



# FARMLAND AUCTION

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

## 87.5 Acres, Holt County, MO Online Only Auction

*Bidding ends at 1:00 PM on June 14, 2023*

*Don't miss the chance to bid on an incredible online auction for a highly productive Upland farm! With ample tillable land and a touch of timber for recreational hunting, this farm is a dream come true for both farmers and outdoor enthusiasts alike. Get ready to invest in your future and secure this prime piece of real estate at our upcoming auction. Bid now and make this productive farm your own!*

### LOCATION:

Property is located just South of New Point, MO approximately 1 mile on Hwy B. This tract runs on both sides of Hwy B.

### IMPROVEMENTS:

Tract is unimproved.

### FSA INFORMATION:

Coming Soon!

### TAXES/TAXABLE ACRES:

2022 taxes were approx. \$284.85 on 87.5 taxable acres.

### RENTAL STATUS:

Currently cash rented for the 2023 crop year.

### AGENT:

Rick Barnes  
(660) 851-1152 or [Rickey@BarnesRealty.com](mailto:Rickey@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. Closing will occur on or before **July 26, 2023** at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2023 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.**



***87.5 Acres, Holt County, MO***  
***Aerial Photos***





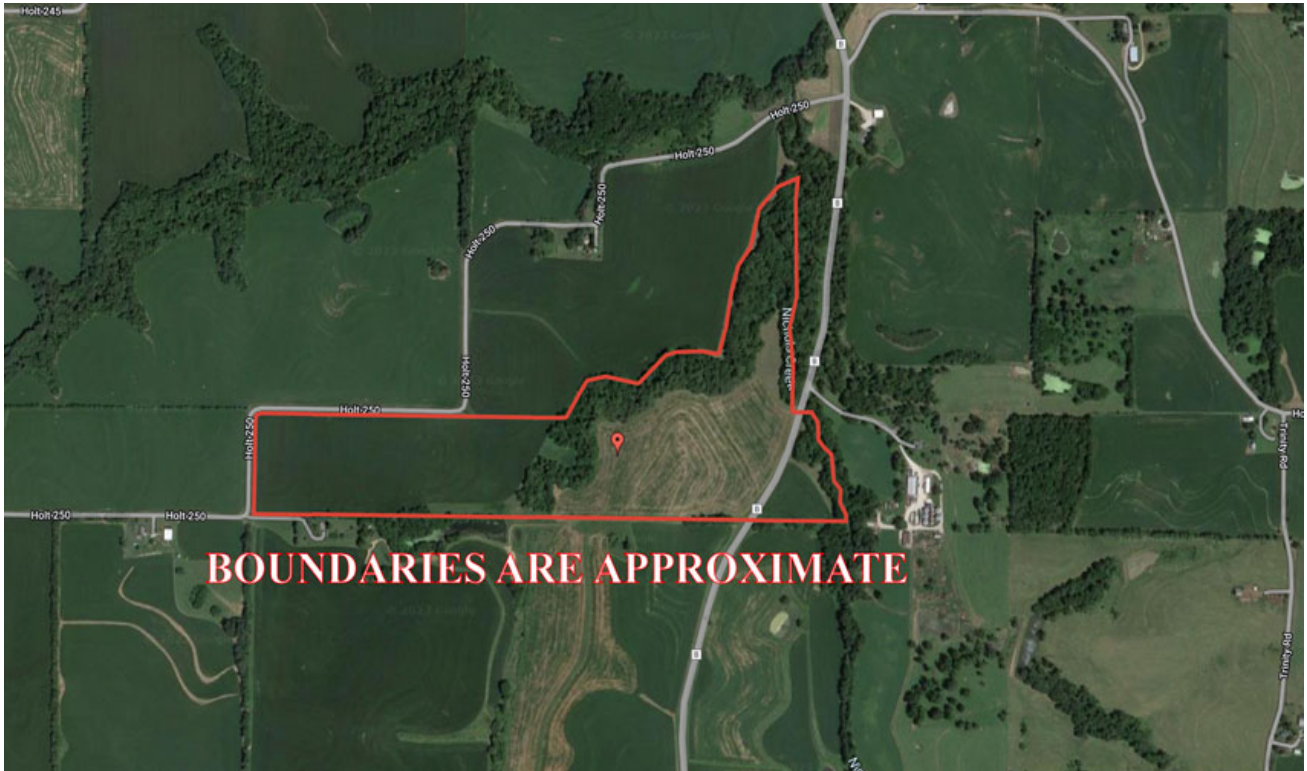
***87.5 Acres, Holt County, MO***  
***Aerial Photos***



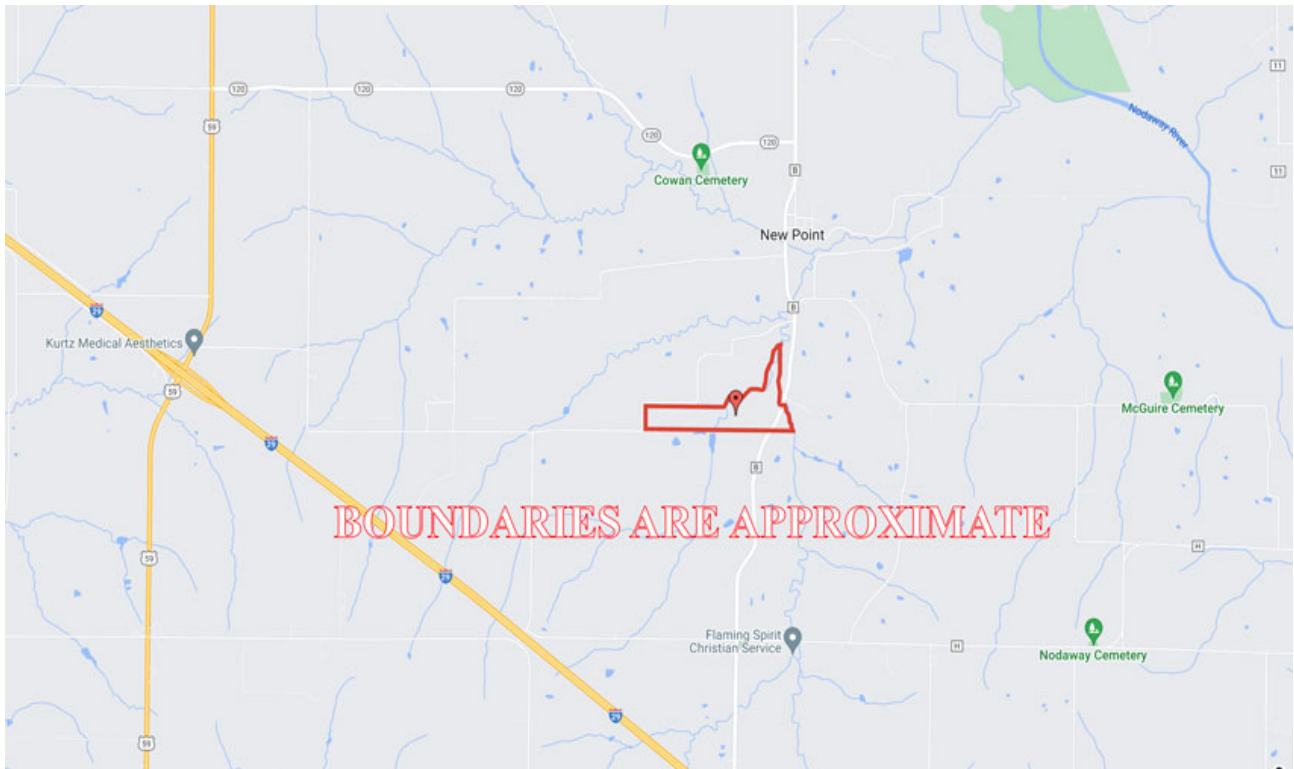


# *87.5 Acres, Holt County, MO*

## *Google Aerial Map*

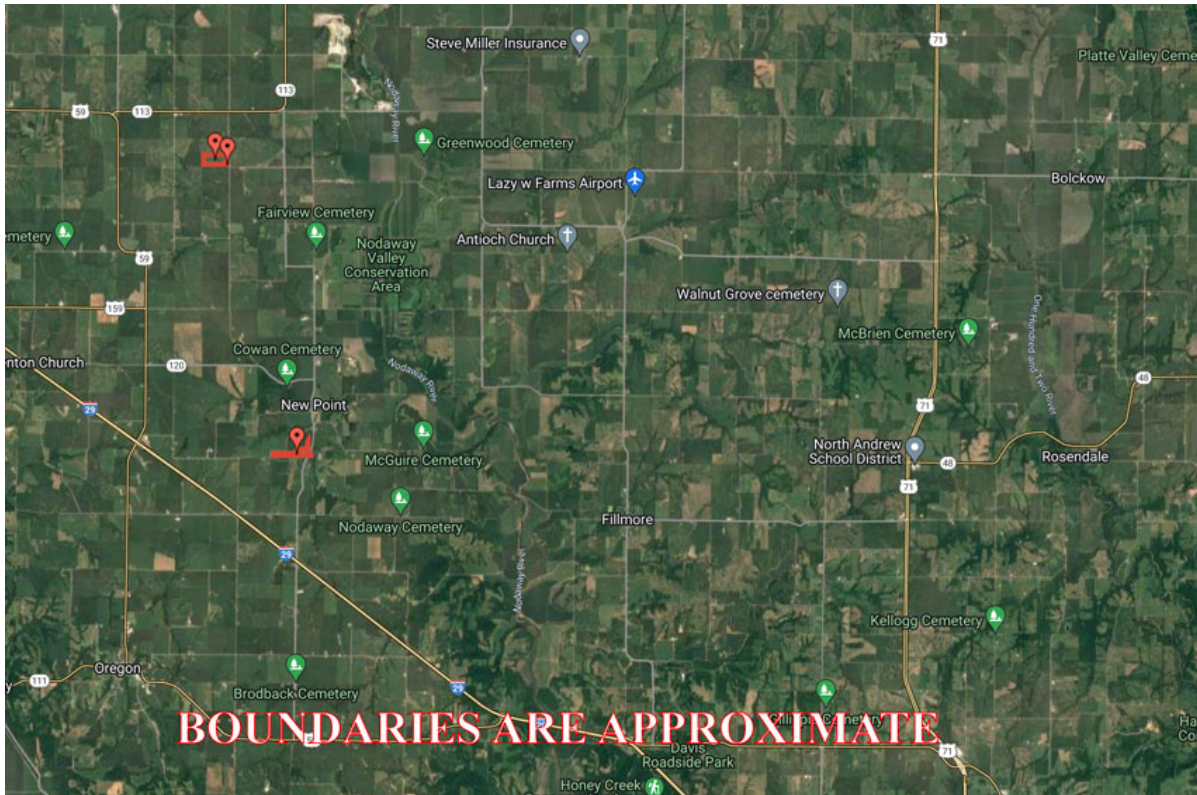


## *Driving Map*



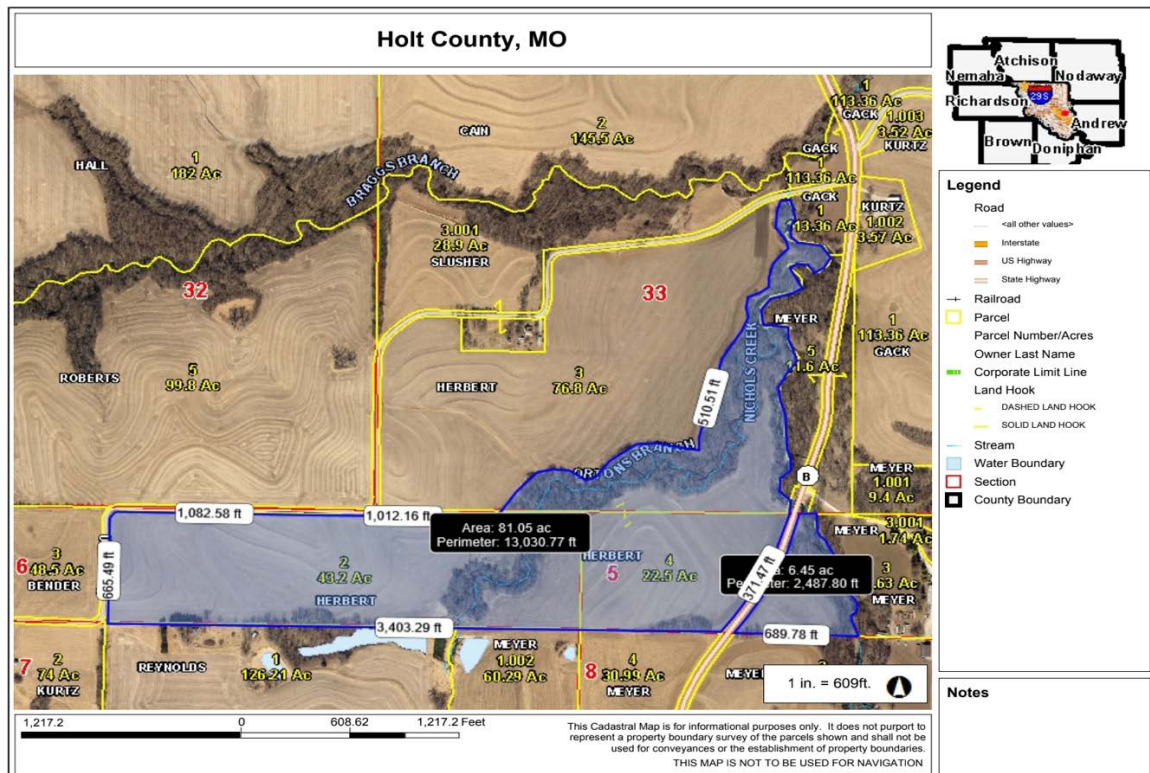
# 87.5 Acres, Holt County, MO

## General Location Map



## Tax Map

### BOUNDARIES ARE APPROXIMATE



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



**87.5 Acres, Holt County, MO**  
**Surety Map**  
**BOUNDARIES ARE APPROXIMATE**



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

Map Center: 40° 2' 39.61, -95° 5' 12.12

0ft 969ft 1938ft

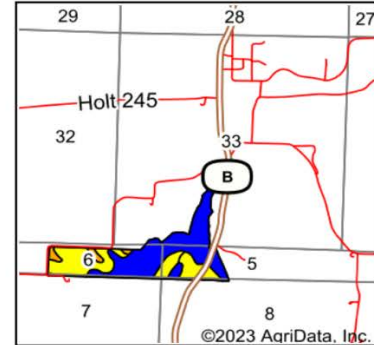
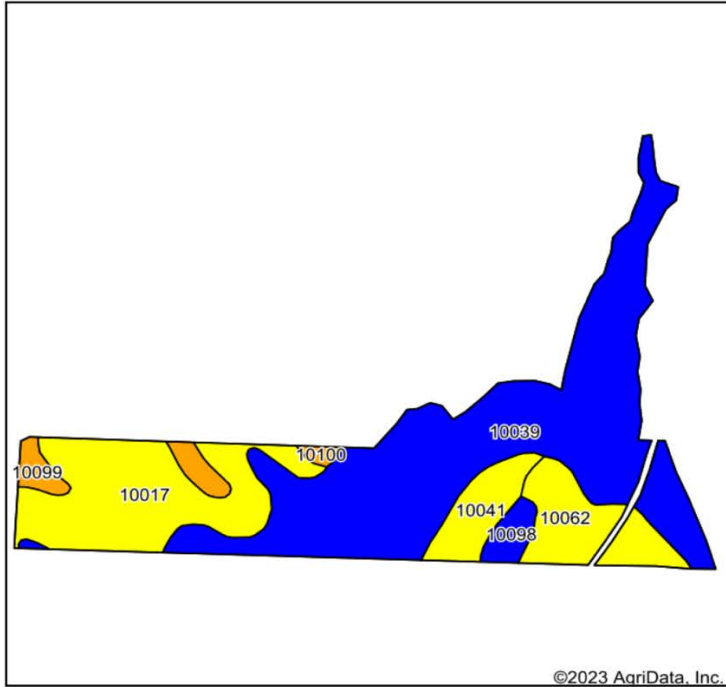
**33-61N-37W**  
**Holt County**  
**Missouri**



# 87.5 Acres, Holt County, MO

## Soil Map

**BOUNDARIES ARE APPROXIMATE**



State: **Missouri**  
 County: **Holt**  
 Location: **33-61N-37W**  
 Township: **Hickory**  
 Acres: **87.5**  
 Date: **4/12/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 25

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
10039	Kenridge-Judson complex, 1 to 7 percent slopes	48.76	55.7%		IIw	IIw	84	79	68	75
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	19.72	22.5%		IVe		72	72	64	61
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	8.55	9.8%		IVe		73	73	62	60
10041	Knox silt loam, 14 to 20 percent slopes, eroded	5.01	5.7%		IVe		73	73	59	59
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.93	3.3%		IIle		88	88	66	69
10098	Marshall silty clay loam, 2 to 5 percent slopes	1.99	2.3%		IIe		87	87	73	76
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.54	0.6%		IIle		83	83	62	64
Weighted Average					2.80	*-	*n 79.8	*n 77	*n 66	*n 69.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

**FSA INFORMATION COMING SOON!**