



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

11.4 Acres +/- Holt County, MO 64470

LOCATION! LOCATION! LOCATION!

If you are looking for good interstate highway access, take a look at this affordable 11-acre tract. Its located two miles north of Mound City, Mo on the access road on the west side of Interstate 29 and it has almost a half mile of frontage. It would be a perfect location for a winery, or just about anything that would benefit from great visibility along a busy interstate. To top it off, its good cropland, too.

LOCATION:

This farm is located west of Exit 84 on Outer Road then approx. 1 mile north to field entrance

PRICE:

\$9,000.00/Acre or \$102,600.00 Total

FSA INFORMATION:

See attached map

TAXES/TAXABLE ACRES:

2020 taxes are \$56.02 on 11.4 taxable acres.

LISTING AGENT:

Rick Barnes
(660) 851-1152 or Rickey@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 The listing may be withdrawn with or without approval.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.

Aerial Photos
COMING SOON!

11.4 Acres +/- Holt County, MO 64470
Google Aerial Map



General Location Map



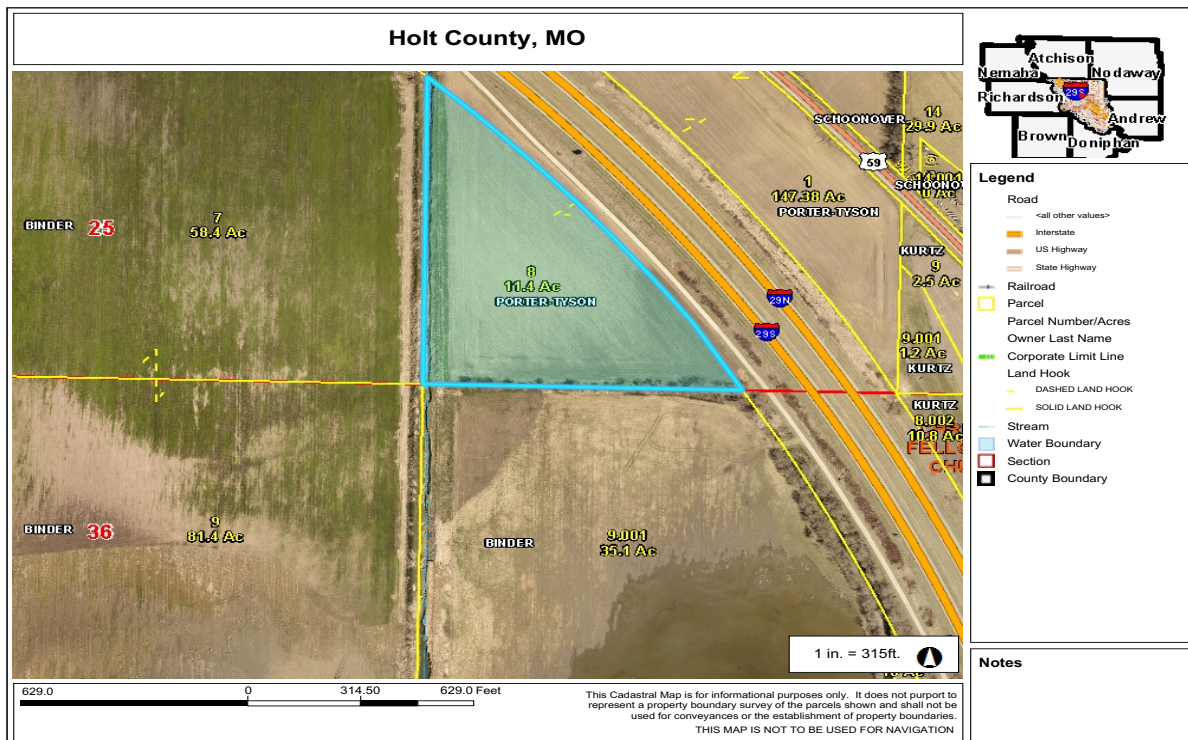
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

11.4 Acres +/- Holt County, MO 64470

Driving Map



Tax Map



11.4 Acres +/- Holt County, MO 64470

Surety Map

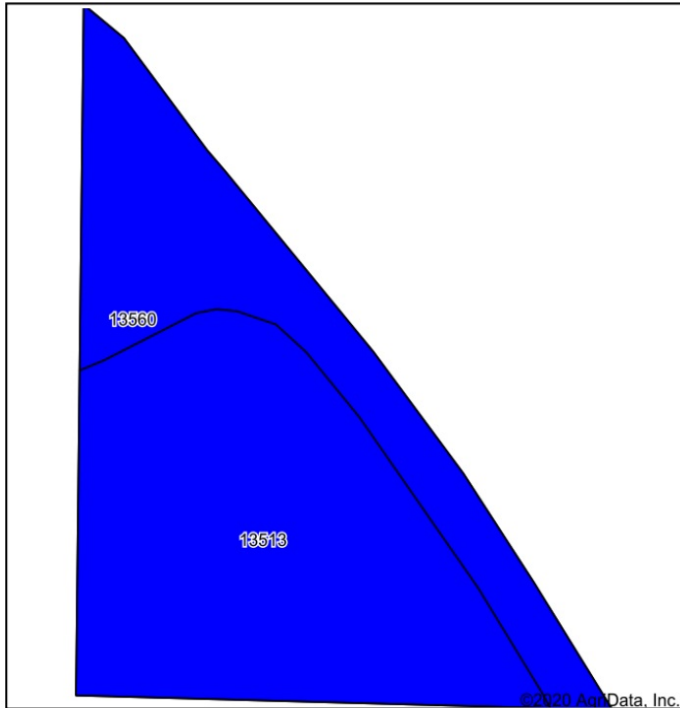
Aerial Map



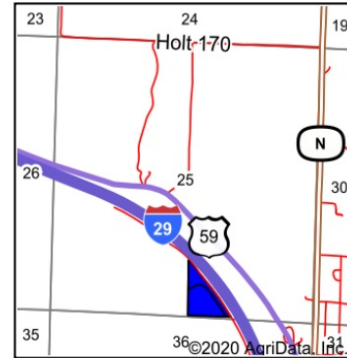
11.4 Acres +/- Holt County, MO 64470

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **25-62N-39W**
 Township: **Benton**
 Acres: **11.4**
 Date: **11/2/2020**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13513	Dockery silt loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	7.39	64.8%		llw	84	84	75	73
13560	Napier silt loam, 2 to 5 percent slopes	4.01	35.2%		lle	90	87	70	90
Weighted Average						*n 86.1	*n 85.1	*n 73.2	*n 79

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

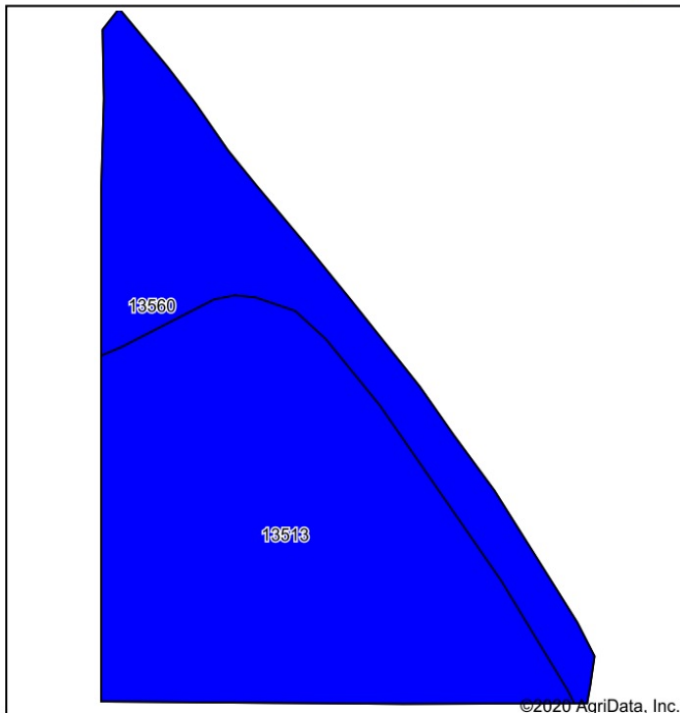
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

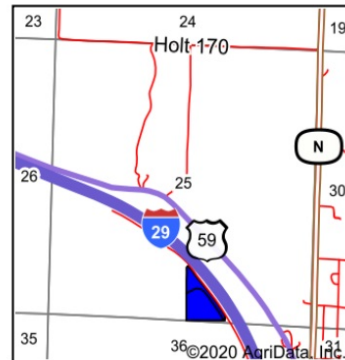
11.4 Acres +/- Holt County, MO 64470

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **25-62N-39W**
 Township: **Benton**
 Acres: **10.84**
 Date: **11/2/2020**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13513	Dockery silt loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	7.41	68.4%		Ilw	84	84	75	73
13560	Napier silt loam, 2 to 5 percent slopes	3.43	31.6%		Ile	90	87	70	90
Weighted Average						*n 85.9	*n 84.9	*n 73.4	*n 78.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

11.4 Acres +/- Holt County, MO 64470 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=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-Igs-FG P=MIXFG-Igs-GZ
All fields non-irrigated
*Unless notated on Map

1:7,920



Program Year: 2021

Created: 10/28/2020

Flown: 2018-10-16

- clu
- crp
- plss

Farm 3469
Tract 706