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
(660) 442-3177

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Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

248.30 Acres, Holt County, MO

Irrigated Missouri River bottom with outstanding waterfowl hunting potential touching the river. It's highly tillable and should produce great cash rent income for the new owner.

LOCATION:
Property is located approximately a quarter mile West of Highway 111 on Holt 130, about 2.25 miles southwest of Corning, MO.

PRICE:
$8,450.00/Acre or $2,098,135.00 Total

FSA INFORMATION:
See Attached.

IMPROVEMENTS:
Tract has tower Zimmatic irrigation system, well and pump.

TAXES:
2021 taxes are $1,602.79 on 248.3 taxable acres.

AGENT:
Jamie Barnes
(660) 851-1125 or Jamie@barnesrealty.com

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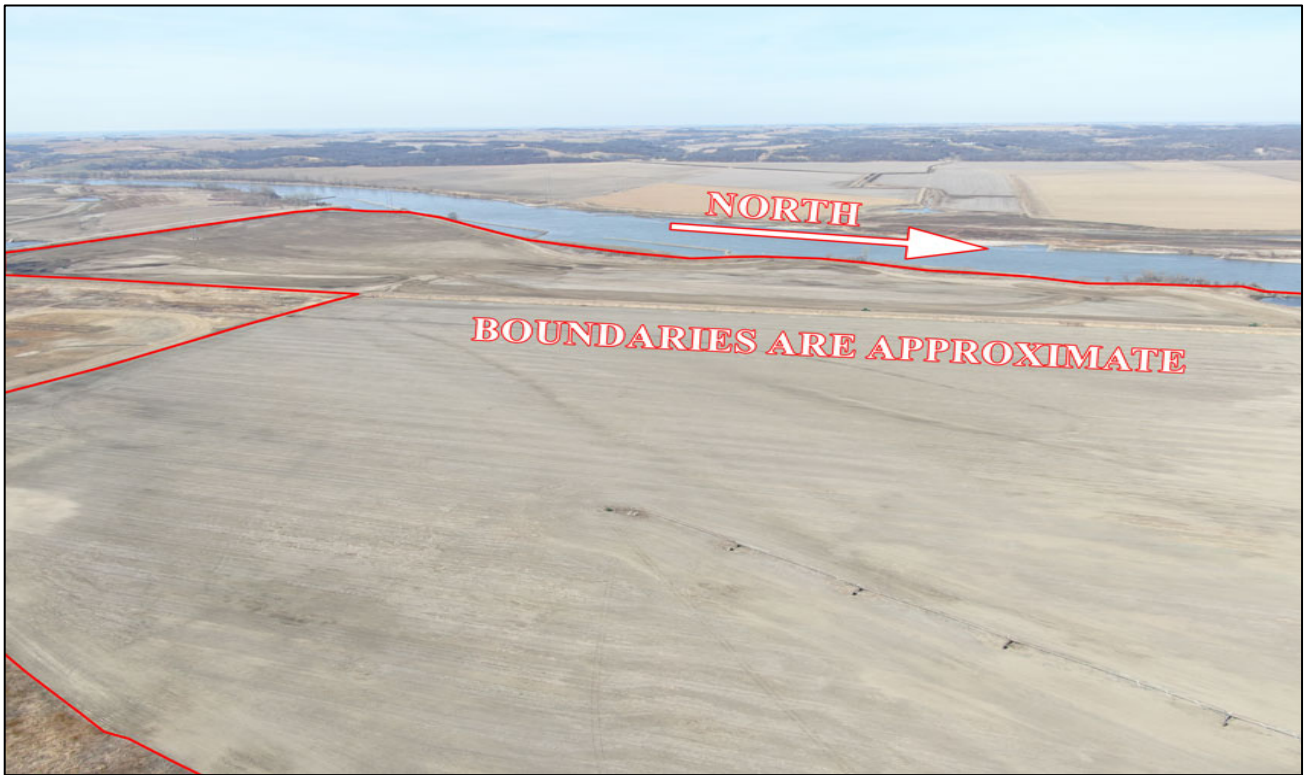
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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

248.30 Acres, Holt County, MO
Aerial Photos



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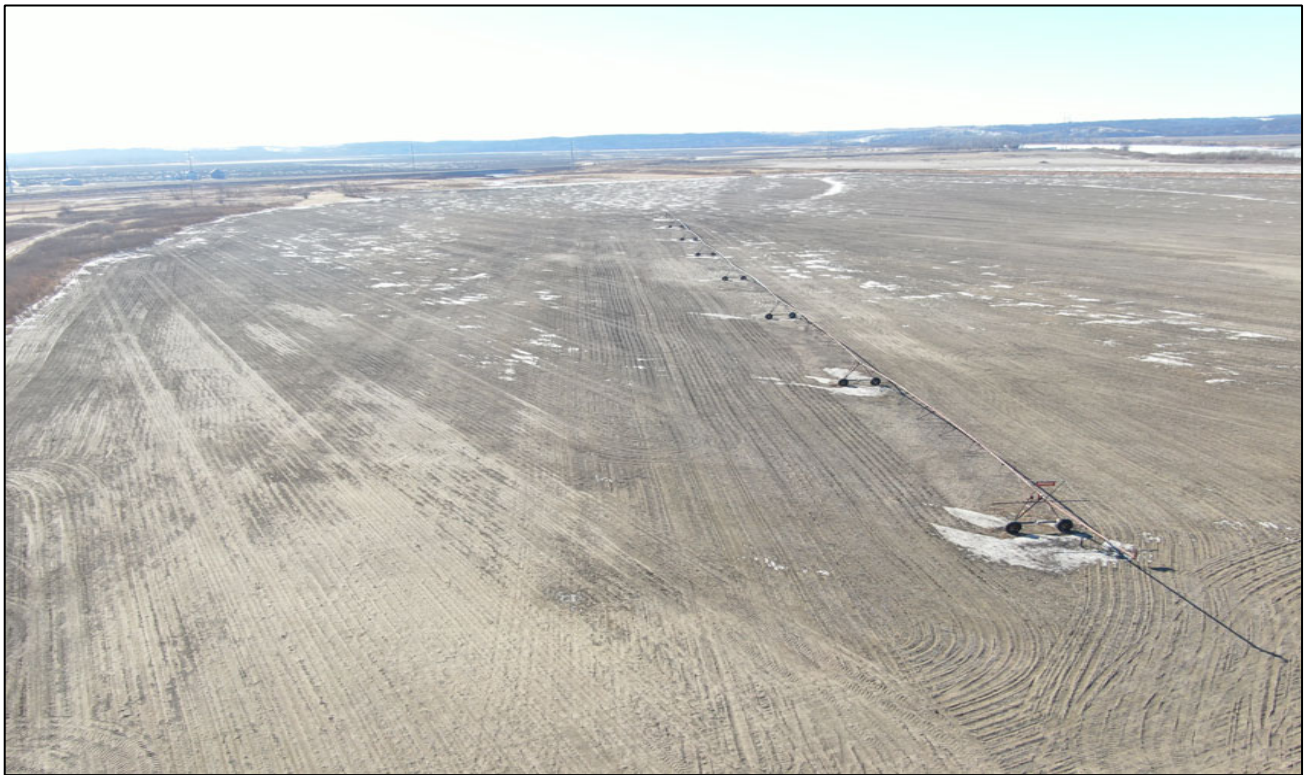

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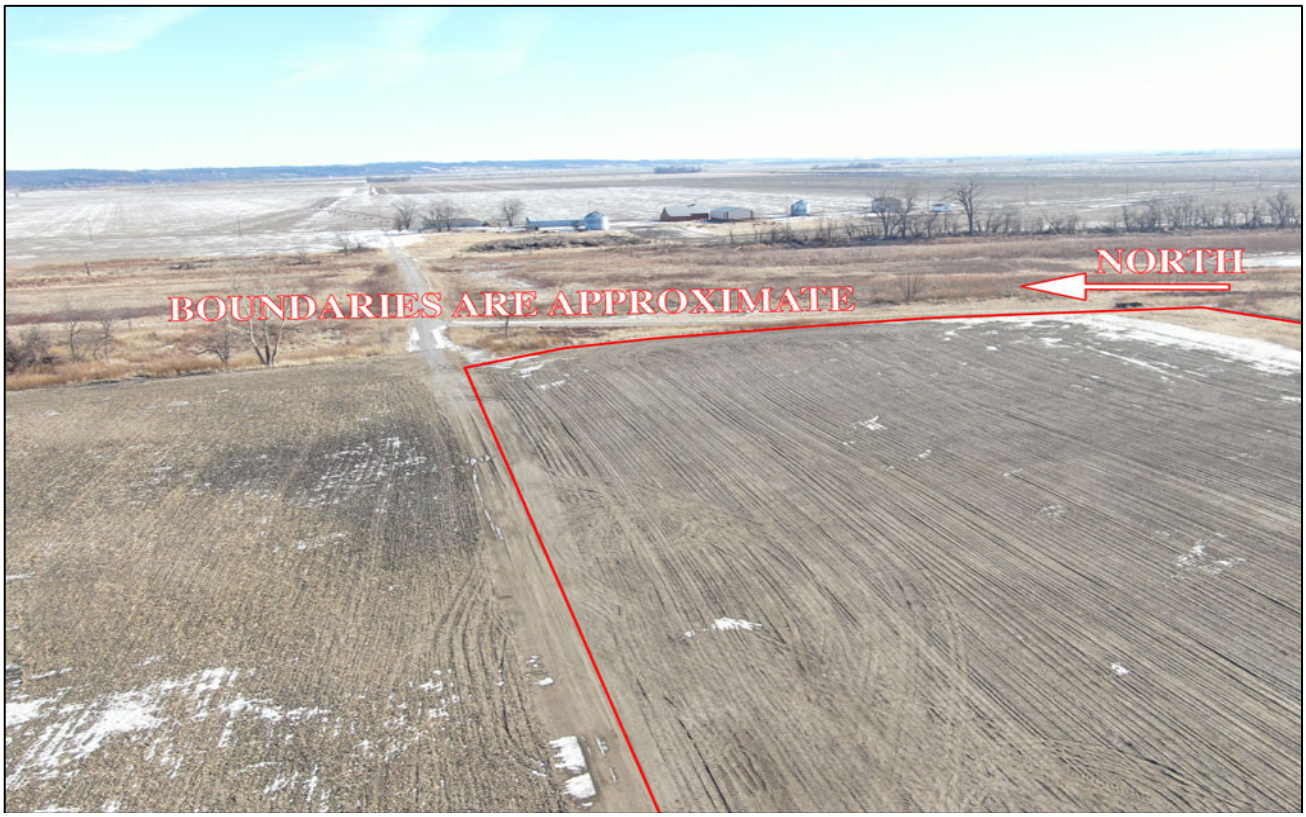

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248.30 Acres, Holt County, MO
Aerial Photos

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248.30 Acres, Holt County, MO
Google Aerial Map

General Location Map

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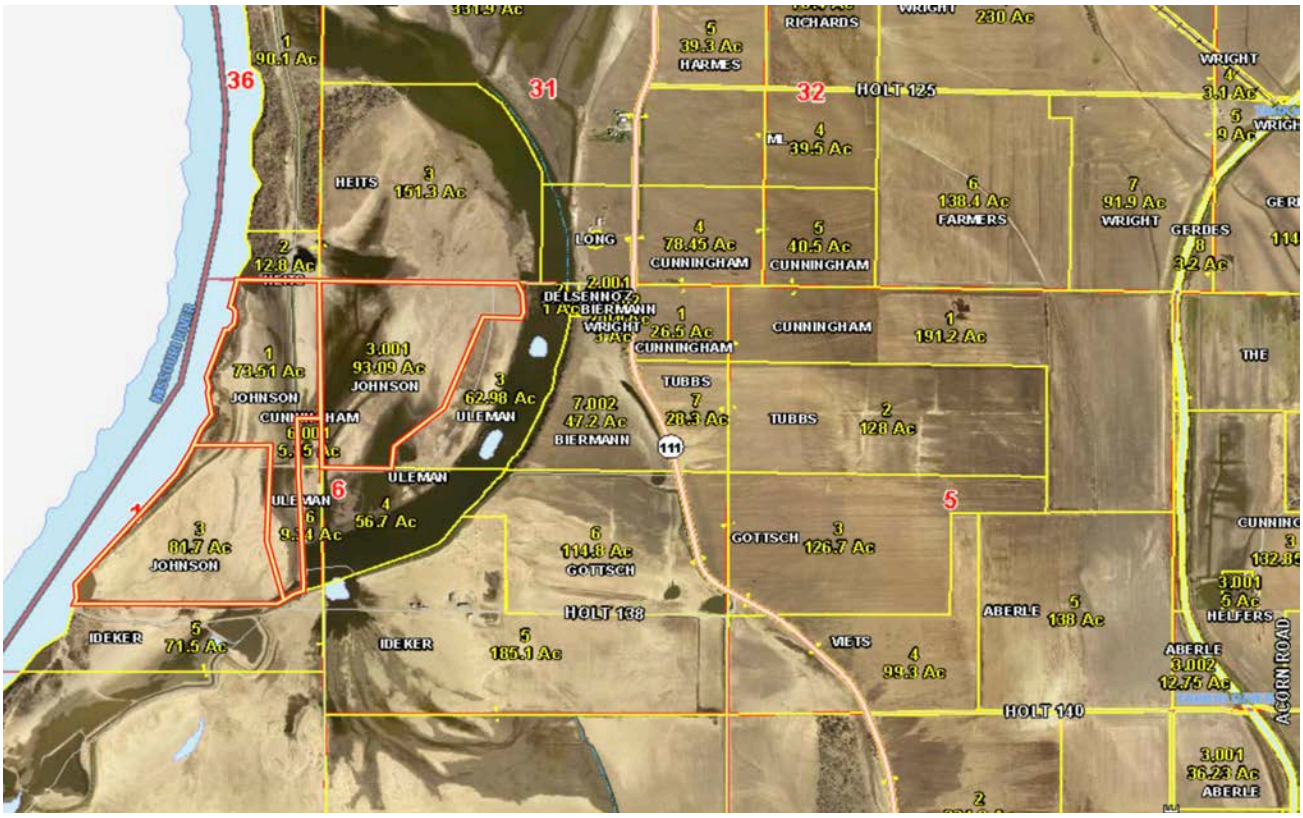
248.30 Acres, Holt County, MO
Driving Map

Tax Map



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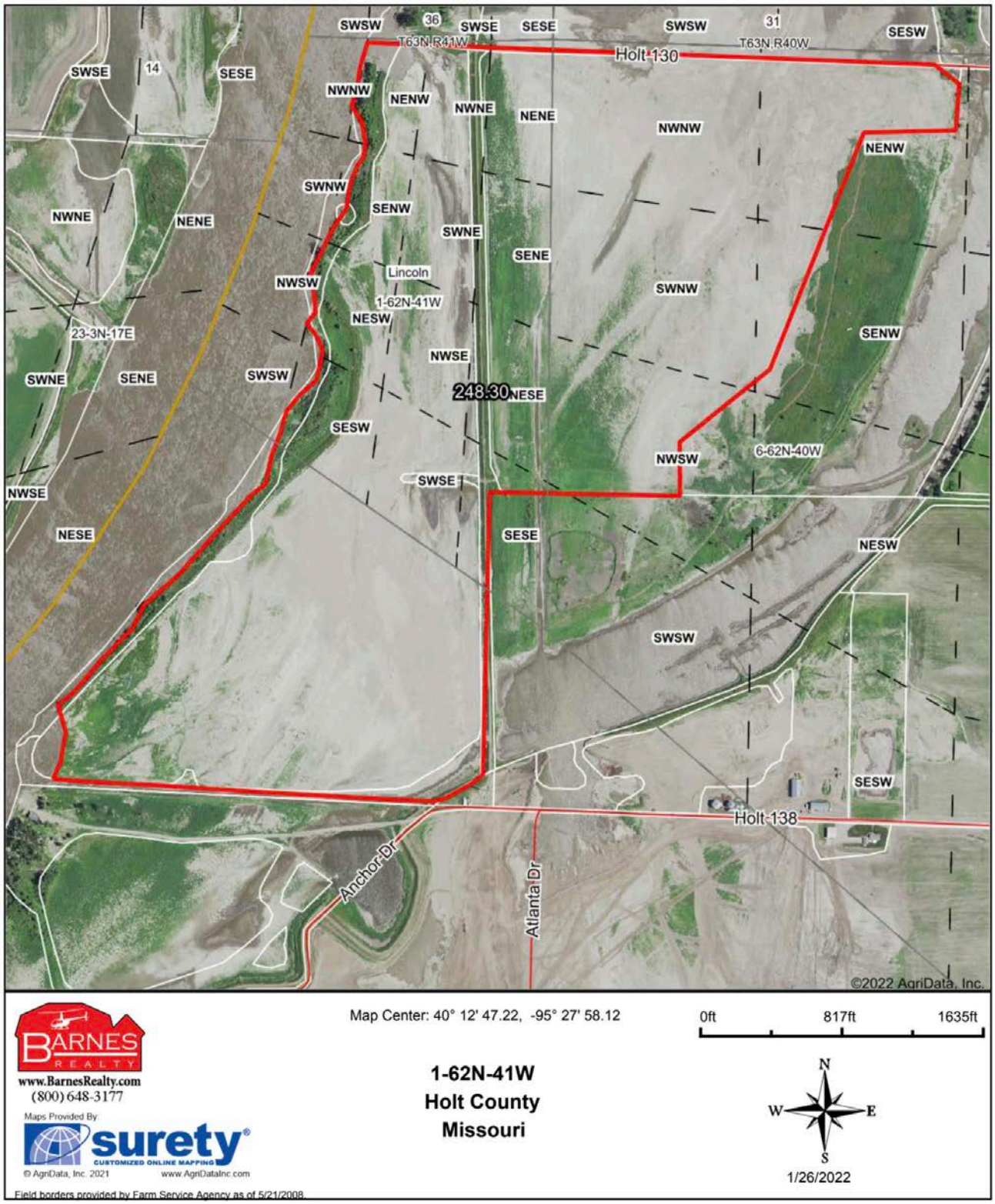
248.30 Acres, Holt County, MO
Surety Map



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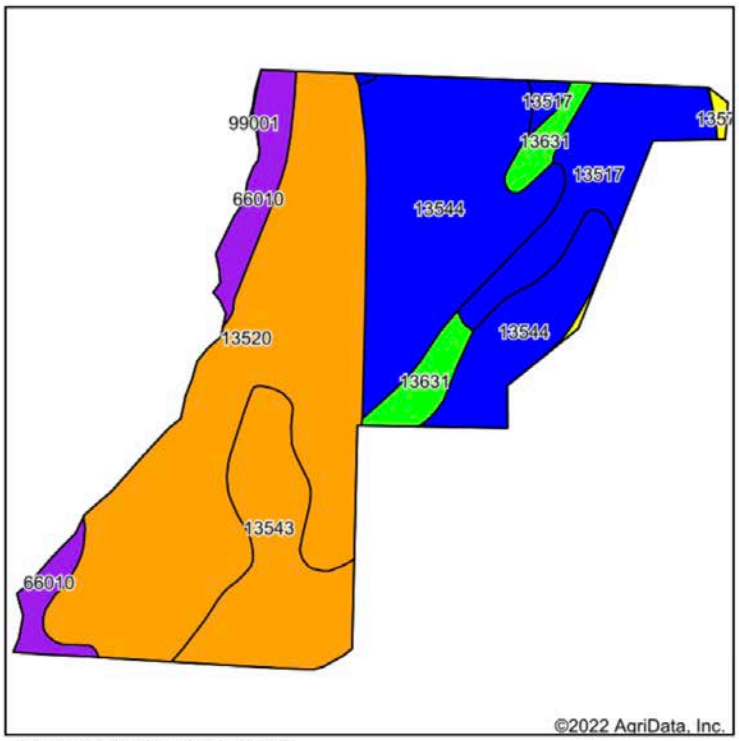
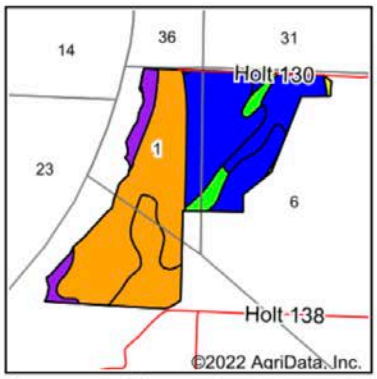
248.30 Acres, Holt County, MO
Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Holt**
Location: **1-62N-41W**
Township: **Lincoln**
Acres: **248.3**
Date: **1/26/2022**

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(800) 648-3177

Maps Provided By:
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N W E S

Area Symbol: MO087, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13520	Grable very fine sandy loam, 0 to 2 percent slopes, frequently flooded	97.35	39.2%		IIIw		0	50	50	37	45	9
13544	Leta silty clay, 0 to 2 percent slopes, rarely flooded	69.65	28.1%		IIw		0	64	62	53	64	
13543	Leta silty clay, 0 to 2 percent slopes, frequently flooded	31.04	12.5%		IIIw		0	40	40	28	39	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	24.39	9.8%		IIw		0	83	82	72	72	
66010	Sarpy fine sand, 0 to 2 percent slopes, frequently flooded	14.48	5.8%		Vw		0	9	3	9	1	
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	10.17	4.1%		Is	Is	4400	83	70	58	83	1
13578	Sarpy loamy fine sand, 0 to 2 percent slopes, rarely flooded	1.06	0.4%		IVs		0	32	31	27	28	9
99001	Water	0.16	0.1%				0					
			Weighted Average		**2.66**	**0.04**	**180.2**	***n 54.8**	***n 53.2**	***n 43**	***n 51.1**	***n 3.6**

*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.

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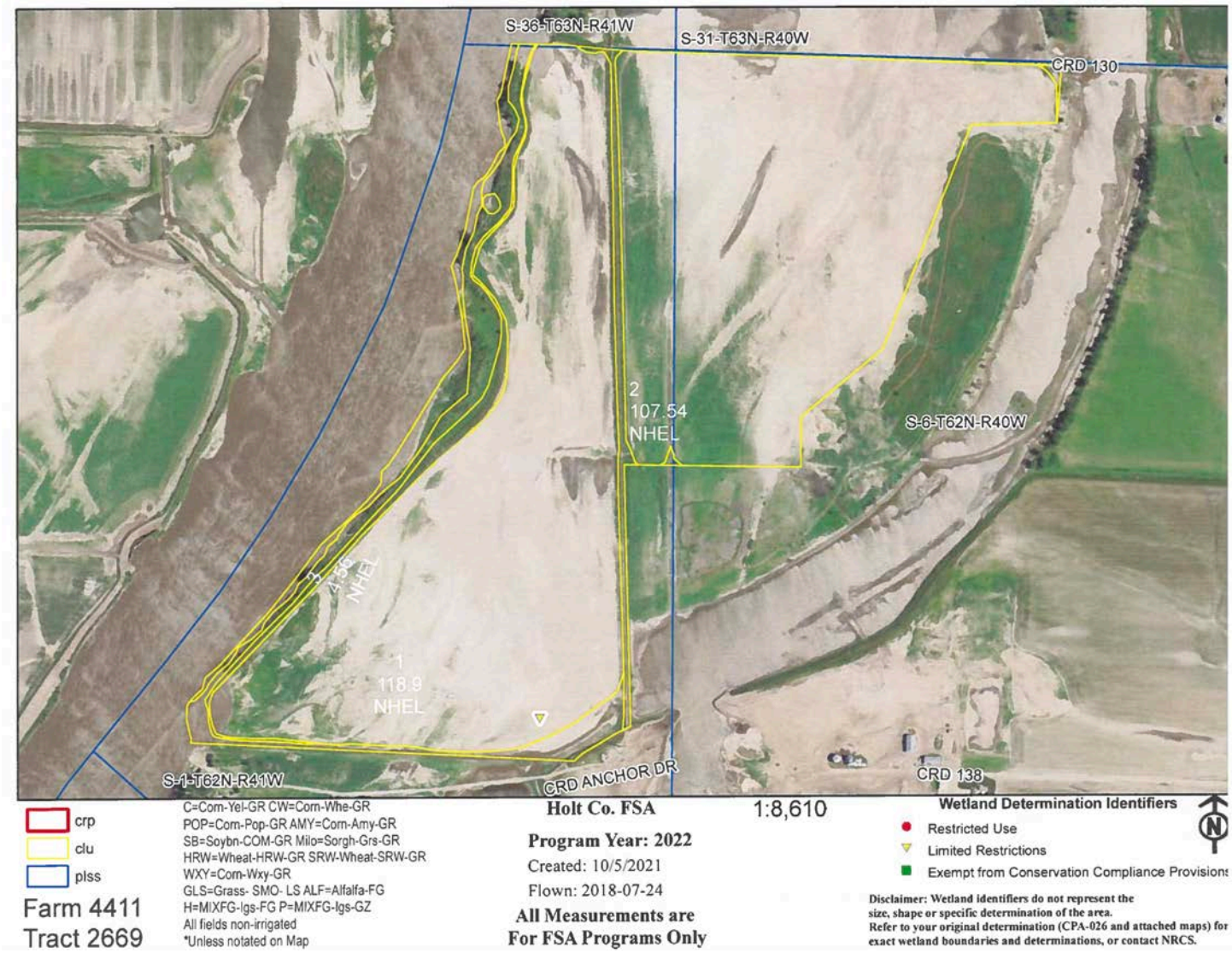
248.30 Acres, Holt County, MO
FSA Aerial Map



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248.30 Acres, Holt County, MO
FSA 156EZ

Tract Number	:	**2669**
Description	:	D2 S1,6-62-40,41
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	:	Tract does not contain a wetland
WL Violations	:	None
Owners	:	
Other Producers	:	None
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
256.18	231.00	231.00	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	231.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.60	0.00	32
Corn	201.40	0.00	116
TOTAL	**231.00**	**0.00**	

NOTES

FSA 578

2669	1A	SOYBN	COM	GR	N	C	N	I	A	35.00	Yes	N	6/3/2021	01
	Producer				Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119		Signature Dat
	1B	SOYBN	COM	GR	N	C	N	I P	A	83.90	Yes	N		01
	Produc				Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119		Signature Date
	2	SOYBN	COM	GR	I	C	N	I	A	107.54	Yes	N	6/3/2021	01
	Producer				Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119		Signature Date
	3	GRASS	SMO	LS	N	C	N	I V	A	4.56	Yes	N		01
	Producer				Share 100.00	FSA Physical Location Holt, Missouri						NAP Unit 2119		Signature Dat

Tract 2669 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	SOYBN	COM	GR	I	A	107.54	01	SOYBN	COM	GR	N	A	118.90	01	GRASS	SMO	LS	N	A	4.56

Photo Number/Legal Description: D2 S1,6-62-40,41

Cropland: 231.00 Reported on Cropland: 231.00 Difference: 0.00 Reported on Non-Cropland: 0.00

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