



FARMLAND AUCTION

87.68 Acres, Holt County, MO

May 17, 2022 at 10:30 am

On-site; 24824 Highway 159, Forest City, MO 64451

This land ADJOINS the Loess Hills National Wildlife Refuge. It has a lodge, waterfowl and deer hunting that are truly second to none! The hunting lodge on the 3.8 acres will be offered separately. Don't hesitate if you're interested in a once in a lifetime opportunity to own truly great hunting land with income!

LOCATION:

Property is located just South of the Loess Bluff National Wildlife Refuge approximately 7 miles South of Mound City, MO on Hwy 159.

FSA INFORMATION:

See attached

IMPROVEMENTS:

One pond

West pool area has a pump and a well

TAXES/TAXABLE ACRES:

2021 taxes were \$1,109.62 on 87.68 taxable acres.

RENTAL STATUS:

Available for full possession for the 2023 crop season or an attractive cash rent lease could be negotiated with the assistance of the Listing Agent. Barnes Realty assists any purchaser with the first-year cash rental arrangements if necessary.

LISTING AGENT:

Jamie Barnes

(660) 851-1125 or jamie@barnesrealty.com



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

Terms: 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. **Possession at closing.** Closing will occur on or before **July 6, 2022** at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2022 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller.

A loan policy, if any, paid by Buyer. **Barnes Realty is agent for the Seller.**

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

87.68 Acres +/- Holt County, MO
Aerial Photos



87.68 Acres +/- Holt County, MO



87.68 Acres +/- Holt County, MO



87.68 Acres +/- Holt County, MO



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



General Location Map



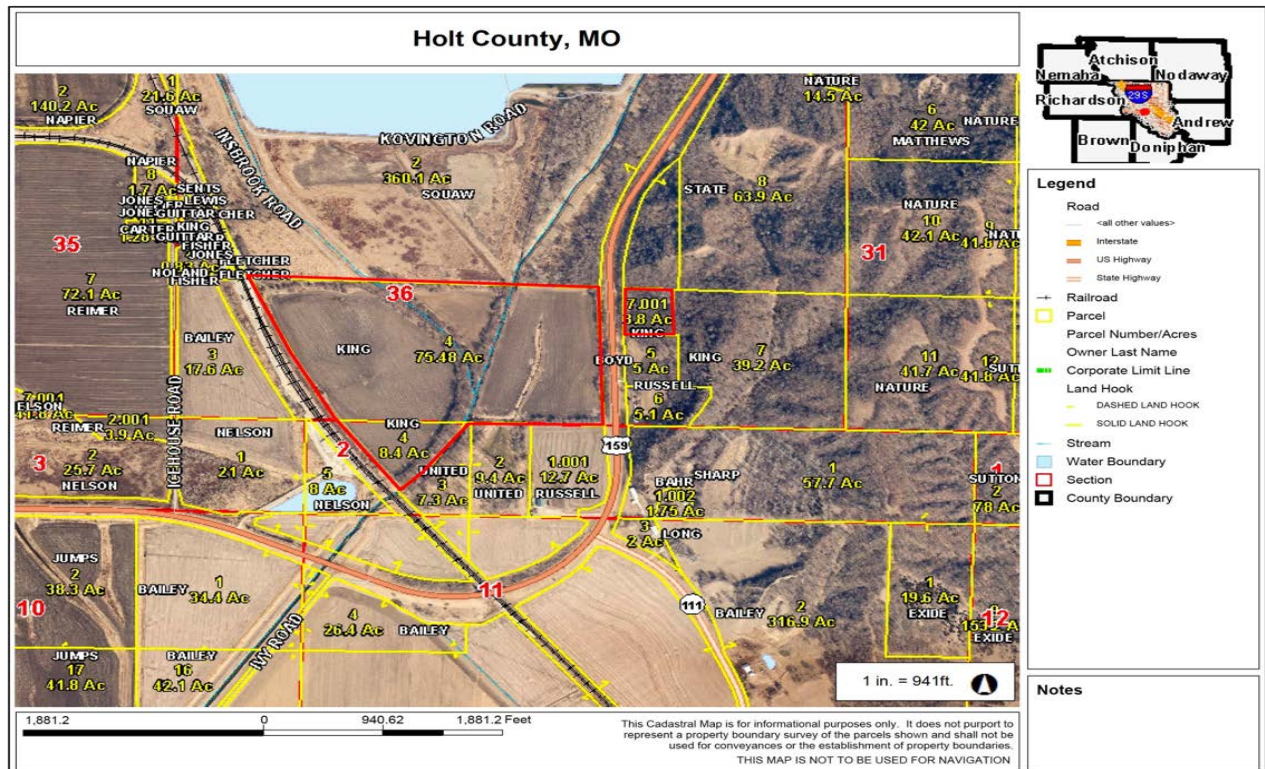
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

87.68 Acres +/- Holt County, MO

Driving Map



Tax Map

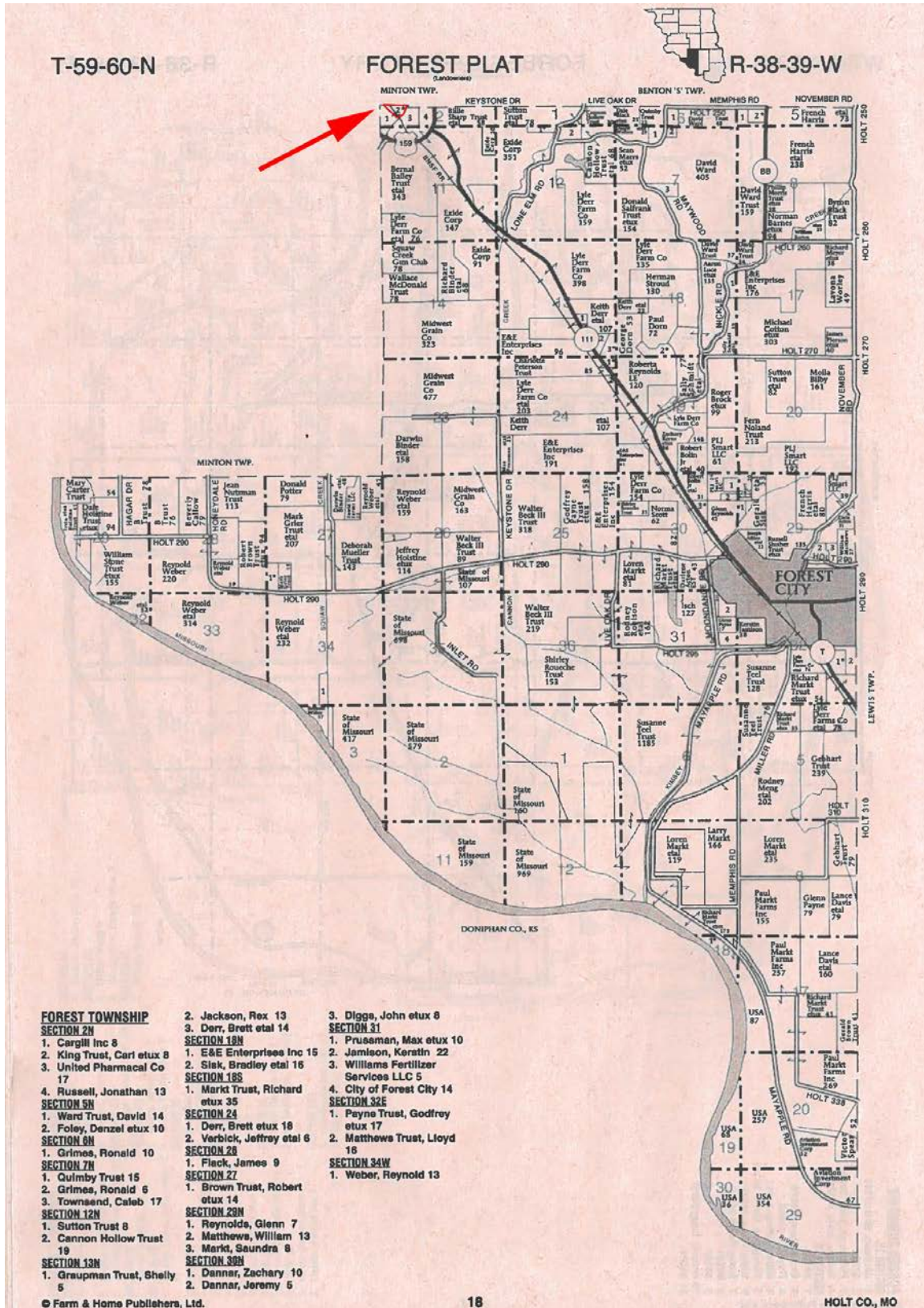


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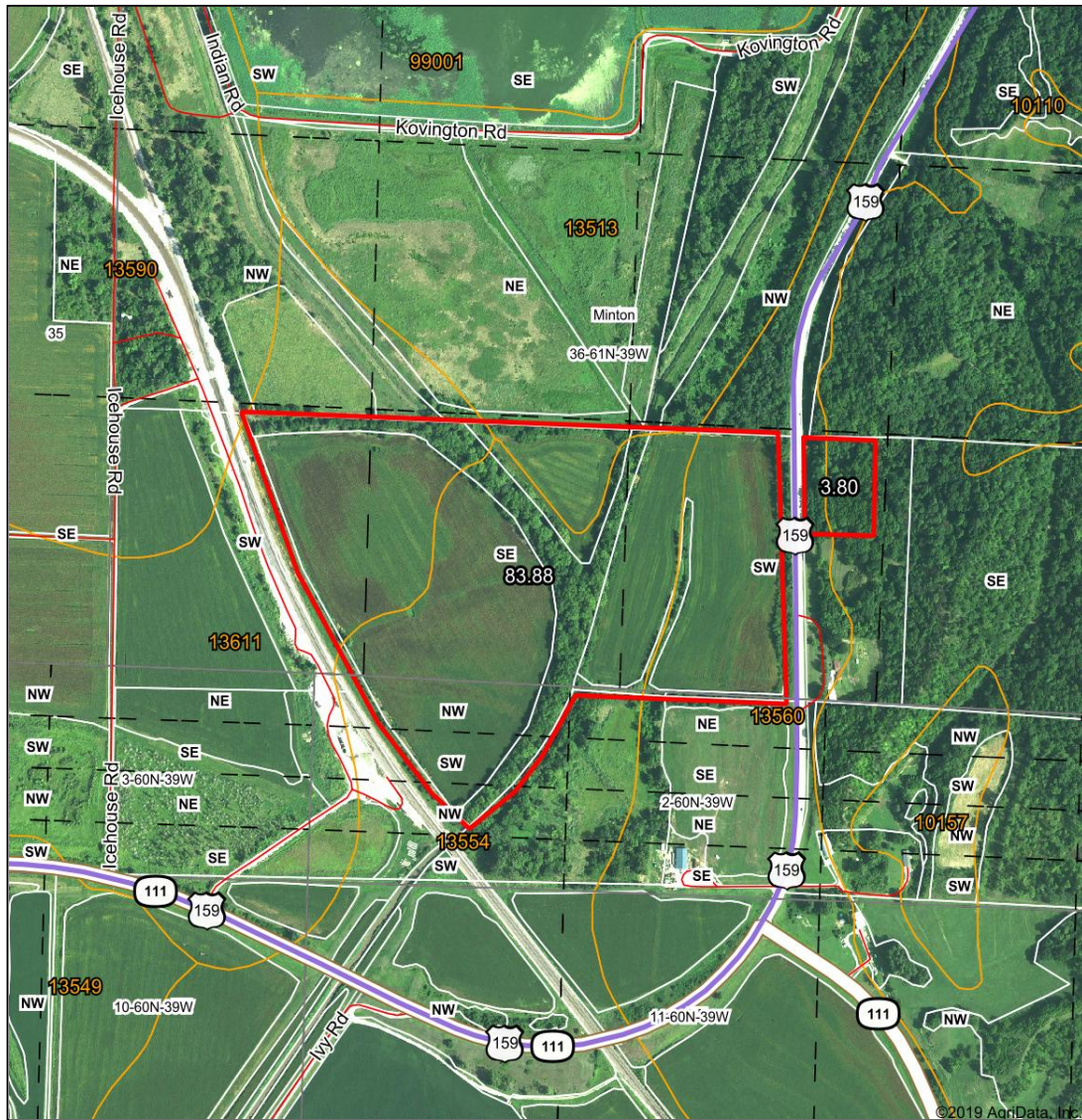
87.68 Acres +/- Holt County, MO Plat Map (South Tract)



87.68 Acres +/- Holt County, MO

Surety Map

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2019
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 2' 47.43, -95° 15' 2.19

36-61N-39W
Holt County
Missouri

0ft 778ft 1555ft

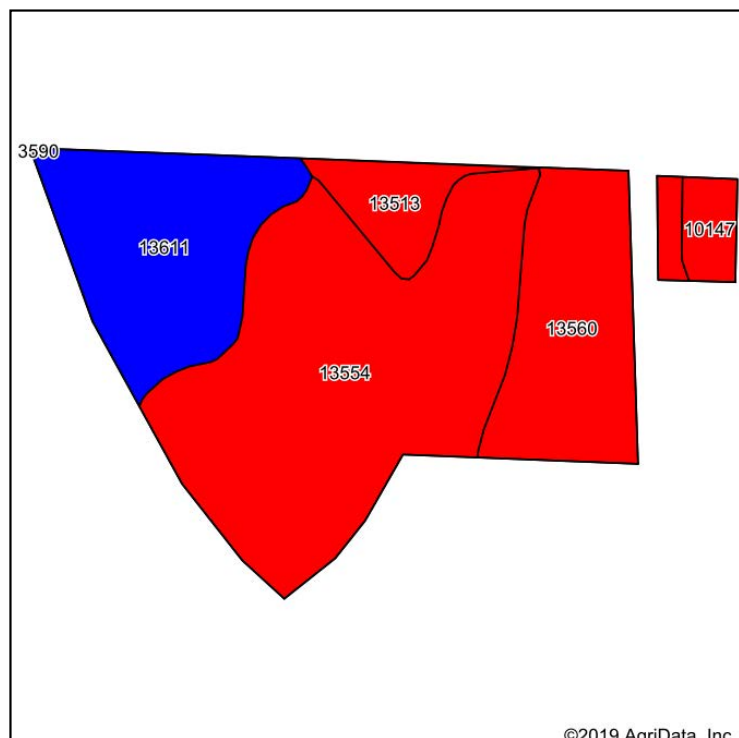


1/21/2020

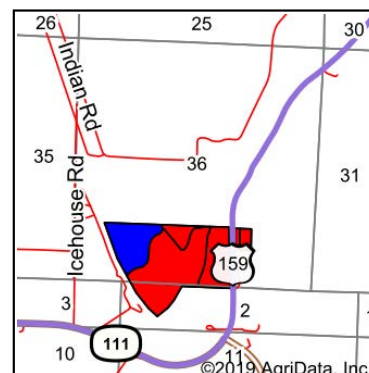
87.68 Acres +/- Holt County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **36-61N-39W**
 Township: **Minton**
 Acres: **87.68**
 Date: **1/21/2020**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13554	Motark silt loam, 0 to 2 percent slopes, rarely flooded	43.08	49.1%		lw	0	77	77	63	74
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	19.25	22.0%		llw	81	94	94	12	77
13560	Napier silt loam, 2 to 5 percent slopes	17.70	20.2%		lle	0	87	87	69	85
13513	Dockery silt loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	5.07	5.8%		llw	0	81	81	60	73
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	2.58	2.9%		Vlle	0	17	17	15	11
Weighted Average						17.8	*n 81.2	*n 81.2	*n 51.4	*n 75

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

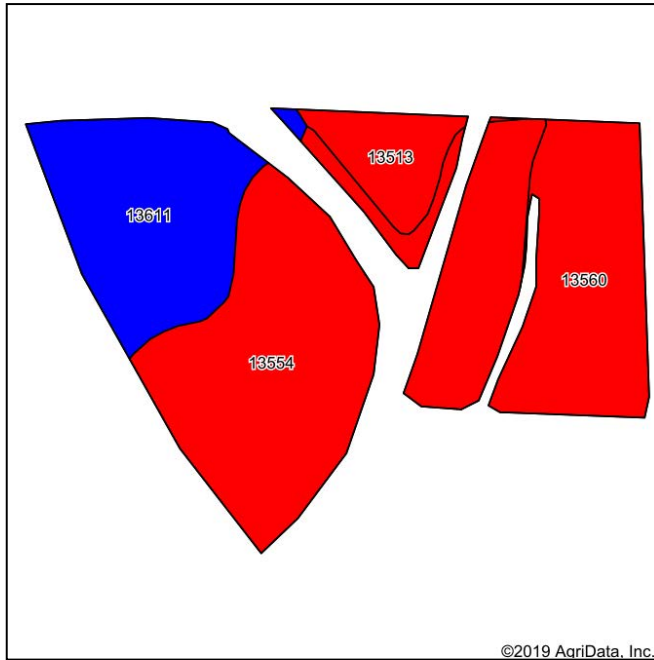
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

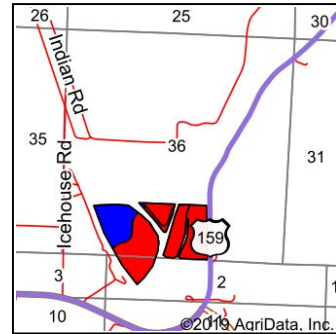
87.68 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **36-61N-39W**
 Township: **Minton**
 Acres: **67.87**
 Date: **1/21/2020**



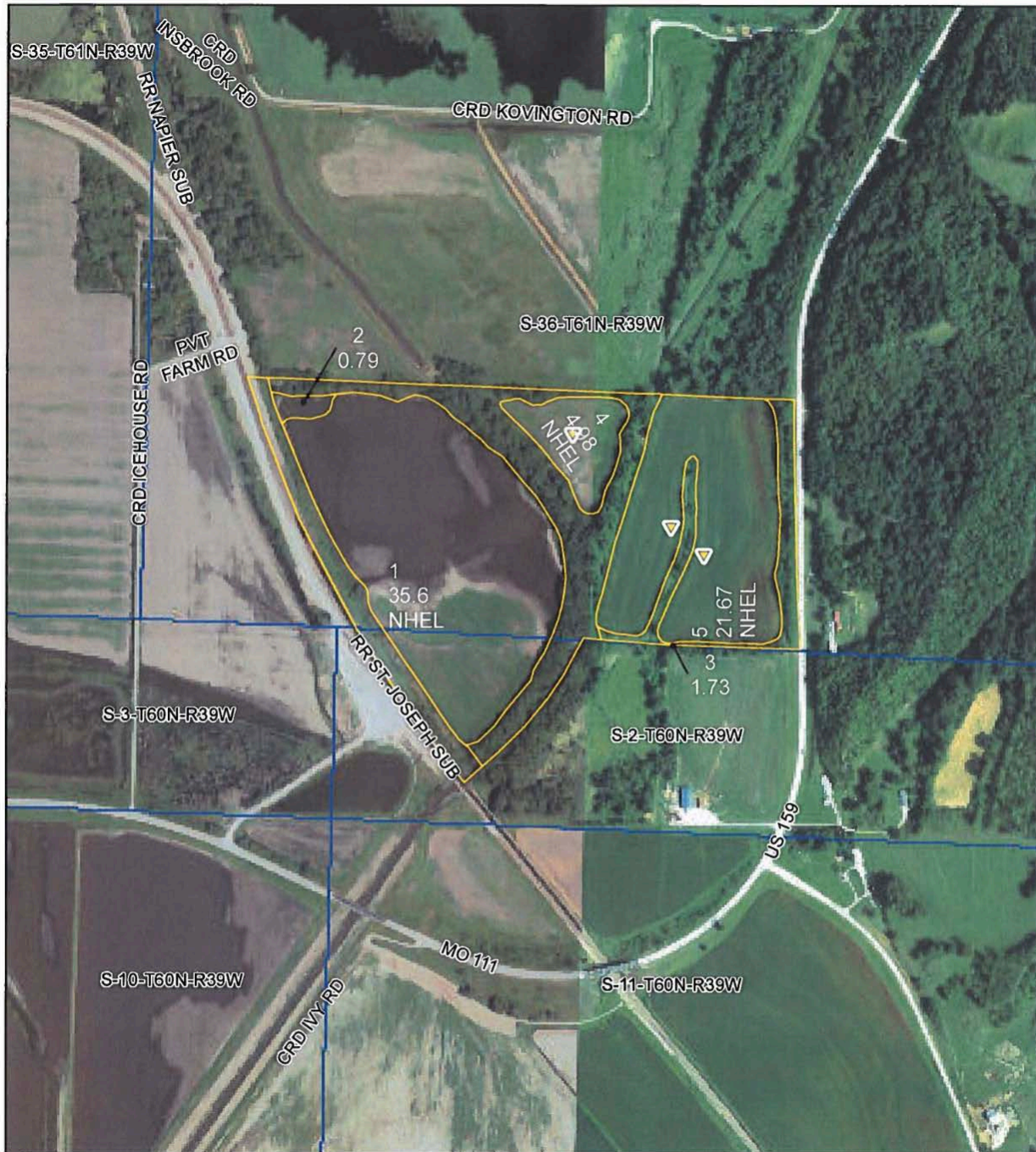
Maps Provided By:



Area Symbol: M0087, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13554	Motark silt loam, 0 to 2 percent slopes, rarely flooded	32.86	48.4%		lw	0	77	77	63	74
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.53	22.9%		llw	81	94	94	12	77
13560	Napier silt loam, 2 to 5 percent slopes	14.75	21.7%		lle	0	87	87	69	85
13513	Dockery silt loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	4.73	7.0%		llw	0	81	81	60	73
Weighted Average						18.5	*n 83.3	*n 83.3	*n 52.4	*n 77

*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.

87.68 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=Com-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-Igs-FG P=MIXFG-Igs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2020

Created: 1/23/2020

Flown: 2018-08-18

- ctlu
- crp
- plss

**Farm 1641
Tract 1194**

87.68 Acres +/- Holt County, MO

FSA 156 EZ Pg 1 of 2

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 : 1641

Prepared : 2/5/20 1:06 PM

Crop Year : 2020

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
87.95	64.77	64.77	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	64.77	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	38.20	0.00	124	
Soybeans	26.00	0.00	39	

TOTAL 64.20 0.00

NOTES

Tract Number : 1194

Description : J7 S2,36-60,61-39

FSA Physical Location : MISSOURI/HOLT

ANSI Physical Location : MISSOURI/HOLT

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
87.95	64.77	64.77	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	64.77	0.00	0.00	0.00	0.00	0.00

87.68 Acres +/- Holt County, MO

FSA 156 EZ Pg 2 of 2

MISSOURI HOLT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1641 Prepared : 2/5/20 1:06 PM Crop Year : 2020
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DCP Crop Data			
Tract 1194 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.20	0.00	124
Soybeans	26.00	0.00	39
TOTAL	64.20	0.00	
NOTES			

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA 578 pg 1 of 2

Holt, Missouri
FSA - 578 (09-13-16)
Farm Number: 1641
 Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019
DATE: 02/05/2020
PAGE: 1

Original: AA
 Revision: CN
 Cropland: 64.77
 Farmland: 87.95

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		
1194	1	CORN	YEL	GR		N	C	N	I P	A	35.60		Yes		N		01			
	Produce:					Share 100.00			FSA Physical Location Holt, Missouri						NAP Unit 684		Signature Date 06/27/2019			
	2	CORN	YEL	GR		N	C	N	I P	A	0.79		Yes		N		01			
	Produce:					Share 100.00			FSA Physical Location Holt, Missouri						NAP Unit 684		Signature Date 06/27/2019			
	3	GRASS	SMO	LS		N	C	N	I V	A	1.73		Yes		N		01			
	Produce:					Share 100.00			FSA Physical Location Holt, Missouri						NAP Unit 684		Signature Date 06/27/2019			
	4	CORN	YEL	GR		N	C	N	I P	A	4.98		Yes		N		01			
	Produce:					Share 100.00			FSA Physical Location Holt, Missouri						NAP Unit 684		Signature Date 06/27/2019			
	5	CORN	YEL	GR		N	C	N	I P	A	21.67		Yes		N		01			
	Produce:					Share 100.00			FSA Physical Location Holt, Missouri						NAP Unit 684		Signature Date 06/27/2019			
Tract 1194 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	1.73	01	CORN	YEL	GR	N	A	63.04							
Photo Number/Legal Description: J7 S2,36-60,61-39																				
Cropland: 64.77						Reported on Cropland: 64.77						Difference: 0.00				Reported on Non-Cropland: 0.00				

87.68 Acres +/- Holt County, MO

FSA 578 pg 2 of 2

Holt, Missouri

FSA - 578 (09-13-16)

Farm Number: 1641

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2019

DATE: 02/05/2020

PAGE: 2

Original: AA
Revision: CN
Cropland: 64.77
Farmland: 87.95

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.

					Crop/ Commodity GRASS	Variety/ Type SMO	Share 100.00						Crop/ Commodity CORN	Variety/ Type YEL	Share 100.00						Crop/ Commodity	Variety/ Type	Share						Crop/ Commodity	Variety/ Type	Share
Planting Period	Crop/ Commodity	Variety/ Type	Int Use	Irr Prac	Rpt Exp	Det Exp			Rpt Pvt	Det Pvt			Rpt Vol	Det Vol			Rpt NA	Det NA													
01	CORN	YEL	GR	N														63.04													
01	GRASS	SMO	LS	N															1.73												

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)

Date

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