



Land Sales Specialists

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

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18156 Hwy 59
Mound City, MO 64470
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1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

43.07 Acres +/- Lakefront, Holt County, MO

This site is perfect for any new lakefront development and when/if they ever get contracts for dredging it will be an outstanding property to own to place the spoils on and elevate for the next lakefront homes subdivision or Association!

LOCATION:

Tract is located at Big Lake, MO at the Hwy 111 and Hwy 159 intersection. The East side of the property runs along the West side of Hwy 111 and the SE corner is lakefront.

PRICE:

\$8,995.00/taxable acre or \$386,785.00 total

FSA INFORMATION:

Coming soon!

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2020 taxes were \$218.82 on 43.07 taxable acres.

RENTAL STATUS:

Tract is available subject to a crop Lease through the 2020 farming season.

DISCLOSURE:

The West triangle shown in red as lake frontage is a designated floodway area. As such, no permanent obstruction or living space can be built there that would affect base flood elevation. Camper lots, docks, boat ramps etc. would be permitted at least under the guidelines that we are familiar with. Please check with the local Village Clerk or County for any new specific rules and regulations regarding this.

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 The listing may be withdrawn with or without approval.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.



43.07 Acres +/- Lakefront, Holt County, MO
Aerial Photos



43.07 Acres +/- Lakefront, Holt County, MO
Google Aerial Map



General Location Map



43.07 Acres +/- Lakefront, Holt County, MO Driving Map



Tax Map



43.07 Acres +/- Lakefront, Holt County, MO Surety Map

Aerial Map



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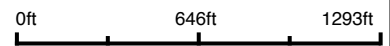
Maps Provided By:



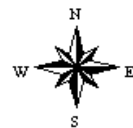
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 3' 17.35, -95° 20' 47.99



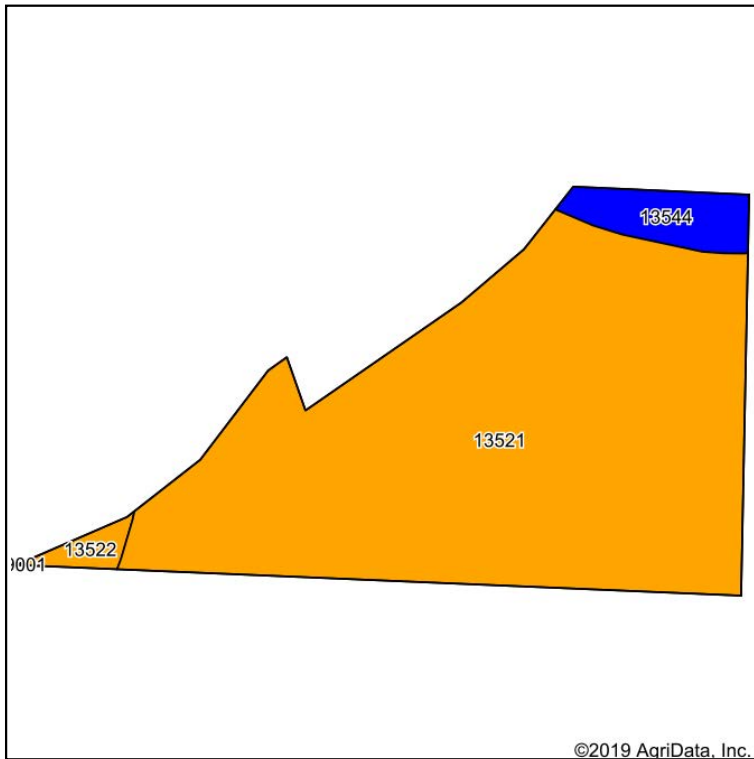
31-61N-39W
Holt County
Missouri



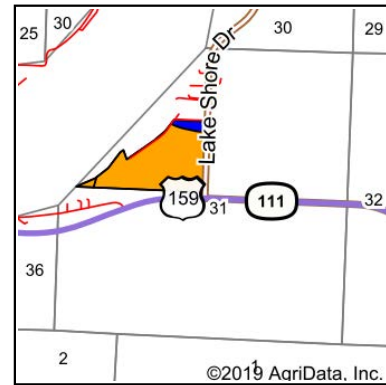
1/27/2020

43.07 Acres +/- Lakefront, Holt County, MO Soil Map

Soils Map



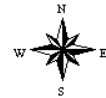
Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **31-61N-39W**
 Township: **Minton**
 Acres: **40.1**
 Date: **1/27/2020**



Maps Provided By:



Area Symbol: M0087, Soil Area Version: 21										
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	*n NCCPI Cotton
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	37.26	92.9%		Ills	60	59	48	60	9
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	2.17	5.4%		Ilw	65	61	41	65	0
13522	Grable-Leta complex, 0 to 2 percent slopes, rarely flooded	0.67	1.7%		Ills	61	59	45	60	8
Weighted Average						*n 60.3	*n 59.1	*n 47.6	*n 60.3	*n 8.5

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

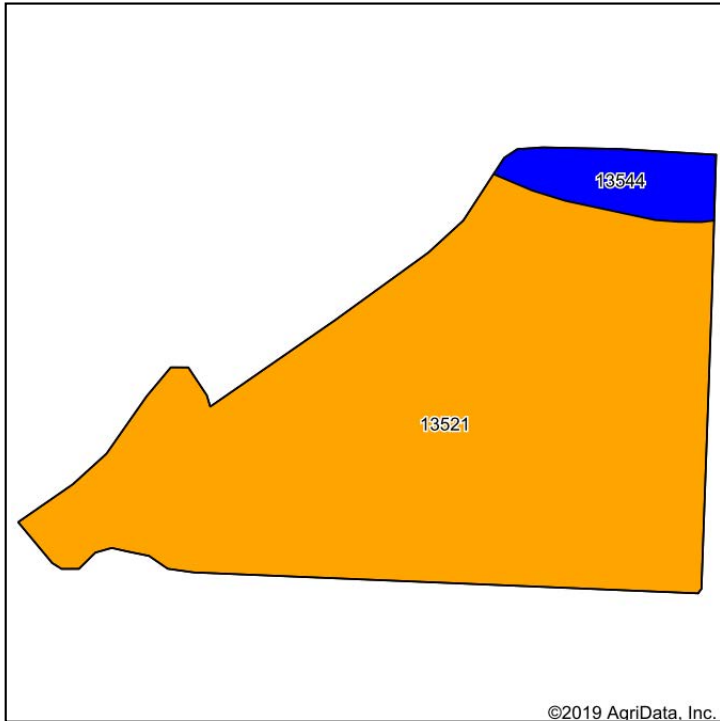
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

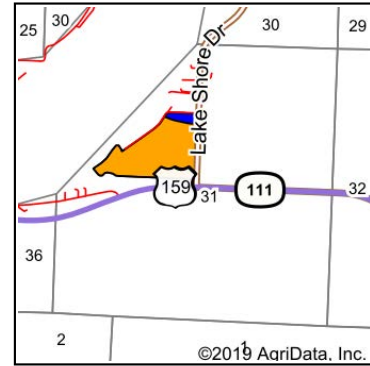
43.07 Acres +/- Lakefront, Holt County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Holt**
 Location: **31-61N-39W**
 Township: **Minton**
 Acres: **36.6**
 Date: **1/27/2020**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 21										
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	*n NCCPI Cotton
13521	Grable very fine sandy loam, 0 to 2 percent slopes, rarely flooded	34.29	93.7%		IIIs	60	59	48	60	9
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	2.31	6.3%		IIw	65	61	41	65	0
Weighted Average						*n 60.3	*n 59.1	*n 47.6	*n 60.3	*n 8.4

*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.

***43.07 Acres +/- Lakefront, Holt County, MO
Designated Floodway Map***



See Disclosure on page 1