.82	35.6%		Ile		86	86	66	74
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	56.45	35.3%		IVe		61	61	55	57
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	28.05	17.6%		IIIe		76	76	48	59
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.35	10.2%		IIIe		80	80	51	63
10039	Kenridge-Judson complex, 1 to 7 percent slopes	2.08	1.3%		IIw	IIw	74	71	58	71
Weighted Average							*n 74.6	*n 74.6	*n 57.3	*n 64.2

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

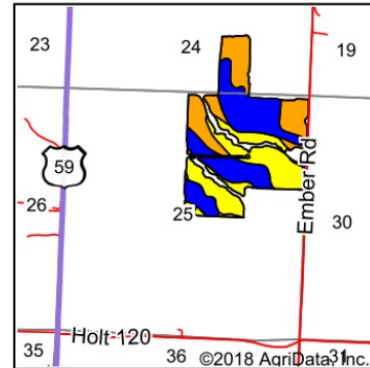
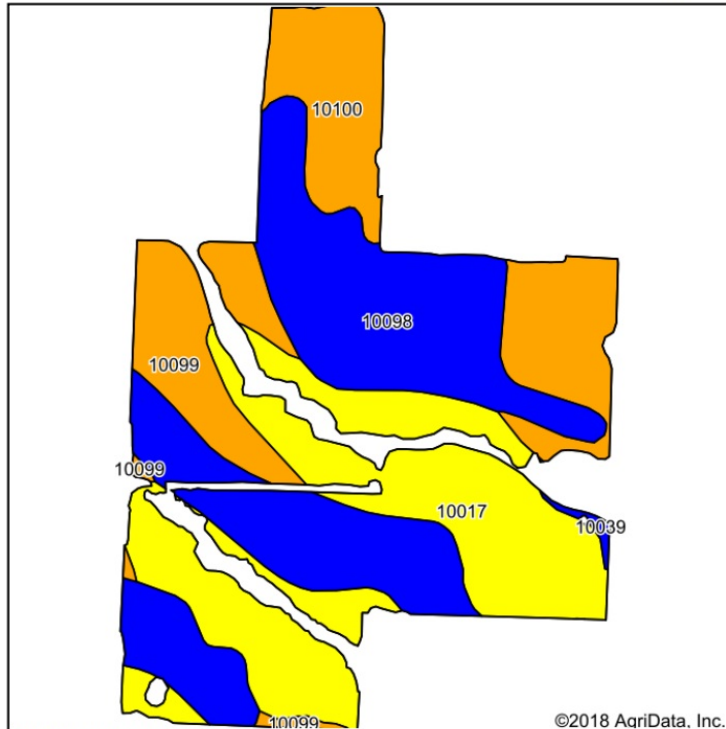
Soils data provided by USDA and NRCS.



# 158.9 Acres +/- Holt County, MO

## Soil Map Tillable

### Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **25-63N-40W**  
 Township: **Lincoln**  
 Acres: **143.22**  
 Date: **10/16/2018**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10098	Marshall silty clay loam, 2 to 5 percent slopes	55.99	39.1%		Ile		86	86	66	74
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	46.48	32.5%		IVe		61	61	55	57
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	25.11	17.5%		IIIe		76	76	48	59
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.10	10.5%		IIIe		80	80	51	63
10039	Kenridge-Judson complex, 1 to 7 percent slopes	0.54	0.4%		IIw	IIw	74	71	58	71
Weighted Average							*n 75.5	*n 75.4	*n 57.7	*n 64.7

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 158.9 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=Corn-Yel-GR CW=Com-Whe-GR  
 POP=Com-Pop-GR AMY=Com-Amy-GR  
 SB=Soybn-COM-GR Milo=Sorgh-GRs-GR  
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR  
 WXY=Com-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

- clu
- crp
- plss

**Farm 934  
Tract 115**



# 158.9 Acres +/- Holt County, MO

## FSA 156 EZ

Missouri

Holt

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 934

Prepared: 10/22/18 2:38 PM

Crop Year: 2019

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	G1 S24,25-63-40	

Farms Associated with Operator:  
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
160.03	140.49	140.49	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	140.49	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.25		105	0.0
SOYBEANS	70.24		34	0.0
<b>Total Base Acres:</b>	140.49			

Tract Number: 115      Description: G1 S24,25-63-40

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
160.03	140.49	140.49	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	140.49	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.25		105	0.0
SOYBEANS	70.24		34	0.0
<b>Total Base Acres:</b>	140.49			

Owners:

Other Producers: None



# 158.9 Acres +/- Holt County, MO FSA 578

Holt, Missouri

Form Approved - OMB No. 0560-0175

**FSA - 578 (Producer Print)**

## REPORT OF COMMODITIES

**PROGRAM YEAR: 2018**

Producer Name and Address

## FARM AND TRACT DETAIL LISTING

**DATE: 10/22/2018**

**PAGE: 1**

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a -- as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Act Use	Irr.	Org Pr.	Nat. Stat	C/C Sod	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Planting Date	P/P	End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
934	115	1A	CORN	YEL	GR			N	C	N	I	A	78.07	Yes	5/22/18	01		50.00		Holt, Missouri	2769	06/21/2018	
																		50.00					
		1B	SOYBN	COM	GR			N	C	N	I	A	61.91	Yes	5/24/18	01		50.00		Holt, Missouri	2769	06/21/2018	
																		50.00					
		3	SOYBN	COM	GR			N	C	N	I	A	0.51	Yes	5/24/18	01		50.00		Holt, Missouri	2769	06/21/2018	
																		50.00					

Photo Number/Legal Description: G1 S24,25-63-40

Farmland: 160.03

Cropland: 140.49

Reported on Cropland: 140.49

Difference: 0.00

Reported on Non-Cropland: 0.00

Planting Period	Crop/ Commodity	Var/ Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	CORN	YEL	N	GR	78.07									
01	SOYBN	COM	N	GR	62.42									
<b>Farming Operation Totals</b>														
Planting Period	Crop/ Commodity	Var/ Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	CORN	YEL	N	GR	78.07									
01	SOYBN	COM	N	GR	62.42									



**158.9 Acres +/- Holt County, MO**  
**Plat Map**

**TOWNSHIP 63N • RANGE 40W**

