



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

87.68 Acres +/- Holt County, MO

This land ADJOINS the Loess Hills National Wildlife Refuge. It has a lodge, waterfowl and deer hunting that are truly second to none! The last time we sold land that bordered the refuge, it sold for DOUBLE farmland prices. That was back in 2003 and we can share those sale details with you. 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.

PRICE:

ALL 87.68 taxable acres: \$1,252,415.60 total.
ONLY East 3.8 taxable acres across Hwy 159: \$105,000.00 total
ONLY West 83.88 taxable acres bordering
refuge: \$1,147,415.60 total

FSA INFORMATION:

See attached

IMPROVEMENTS:

One pond
West pool area has a pump and a well

TAXES/TAXABLE ACRES:

2020 taxes were \$1,108.34 on 87.68 taxable acres.

RENTAL STATUS:

Available for full possession for the 2021 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

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 The listing may be withdrawn with or without approval.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.



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



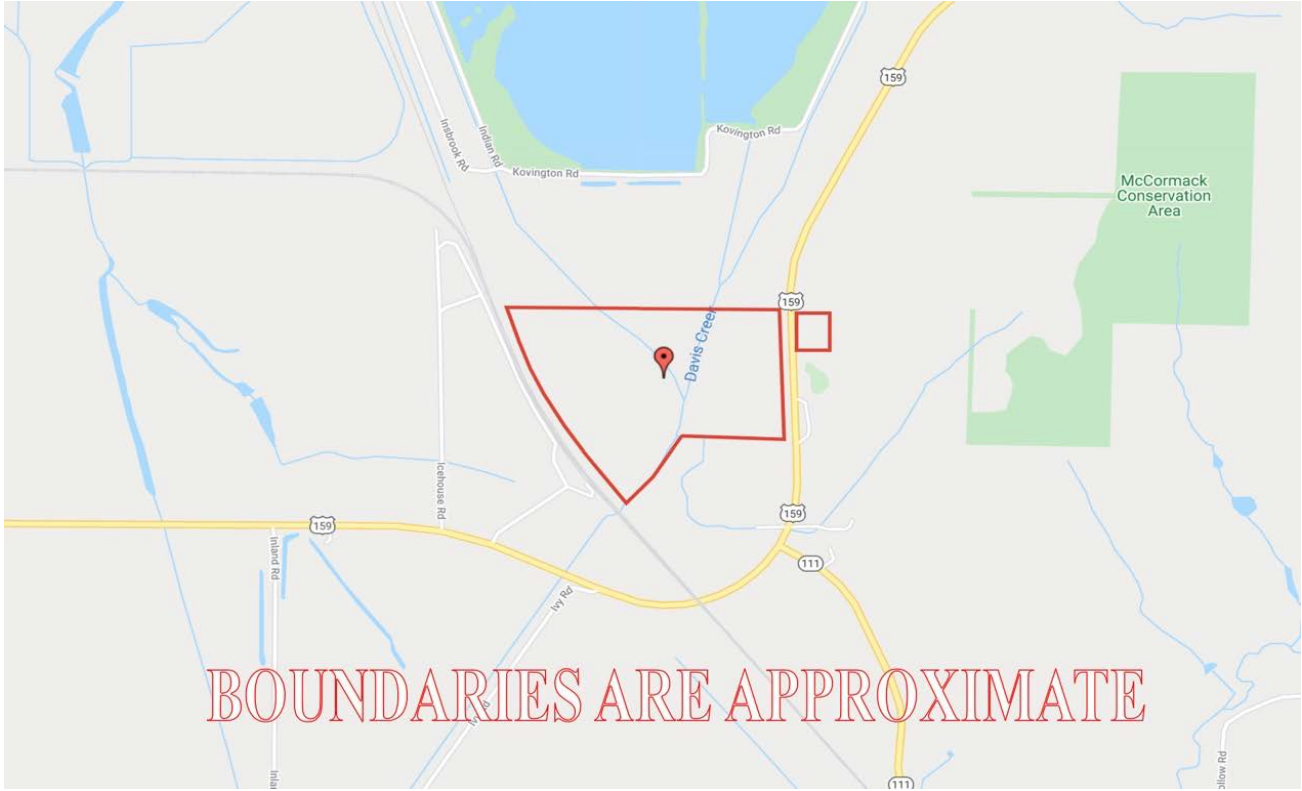
87.68 Acres +/- Holt County, MO
Google Aerial Map



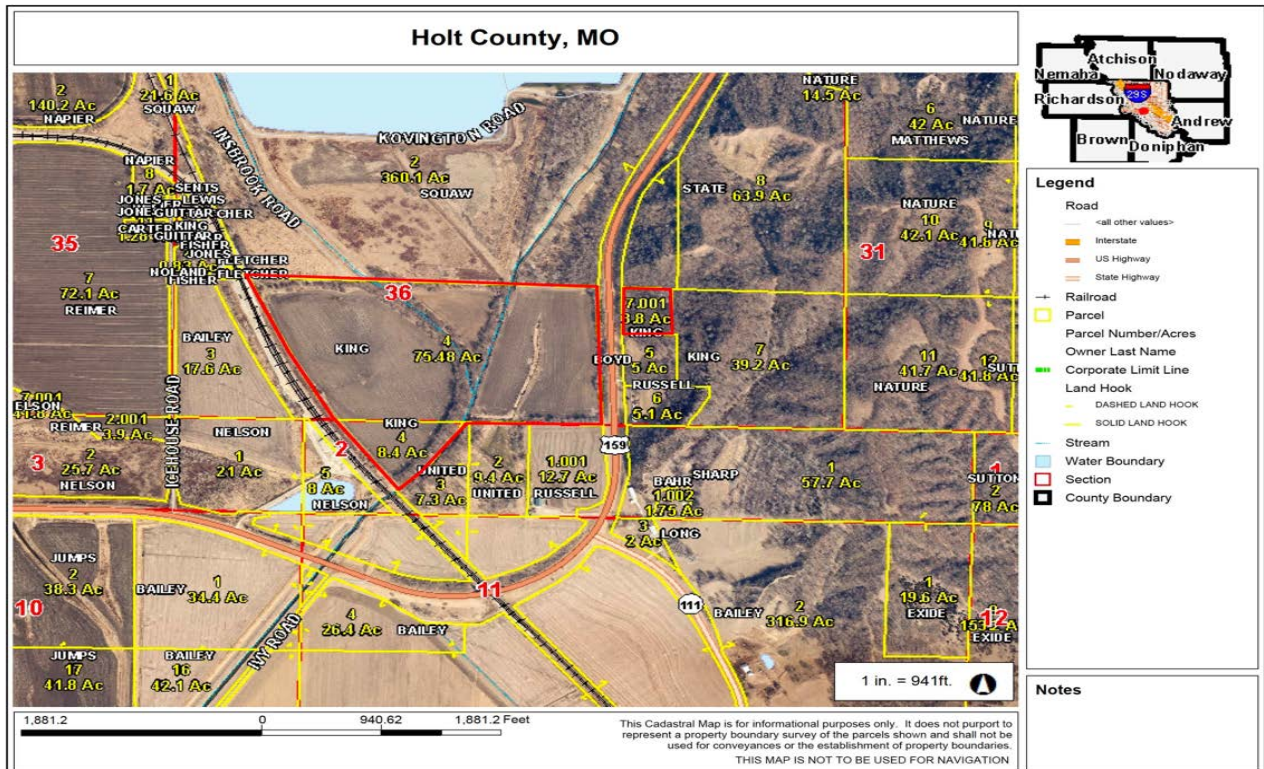
General Location Map



87.68 Acres +/- Holt County, MO Driving Map

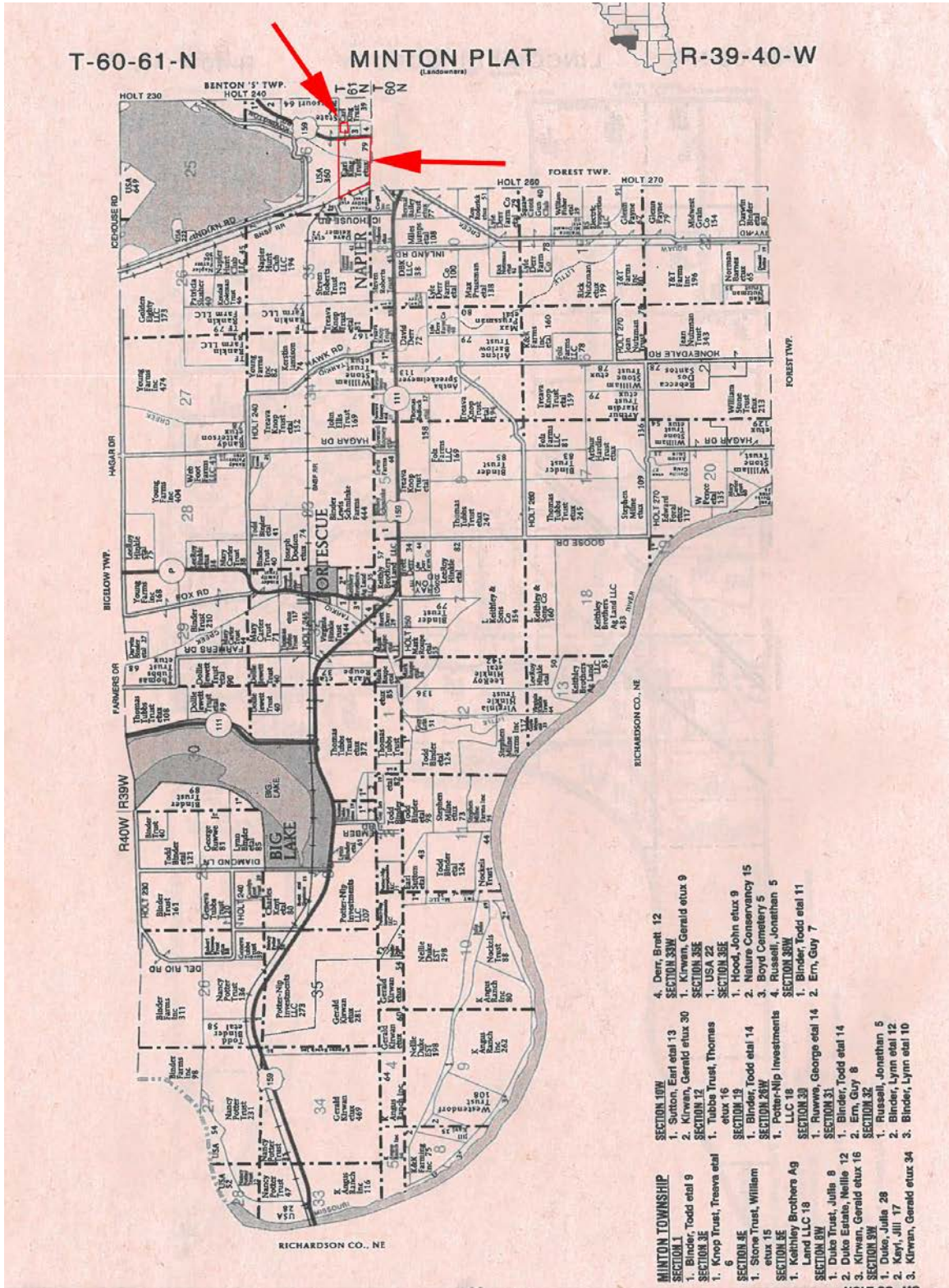


Tax Map



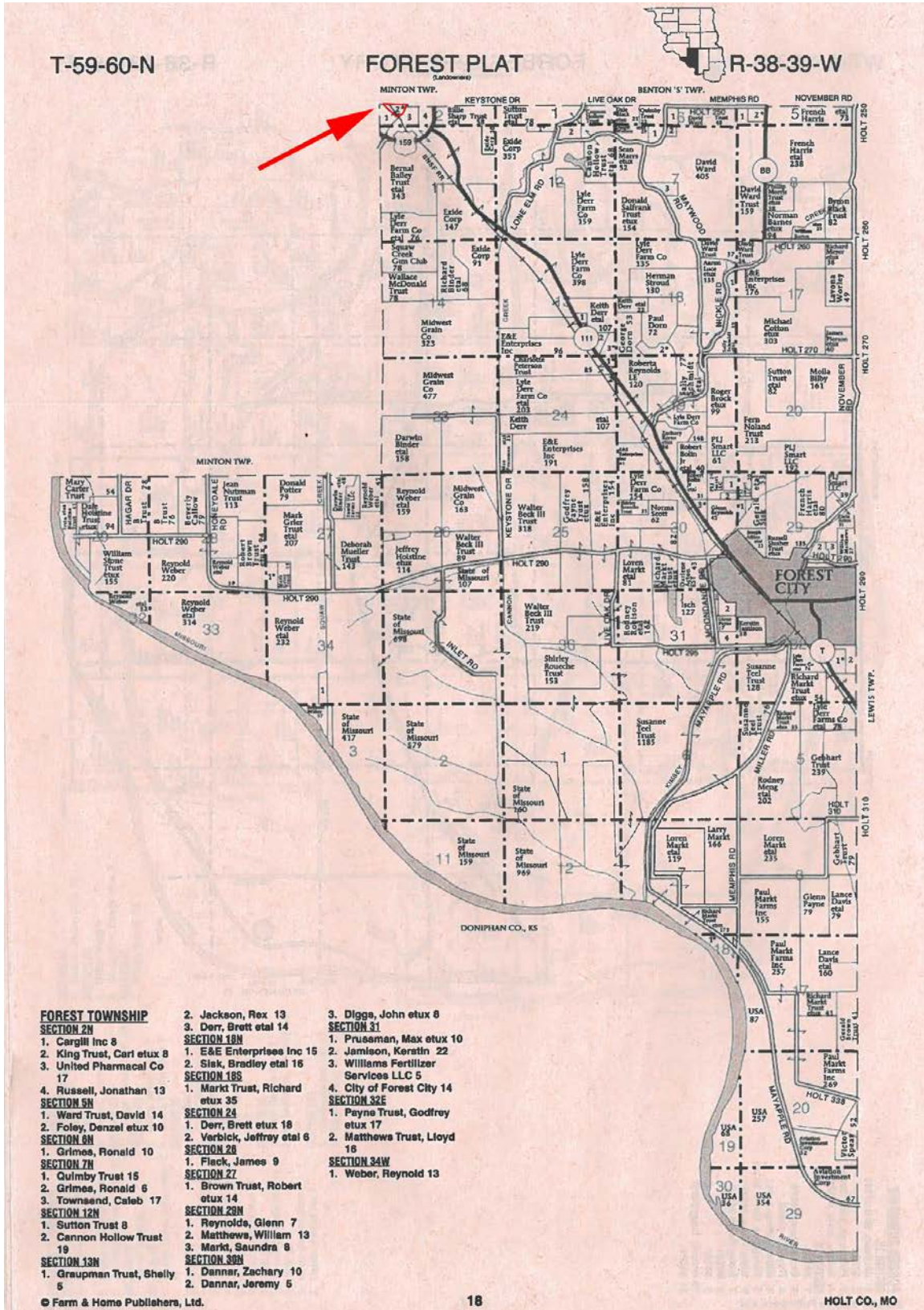
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

87.68 Acres +/- Holt County, MO Plat Map (North Tracts)



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 Plat Map (South Tract)



FOREST TOWNSHIP

SECTION 2N

- 1. Cargill Inc 8
- 2. King Trust, Carl etux 8
- 3. United Pharnacal Co 17

SECTION 5N

- 1. Ward Trust, David 14
- 2. Foley, Denzel etux 10

SECTION 8N

- 1. Grimes, Ronald 10

SECTION 7N

- 1. Quimby Trust 15
- 2. Grimes, Ronald 6
- 3. Townsend, Caleb 17

SECTION 12N

- 1. Sutton Trust 8
- 2. Cannon Hollow Trust 19

SECTION 13N

- 1. Graupman Trust, Shelly 5

SECTION 13

- 2. Jackson, Rex 13
- 3. Derr, Brett etal 14

SECTION 18N

- 1. E&E Enterprises Inc 15
- 2. Slek, Bradley etal 16

SECTION 18S

- 1. Markt Trust, Richard etux 35

SECTION 24

- 1. Derr, Brett etux 18
- 2. Verbick, Jeffrey etal 6

SECTION 28

- 1. Flack, James 9

SECTION 27

- 1. Brown Trust, Robert etux 14

SECTION 28N

- 1. Reynolds, Glenn 7
- 2. Matthews, William 13
- 3. Markt, Sandra 8

SECTION 30N

- 1. Danner, Zachary 10
- 2. Danner, Jeremy 5

SECTION 31

- 1. Prussman, Max etux 10
- 2. Jamison, Keratin 22
- 3. Williams Fertilizer Services LLC 5
- 4. City of Forest City 14

SECTION 32E

- 1. Payne Trust, Godfrey etux 17
- 2. Matthews Trust, Lloyd 18

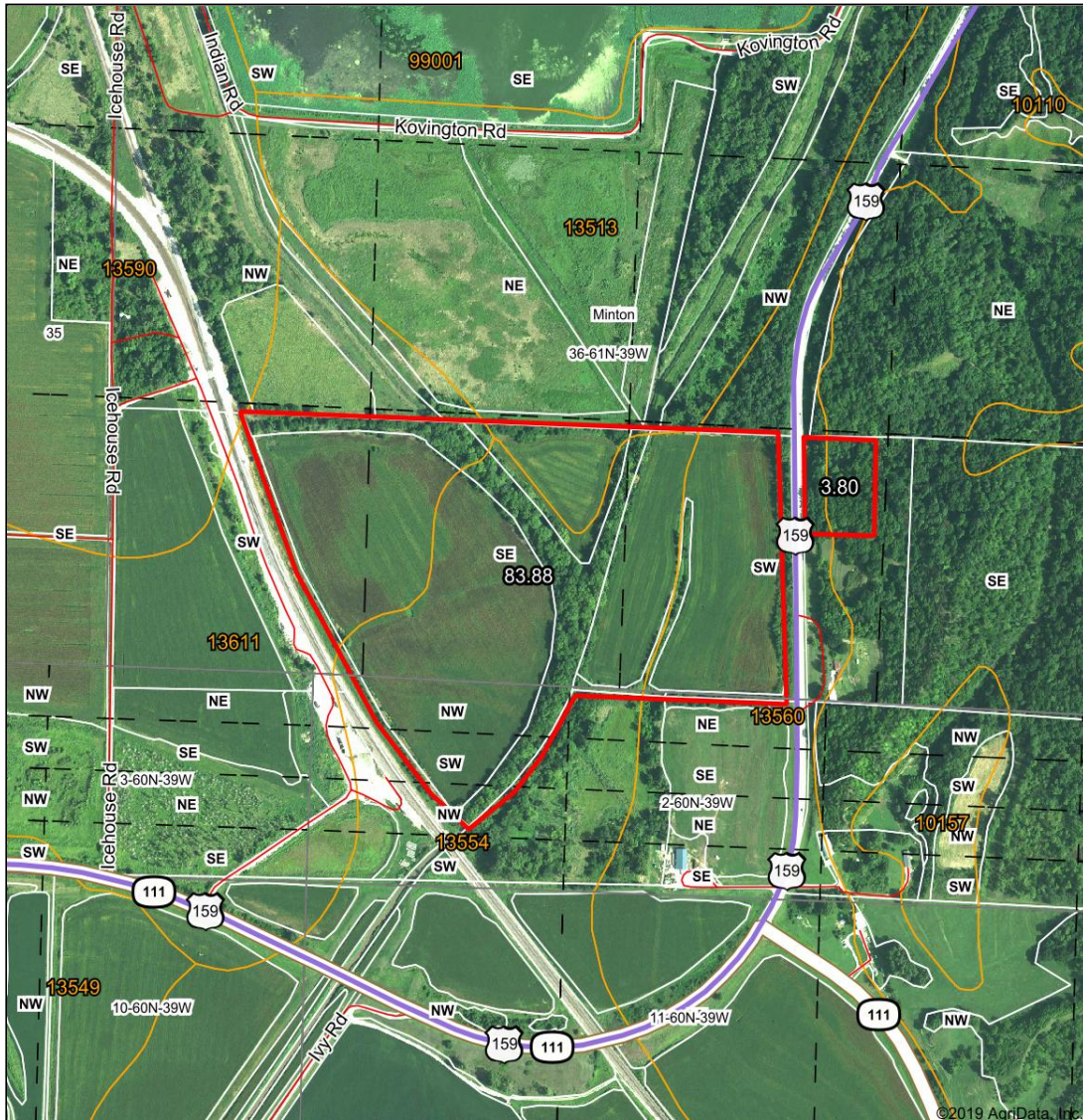
SECTION 34W

- 1. Weber, Reynold 13

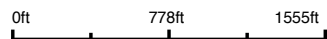
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

87.68 Acres +/- Holt County, MO Surety Map

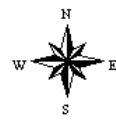
Aerial Map



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



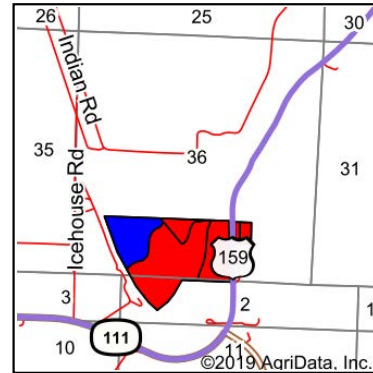
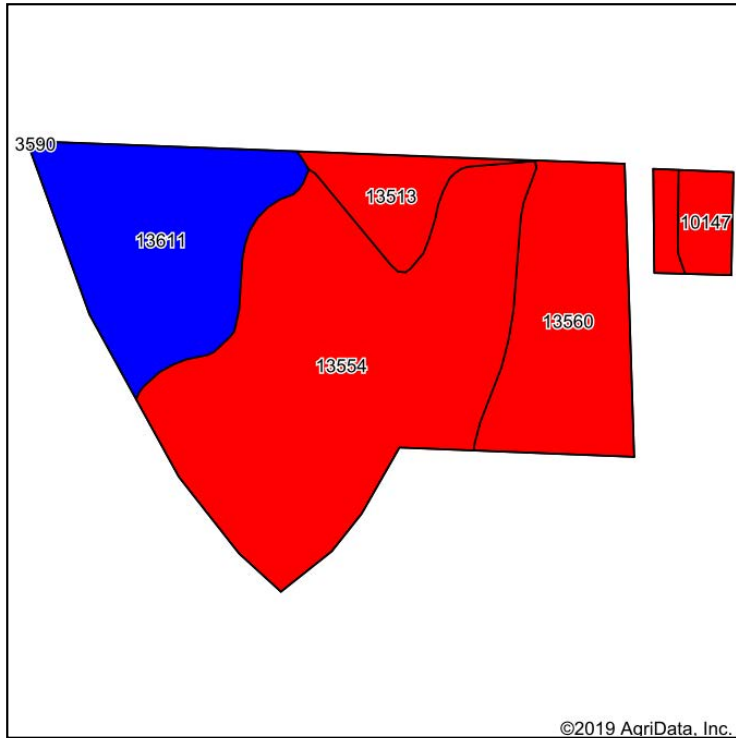
36-61N-39W
Holt County
Missouri



1/21/2020

87.68 Acres +/- Holt County, MO Soil Map

Soils Map



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



Maps Provided By:



Soils data provided by USDA and NRCS.

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%		vllc	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"

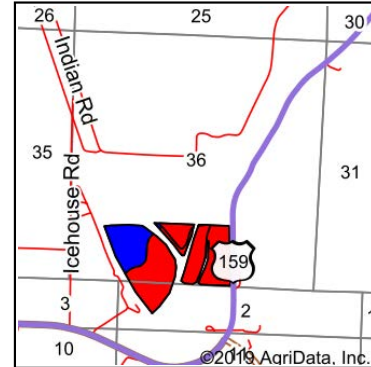
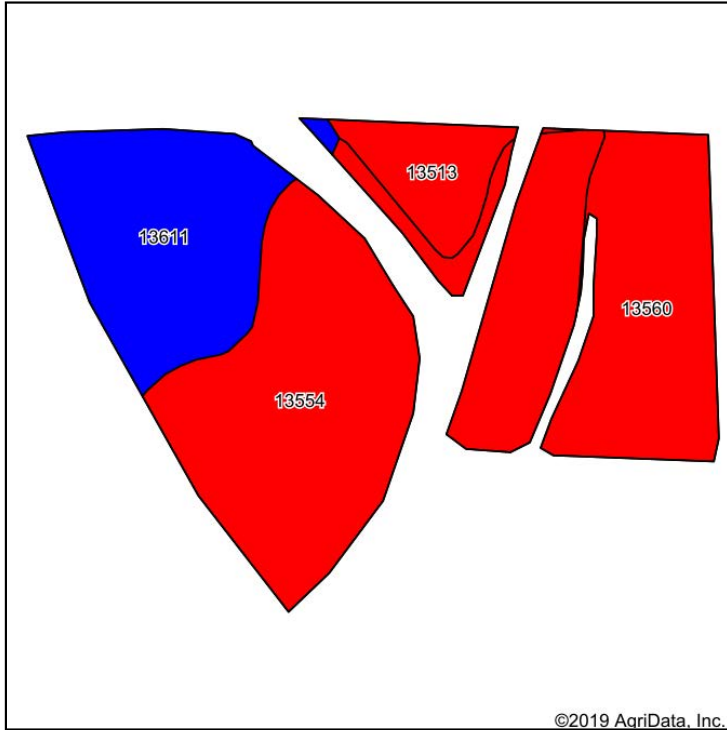
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

87.68 Acres +/- Holt County, MO

Soil Map Tillable

Soils Map



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



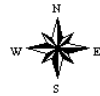
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Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

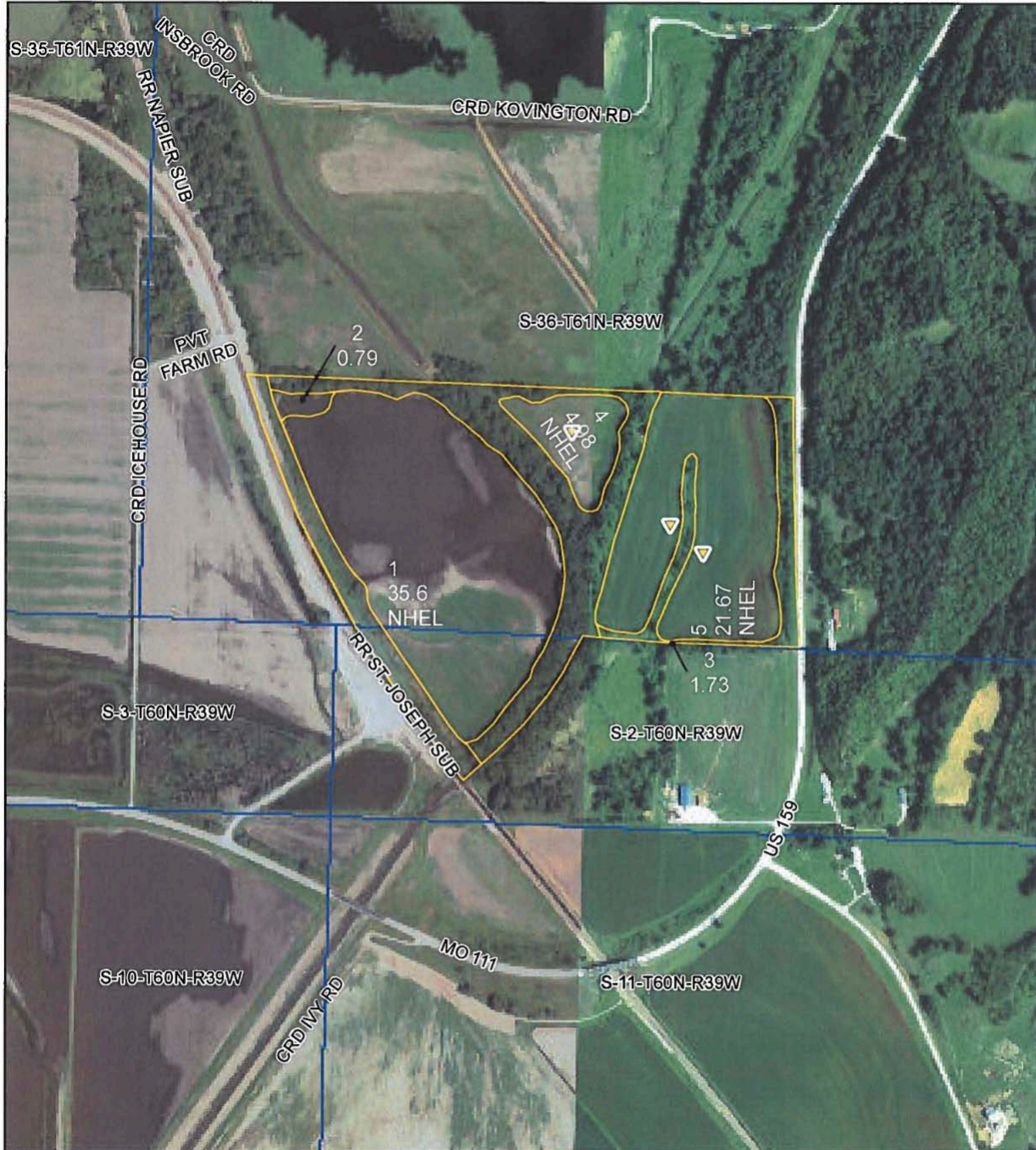
Area Symbol: MO087, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13554	Motark silt loam, 0 to 2 percent slopes, rarely flooded	32.86	48.4%		lw	0	77	77	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=Corn-Yel-GR CW=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Milo=Sorgh-Gr-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

- clu
- crp
- plss

**Farm 1641
Tract 1194**

87.68 Acres +/- Holt County, MO

FSA 156 EZ Pg 1 of 2

MISSOURI
HOLT
Form: FSA-156EZ



FARM : 1641
Prepared : 2/5/20 1:06 PM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//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
Com	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			
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.			
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.			
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.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	IP	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	IP	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	IV	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	IP	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	IP	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					Reported on Cropland: 64.77				Difference: 0.00				Reported on Non-Cropland: 0.00				
Cropland: 64.77																	

87.68 Acres +/- Holt County, MO

FSA 578 pg 2 of 2

Holt, Missouri
FSA - 578 (09-13-16)
Farm Number: 1641

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2019
DATE: 02/05/2020
PAGE: 2

Operator Name and Address

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 0580-0175. 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	Variety/ Type	Share		Crop/ Commodity	Variety/ Type	Share		Crop/ Commodity	Variety/ Type	Share	
	GRASS	SMO	100.00		CORN	YEL	100.00					
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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