



Area Homes 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**

Home & 115.3 Acres +/- Holt County, MO 36078 Holt 270, Oregon, MO 64473



This property is secluded, yet close to everything being only 4 miles from Exit 67 of I-29! It has crop land and timber, and a 2,600 + Sq. Ft. home with a full basement and outstanding view of the property and includes nice, functional outbuildings. Even if you don't hunt, you can lease the hunting rights and cropland in Holt County produces fantastic Yields! This property is income producing and is ready to go! Get out of the Missouri River bottom!

Price: \$7,995.00/taxable acre or \$921,891.75 total

Bedrooms: 3

Baths: 2

Taxes: 2020 taxes were \$1,708.01 on home and 115.3 taxable acres.

Foundation: Poured concrete

Basement: Full basement storage

Lot size: Approx. 115.3 acres +/-

Water: Rural

Septic: Septic system

Exterior/Roof: Hardie Board siding/shingles

Garage: Attached approx. 31'X33' under home

Build Date: 2006

Other Features:

- Large outbuilding w/concrete floor, living quarters & storage heated/cooled approx. 40'X66'
- Wood storage building approx. 24'X32'
- Huge private location with lots of wildlife!
- Master bath includes a corner shower & jacuzzi tub!
- Two hot water heaters
- TONS of storage
- Ozike countertop in master bath w/lifetime warranty!
- Quartz countertop in kitchen
- NEW roof on home and shed (2020)

- Doghouse approx. 10'X2'
- Fuel building approx. 8'X10'
- Garden shed approx. 8'X10'
- Personal property is negotiable
- Enclosed sunroom lined with tongue and groove siding w/beautiful view
- Shade trees galore!
- TONS of concrete parking & walkways!
- Ground source heat pump
- New neutral carpet in home **coming soon!**

LISTING AGENT: Jamie Barnes

(660) 851-1125 or jame@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.

Home & 115.3 Acres +/- Holt County, MO
Aerial Photos



Home & 115.3 Acres +/- Holt County, MO



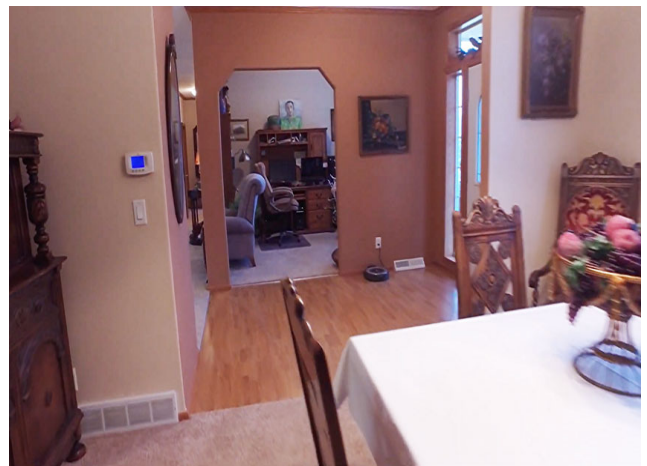
Home & 115.3 Acres +/- Holt County, MO



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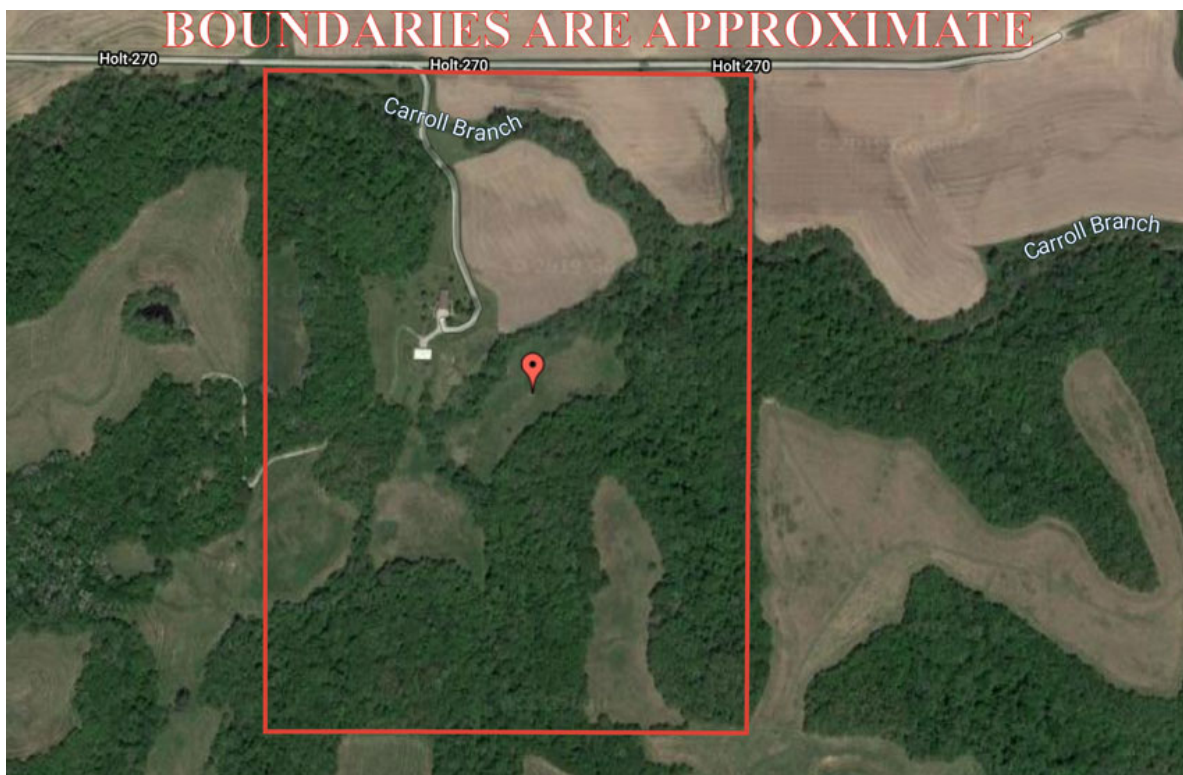
Home & 115.3 Acres +/- Holt County, MO



Home & 115.3 Acres +/- Holt County, MO



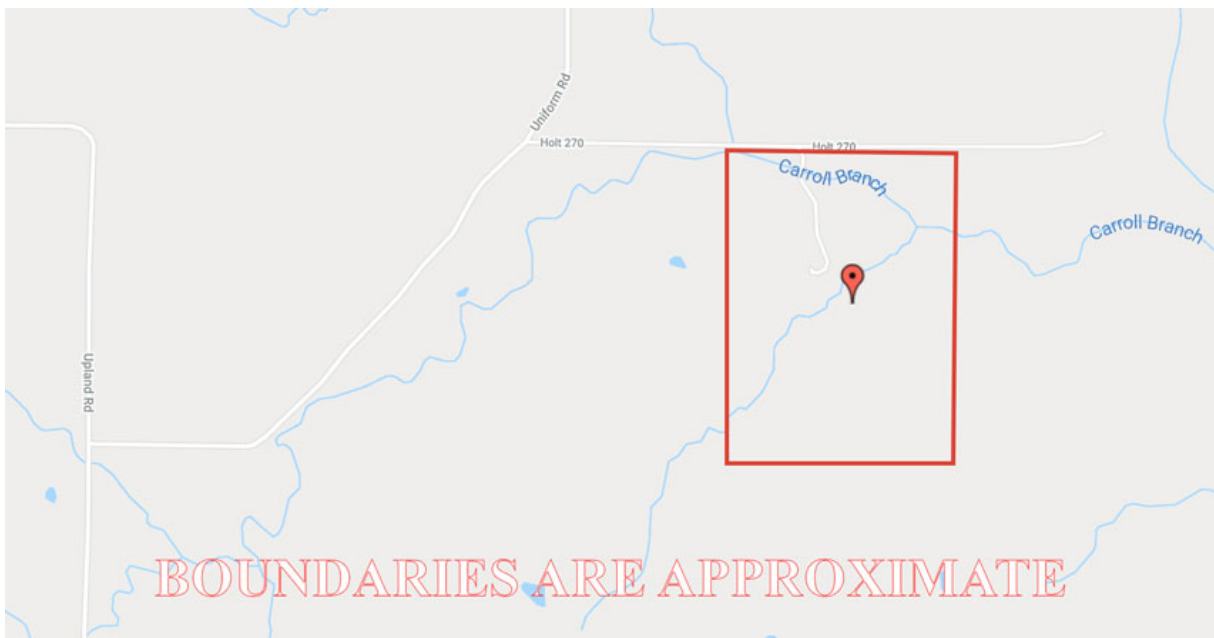
Google Aerial Map



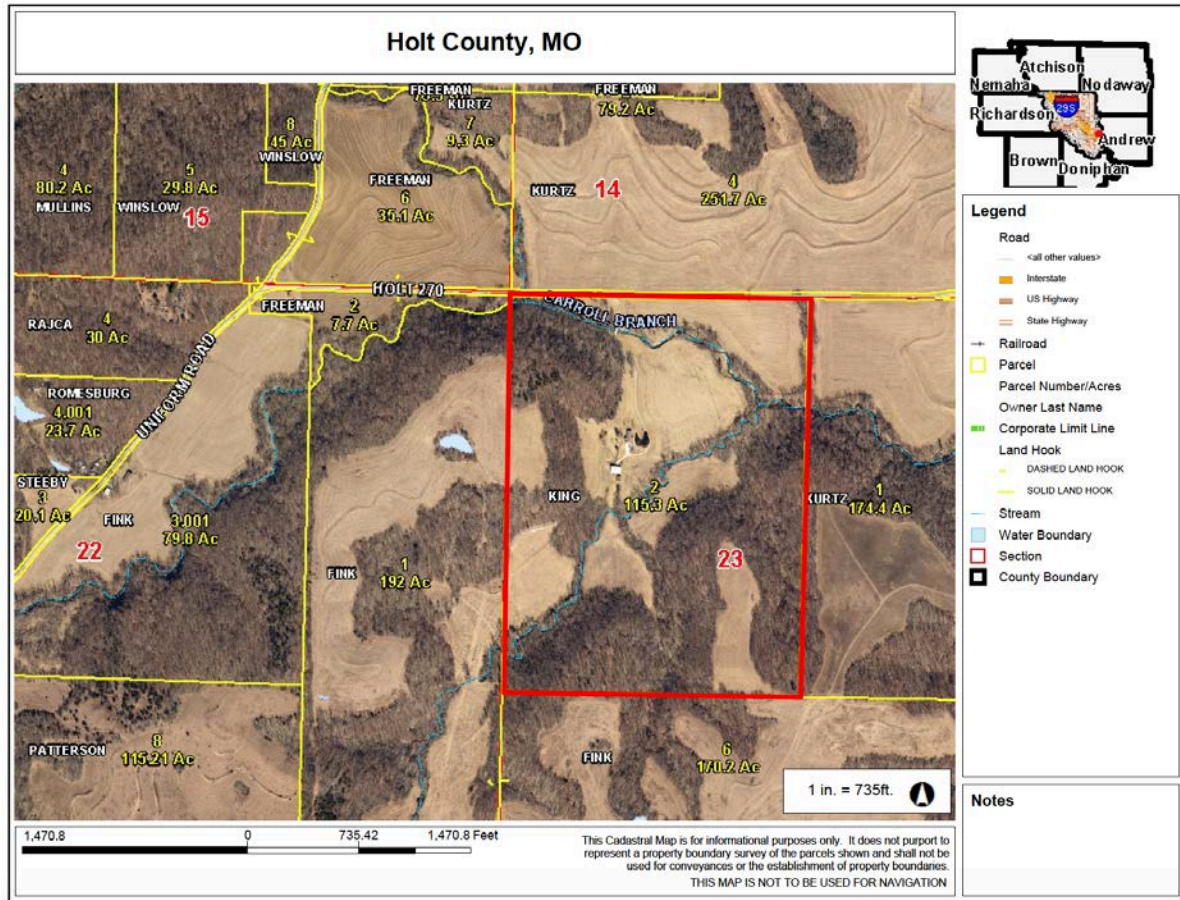
Home & 115.3 Acres +/- Holt County, MO
General Location Map



Driving Map

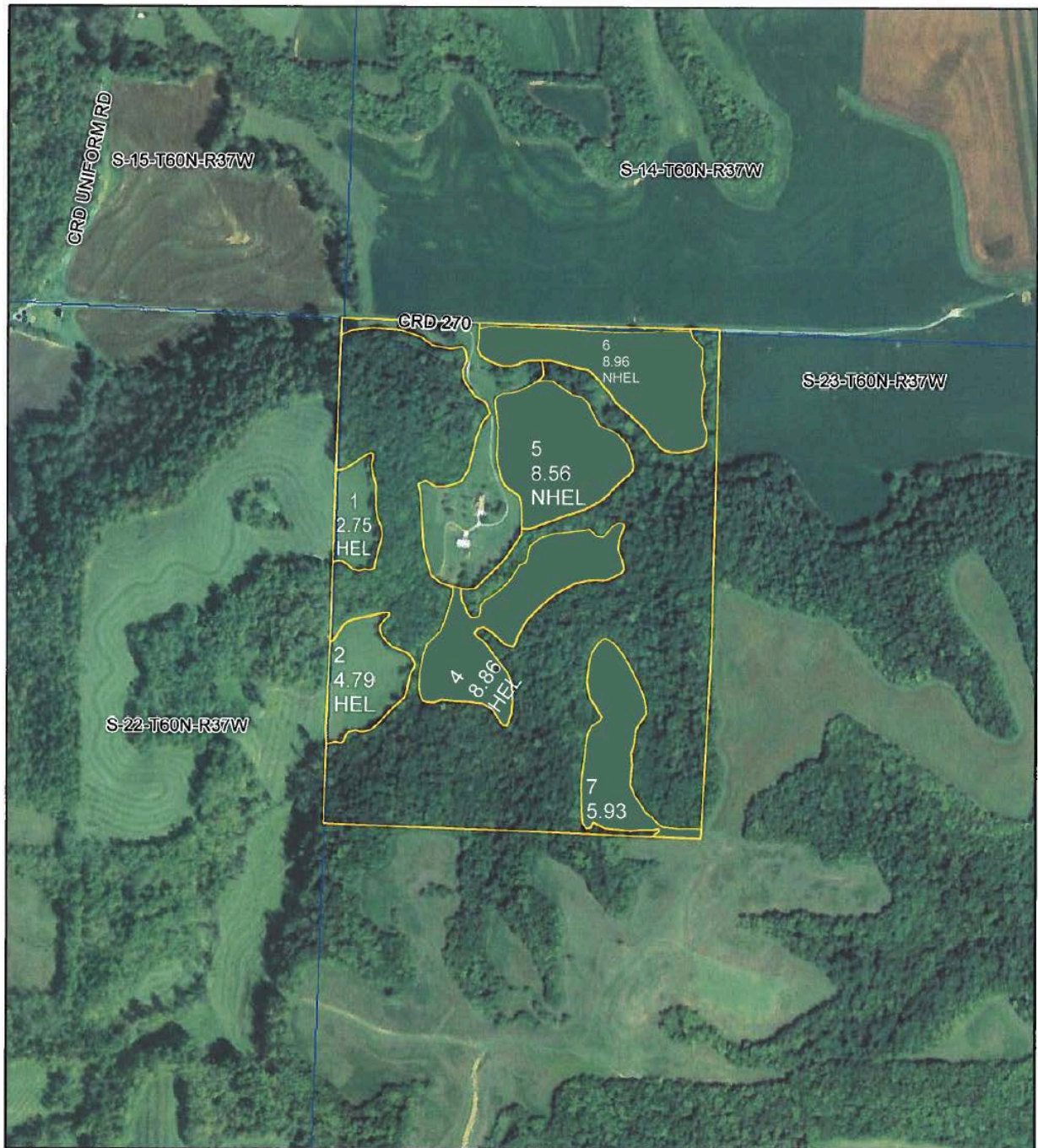


Home & 115.3 Acres +/- Holt County, MO Tax Map



Home & 115.3 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=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Milo=Sorgh-GRs-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: 2019
 Created: 4/3/2019
 Flown: 2016-06-15

clu
 crp
 plss

**Farm 1065
 Tract 1684**

Home & 115.3 Acres +/- Holt County, MO Plat Map



PLAT & DIRECTORY
SINCE 1981

Featuring: Two maps of each township
Landowners on one side - Farm residents on the other.

Plat Maps:

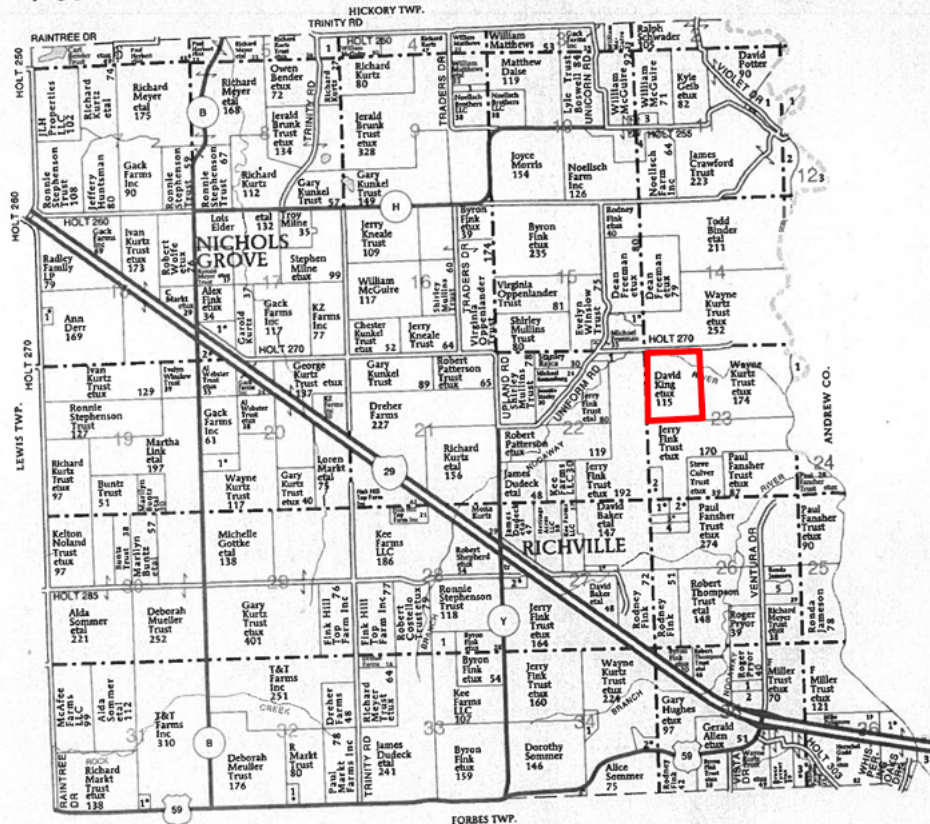
Show the outline of the farm.

Who owns the land and how many acres are in the farm.
Section numbers and range numbers.

T-60-N

NODAWAY PLAT
(Landowners)

R-37-W



NODAWAY TOWNSHIP

SECTION 1

1. McGuire, William 15

SECTION 9

1. Miller, Janessa 6

SECTION 10

1. Noellisch, Michael 7

SECTION 11

1. Barnes Holt MO LLC 28

2. Rutherford, Phillip et ux 9

3. Noellisch, Michael 8

4. McGuire, William 9

SECTION 12

1. Barnes Holt MO LLC 11

2. Crawford Trust, James 14

3. Oab Farms LLC 27

SECTION 15

1. Kurtz Trust, Wayne et ux 9

SECTION 17

1. Cain, Thomas et ux 16

2. Webster Trust, Al et ux 5

SECTION 18

1. Daise, Roelyn et ux 6

SECTION 20

1. Kurtz Trust, Wayne et ux 14

SECTION 22

1. Freeman, Michael 8

SECTION 23

1. Phillips Trust 9

2. Brown, Jack et ux 10

SECTION 26

1. Miller, Brian et ux 10

2. Bender Trust, Carl et ux 10

3. Buntz, Marilyn et ux 10

4. Buntz Trust 10

5. Hughes, Michael 9

SECTION 27

1. Baker, Duane et ux 5

2. Fink Trust, Byron et ux 9

SECTION 28

1. Kee Farms LLC 13

SECTION 31

1. Oppenlander Jr, John et ux 5

SECTION 32

1. Buck, Brian et ux 7

SECTION 34

1. Dryden, Roderick 9

2. Kurtz, Bradley et ux 9

3. Prussman, Curtis et ux 7

SECTION 35

1. Sommer, John 12

2. Sommer, JoEllen 12

3. Parsons, Charles et ux 19

SECTION 36

1. Mears, Donald et ux 28

2. Deering, Lola 14

3. Jennings, Michael 23

4. Pierce, Brett et ux 17

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32

HOLT CO., MO

Home & 115.3 Acres +/- Holt County, MO

FSA 156 EZ pg 1

MISSOURI
HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1065

Prepared : Dec 18, 2019

Crop Year : 2020

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
120.02	39.85	39.85	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	39.85	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, SORGH	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.70	0.00	34	
Corn	25.80	0.00	88	
Grain Sorghum	1.50	0.00	76	
TOTAL	31.00	0.00		

NOTES

Tract Number : 1684

Description : R9 S23-60-37
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 : DAVID D KING
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.02	39.85	39.85	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	39.85	0.00	0.00	0.00	0.00	0.00

Home & 115.3 Acres +/- Holt County, MO

FSA 156 EZ pg 2

MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1065
Prepared : Dec 18, 2019
Crop Year : 2020

Tract 1684 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.70	0.00	34
Corn	25.80	0.00	88
Grain Sorghum	1.50	0.00	76

TOTAL	31.00	0.00
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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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FSA 158 pg 1

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 1065

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 12/18/2019
PAGE: 1

Original: KH
Revision: CN
Cropland: 39.85
Farmland: 120.02

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr Pr	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
1684	1	GRASS	SMO	LS		N	C	N	I V	A	2.75		Yes		N		01	
	Producer					Share 100.00	FSA Physical Location Holt, Missouri								NAP Unit 657	Signature Date 06/21/2019		
	2	GRASS	SMO	LS		N	C	N	I V	A	4.79		Yes		N		01	
	Producer					Share 100.00	FSA Physical Location Holt, Missouri								NAP Unit 657	Signature Date 06/21/2019		
	4	GRASS	SMO	LS		N	C	N	I V	A	8.86		Yes		N		01	
	Producer					Share 100.00	FSA Physical Location Holt, Missouri								NAP Unit 657	Signature Date 06/21/2019		
	5	CORN	YEL	GR		N	C	N	I	A	8.56		Yes		N	4/26/2019	01	
	Producer					Share 50.00	FSA Physical Location Holt, Missouri								NAP Unit 3017	Signature Date 06/21/2019		
	6	CORN	YEL	GR		N	C	N	I	A	8.96		Yes		N	4/26/2019	01	
	Producer					Share 50.00	FSA Physical Location Holt, Missouri								NAP Unit 3017	Signature Date 06/21/2019		
	7	GRASS	SMO	LS		N	C	N	I V	A	5.93		Yes		N		01	
	Producer					Share 100.00	FSA Physical Location Holt, Missouri								NAP Unit 657	Signature Date 06/21/2019		

Tract 1684 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01 GRASS	SMO	LS	N	A	22.33	01 CORN	YEL	GR	N	A	17.52						
Photo Number/Legal Description: R9 S23-60-37						Cropland: 39.85						Difference: 0.00					
						Reported on Cropland: 39.85						Reported on Non-Cropland: 0.00					

