



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

30 Acre +/- Timber, Holt County, MO

This place has close, easy access from I-29, lots of timber and a rock bed creek on the blacktop. Excellent building site or just a place to hunt, you decide, 30 acres makes it even more affordable! Owner is going to run electricity in and Rural water is available on site.

LOCATION:

This property is located off I-29 exit 67. Take exit 67 and head southwest on Highway 59 for a little over 2 miles to Highway Y intersection. Go North approximately 2 miles and the tract is on the West side of the road.

PRICE:

\$5,633.33/Acre or \$169,000.00 Total

IMPROVEMENTS:

Contact Agent for improvements that are currently underway.

ADDITIONAL NOTES:

- * Beautiful Home Site clearing
- * Right off the blacktop
- * Water access at county road Y
- * Bordering production farm that wildlife would have food.
- * Live creek is the border of the property, so water is also available year-round for wildlife.

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.

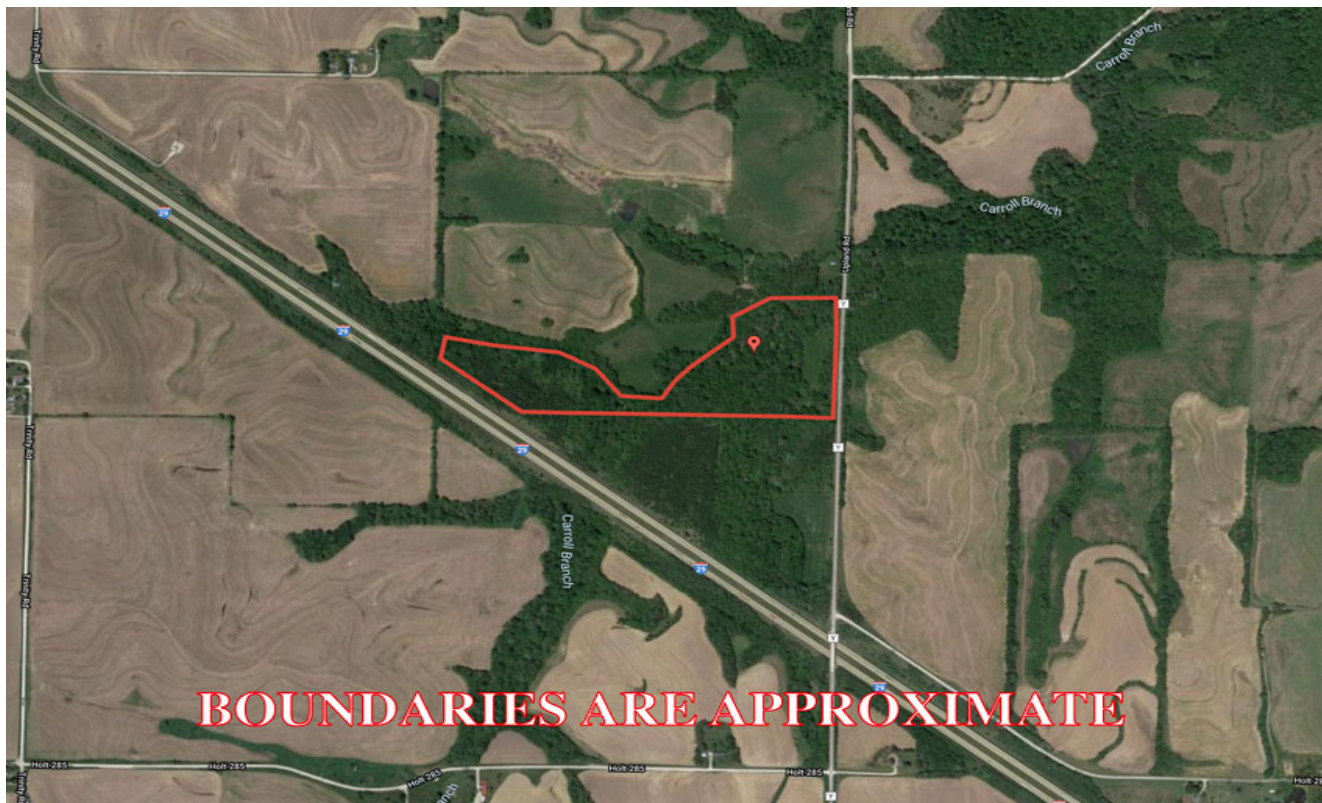
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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 The listing may be withdrawn with or without approval.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.

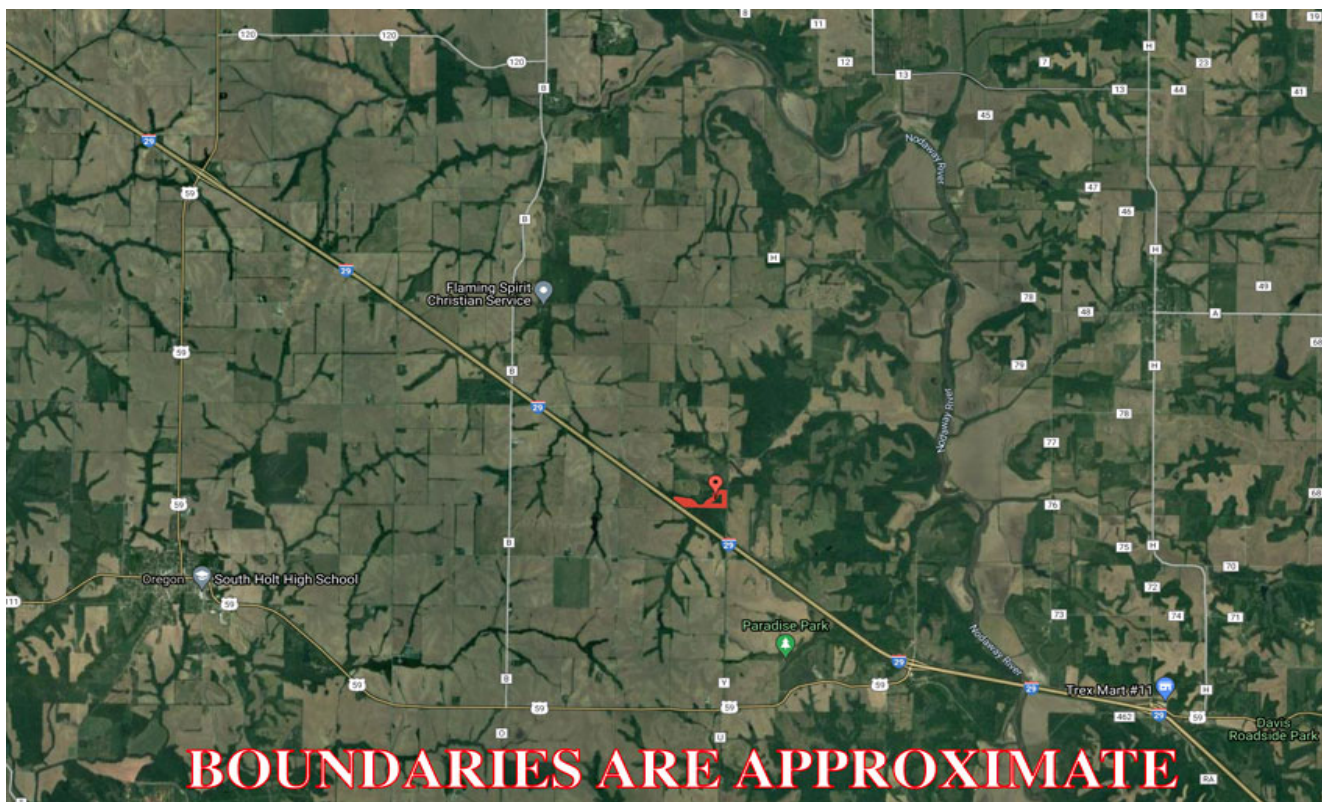
All inquiries, inspections, appointments, and offers must be sent through:

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

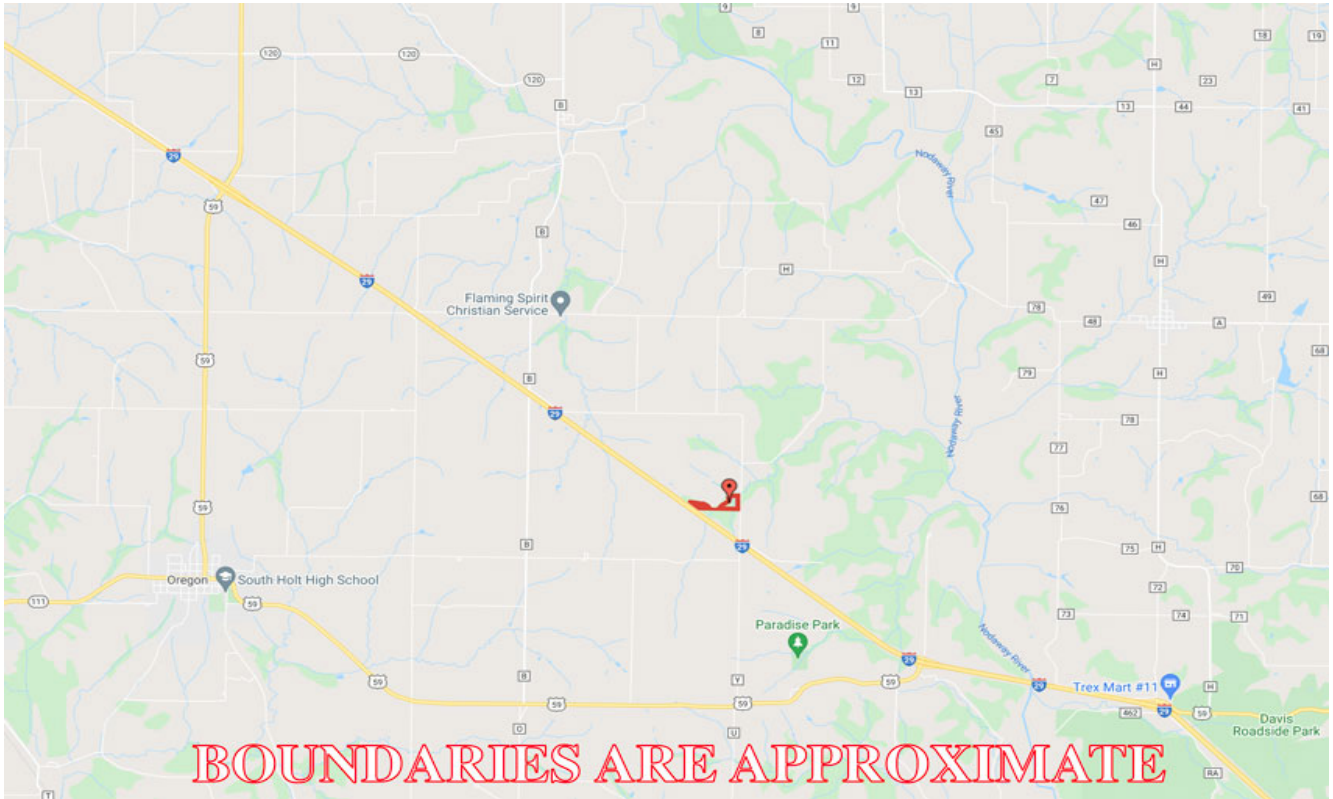
30 Acre +/- Timber, Holt County, MO
Google Aerial Map



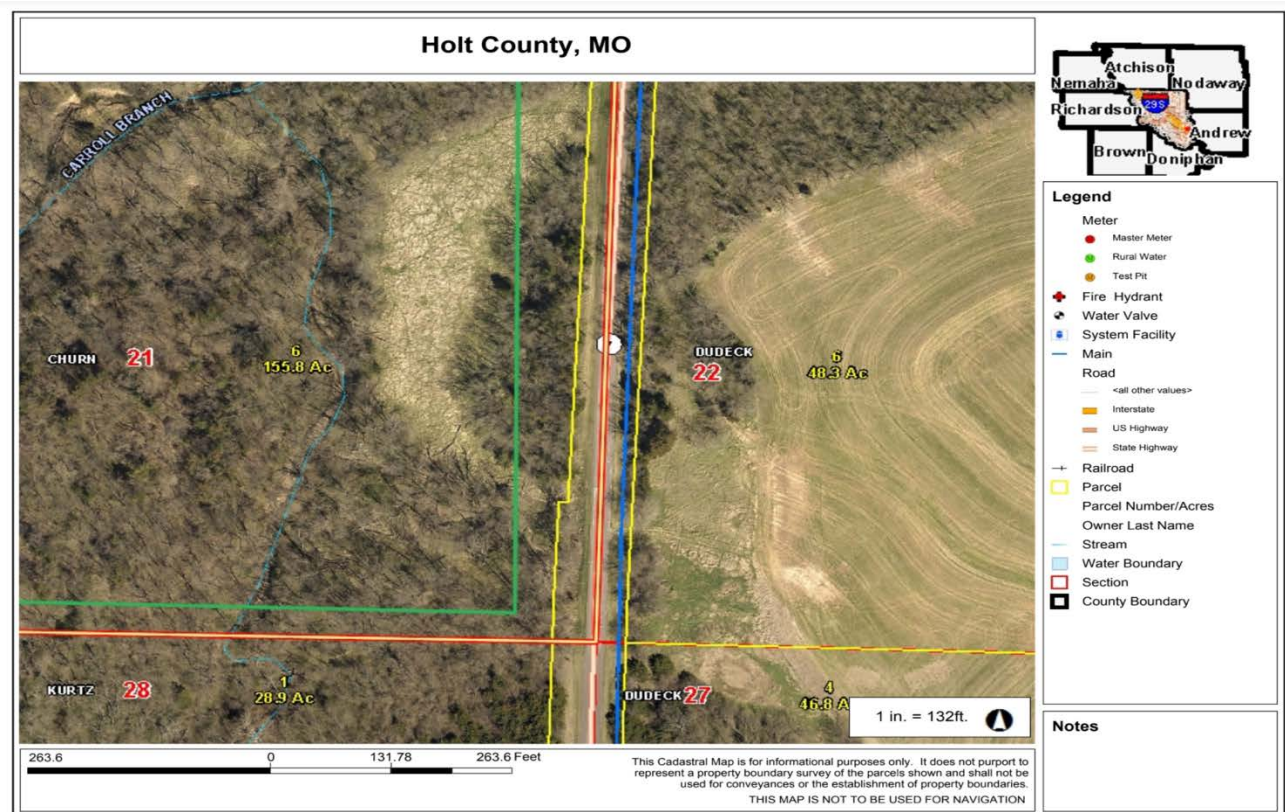
General Location Map



30 Acre +/- Timber, Holt County, MO Driving Map



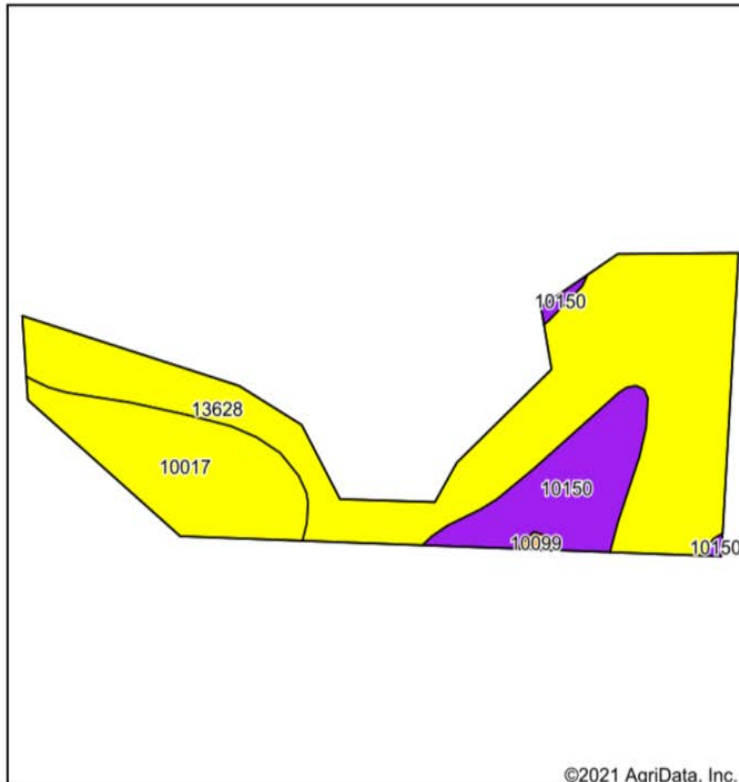
Waterline Access Map



30 Acre +/- Timber, Holt County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **21-60N-37W**
 Township: **Nodaway**
 Acres: **30**
 Date: **7/2/2021**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: MO087, Soil Area Version: 23

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
13628	Napier-Gullied land complex, 5 to 14 percent slopes	18.84	62.8%		IVe	IIIe	11	9	10	10
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	6.35	21.2%		IVe		73	73	65	62
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	4.71	15.7%		Vle		10	10	9	4
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.10	0.3%		IIIe		91	91	67	71
Weighted Average							*n 24.2	*n 23	*n 21.7	*n 20.3

*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.

30 Acre +/- Timber, Holt County, MO

Surety Map

Aerial Map



Map Center: 39° 59' 56.26, -95° 3' 9.2

0ft 845ft 1690ft



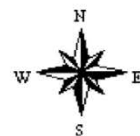
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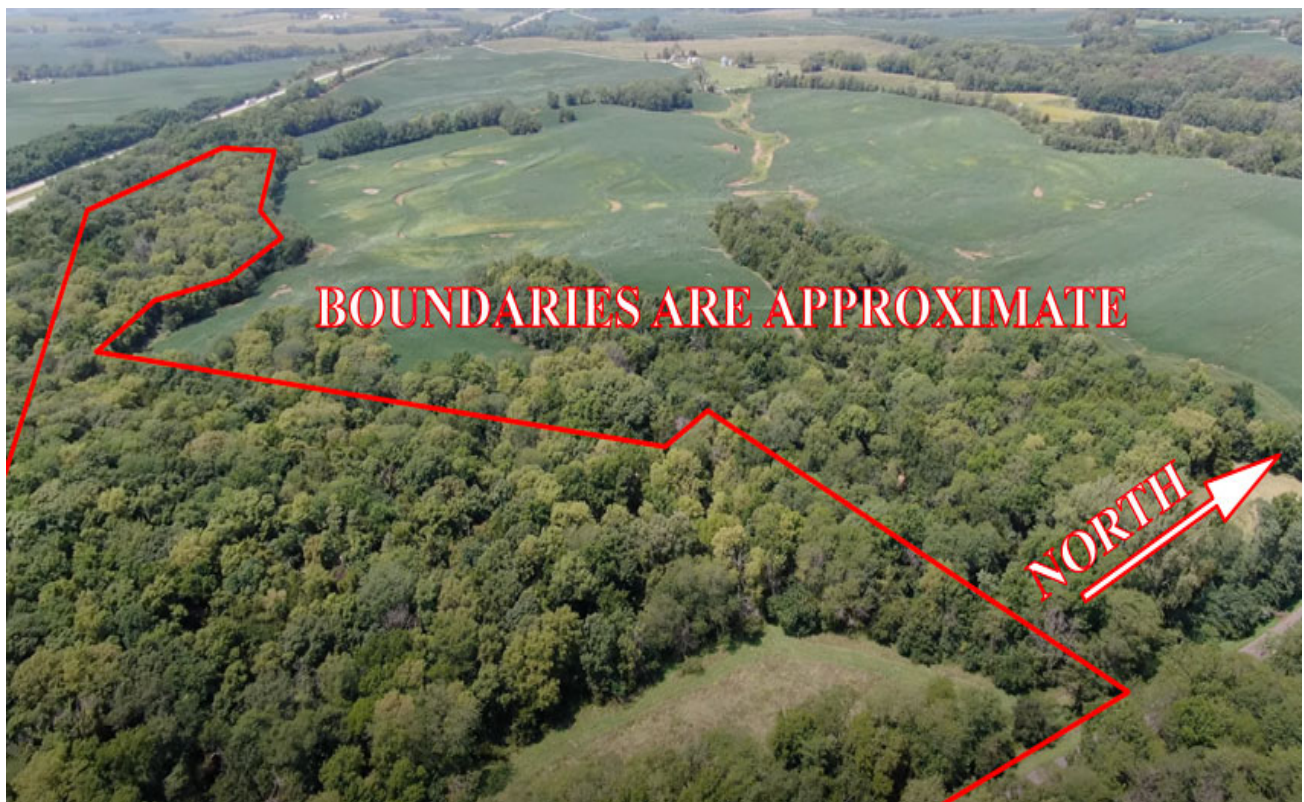
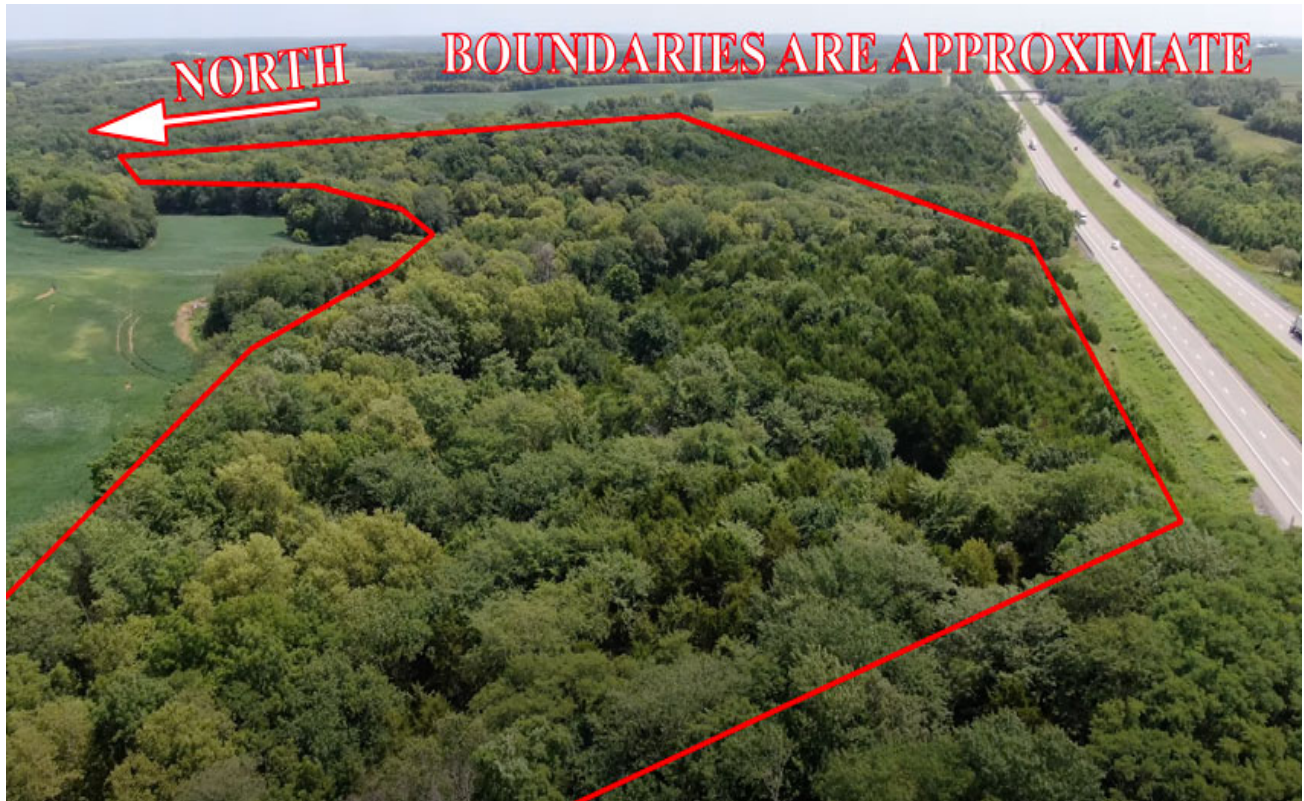
21-60N-37W
Holt County
Missouri



7/2/2021

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

30 Acre +/- Timber, Holt County, MO
Aerial Photos



30 Acre +/- Timber, Holt County, MO



30 Acre +/- Timber, Holt County, MO



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