



Farmland 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

35.4 Acres, Holt County, MO

Looking for an affordable tract with great hunting in Holt County? This timbered piece has seen some fantastic wildlife and has several mature shade trees for a nice little weekend retreat.

LOCATION:

Tract is approximately 4 miles South on Highway 111 from Highway 159 intersection and about 7.5 miles South off I-29 Exit 75.

PRICE:

\$4,943.50/Taxable Acre or
\$175,000.00 Total

TAXES/TAXABLE ACRES:

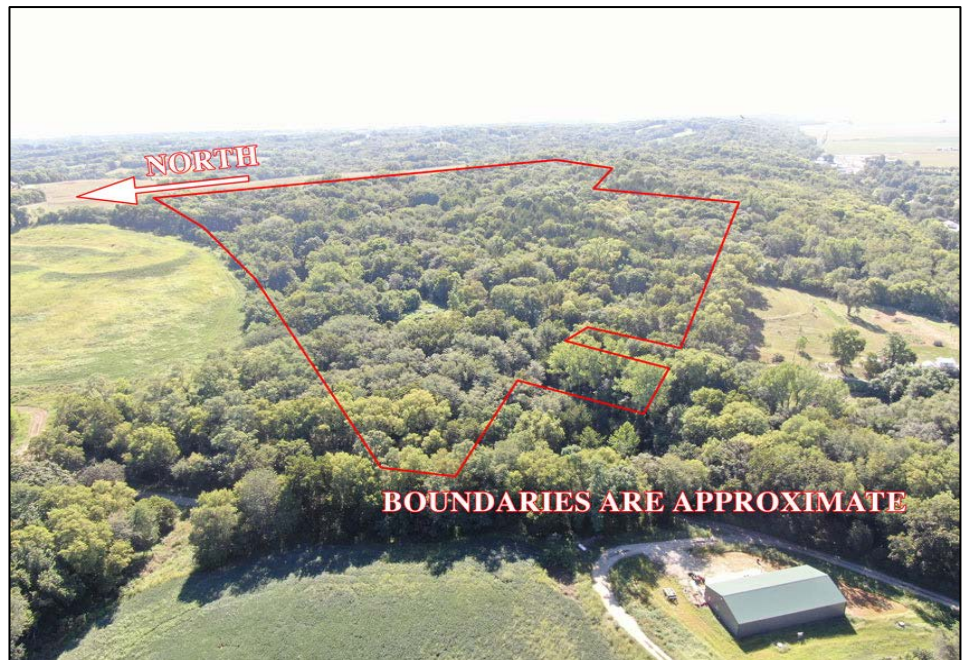
2022 taxes: \$46.28 on 35.4
taxable acres.

IMPROVEMENTS:

Old carriage house

LISTING AGENT:

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



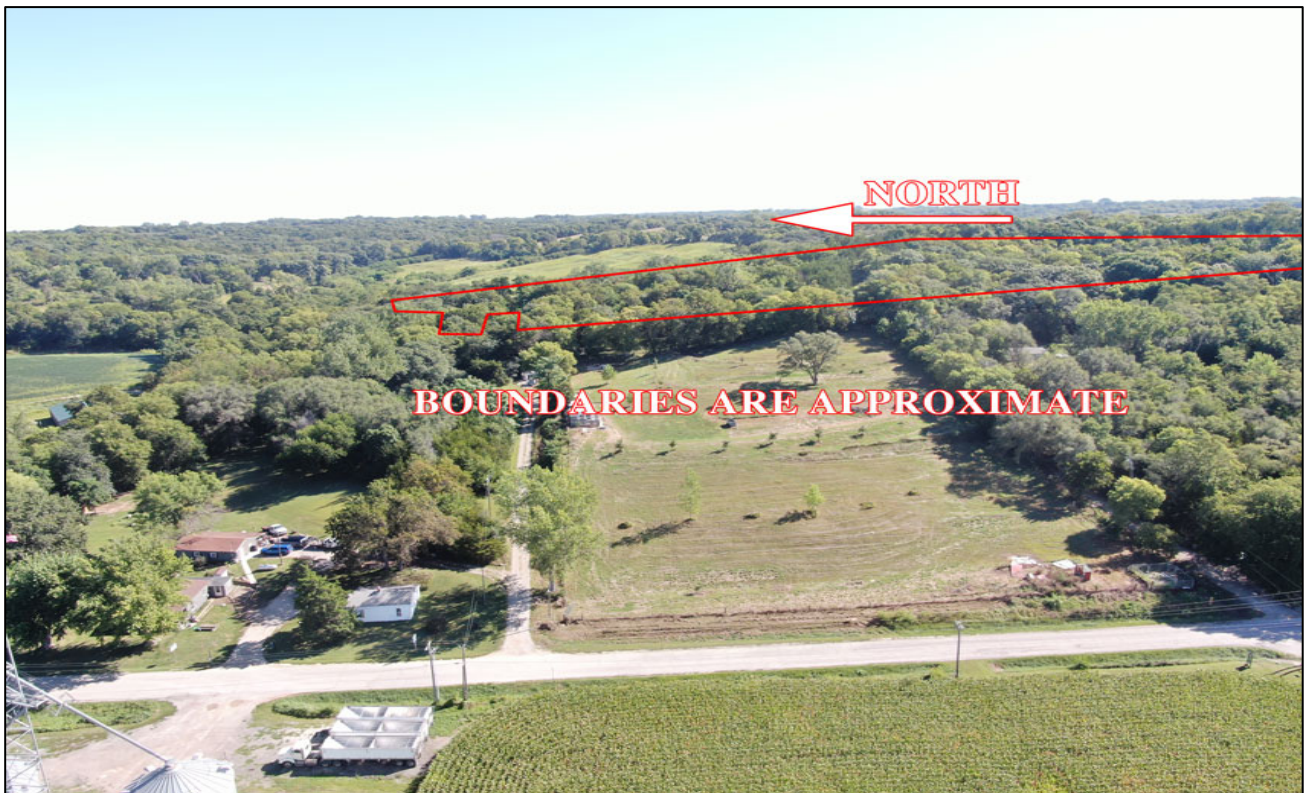
Setting the trend for how Real Estate is sold in the Midwest.

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 him self 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 The listing may be withdrawn with or without approval.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.

35.4 Acres, Holt County, MO
Aerial Photos



35.4 Acres, Holt County, MO



Google Aerial Map



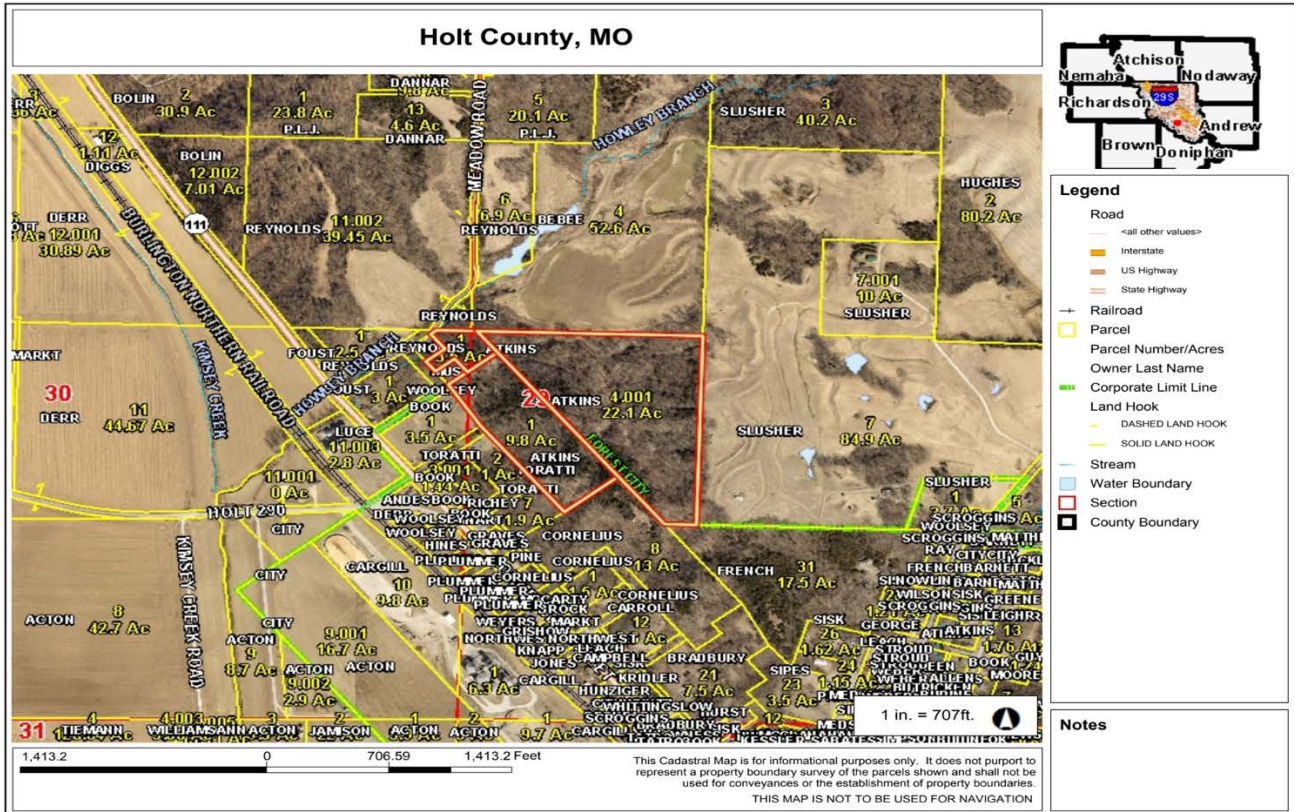
BOUNDARIES ARE APPROXIMATE

35.4 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.

35.4 Acres, Holt County, MO

Surety Map



Map Center: 39° 59' 20.29, -95° 11' 49.89

0ft 305ft 610ft

BARNES REALTY
www.BarnesRealty.com
(800) 648-3177
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

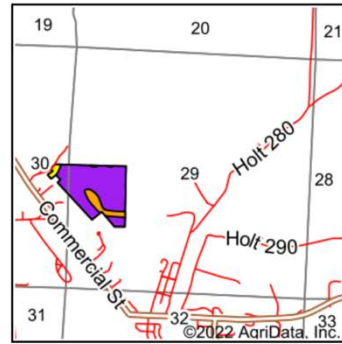
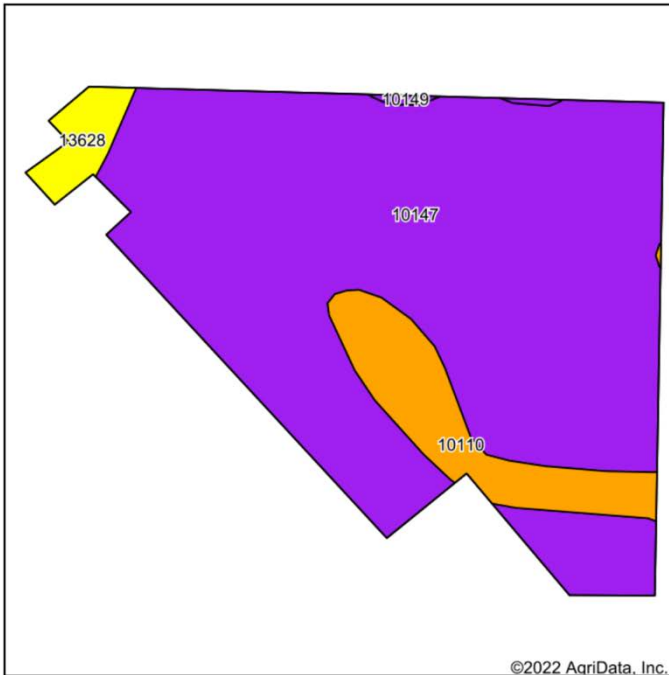
29-60N-38W
Holt County
Missouri

N
W E
S
8/29/2022

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

35.4 Acres, Holt County, MO

Soil Map



State: **Missouri**
 County: **Holt**
 Location: **29-60N-38W**
 Township: **Forest**
 Acres: **35.4**
 Date: **8/29/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10147	Timula-Hamburg silt loams, 14 to 90 percent slopes	30.57	86.4%		Vlle		18	18	15	11
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3.65	10.3%		Ille		84	84	67	79
13628	Napier-Gullied land complex, 5 to 14 percent slopes	1.05	3.0%		IVe	Ille	11	9	10	10
10149	Timula-Knox silt loams, 14 to 35 percent slopes	0.13	0.4%		Vlle		18	18	15	11
Weighted Average							*n 24.6	*n 24.5	*n 20.2	*n 18

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

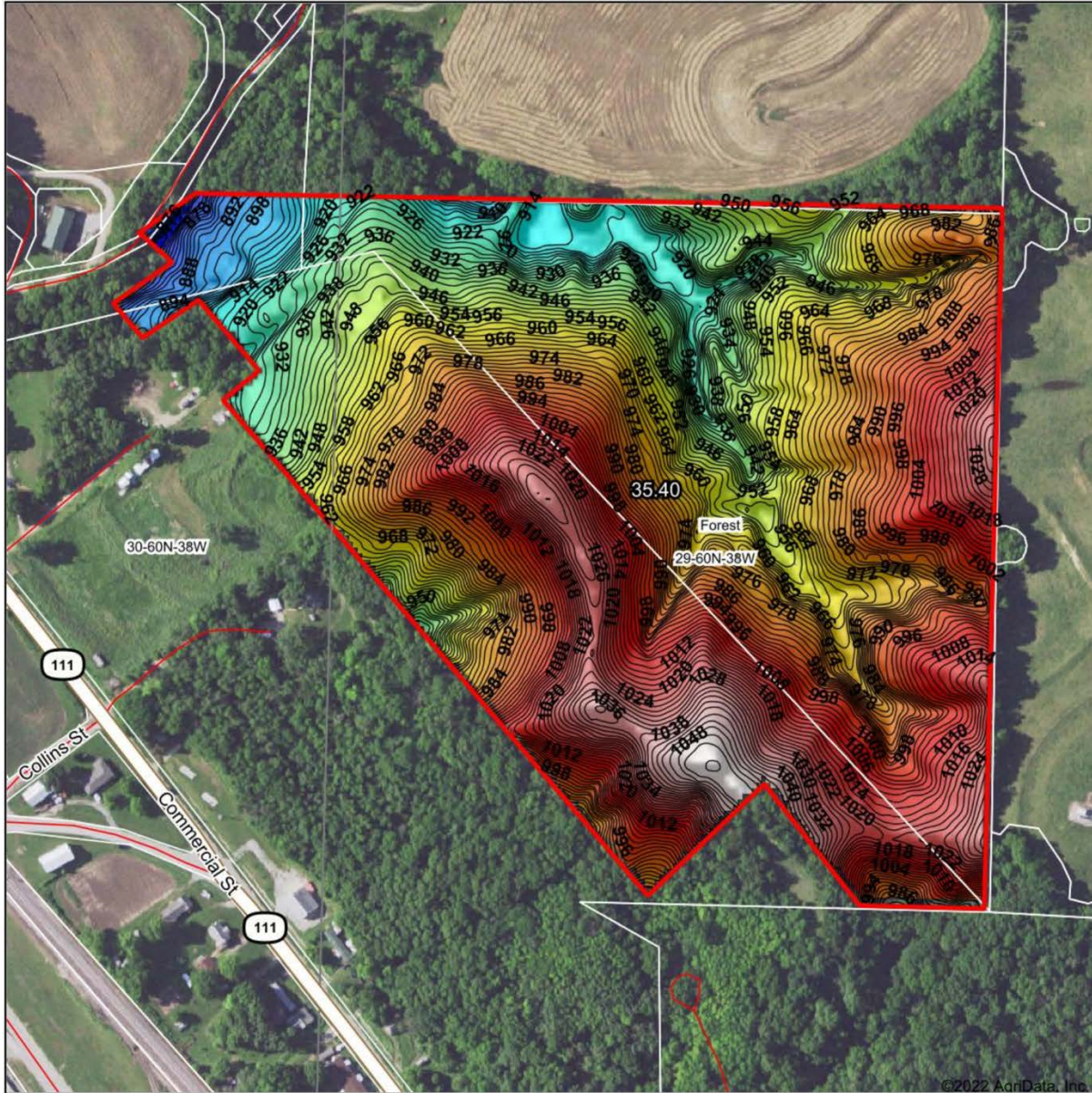
*c: Using Capabilities Class Dominant Condition Aggregation Method






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

Soils data provided by USDA and NRCS.

35.4 Acres, Holt County, MO

Topography Map



<p>Low Elevation High</p> 	<p>Source: USGS 3 meter dem Interval(ft): 2 Min: 865.6 Max: 1,054.5 Range: 188.9 Average: 977.0 Standard Deviation: 36.68 ft</p>	<p>0ft 296ft 592ft</p>  <div style="text-align: center;">  10/6/2022 </div> <p style="text-align: right;">29-60N-38W Holt County Missouri</p> <p style="text-align: right;">map center: 39° 59' 15.65, -95° 11' 47.86</p>
 <small>www.BarnesRealty.com (800) 648-3177</small> Maps Provided By  <small>© AgriData, Inc. 2021 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.</small>		