



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

138 Acres, Holt County, MO **Online Only Auction**

Bidding ends on March 8, 2023 at 11:00 AM

Irrigated Missouri river bottom land is always in high demand. This tract well located, has blacktop access and even a high bank!

LOCATION:

Both tracts are located on both sides of Highway 111, approximately 5 miles Northwest of Craig, MO.

IMPROVEMENTS:

One irrigation pivot system on Tract 1.
The drive motor on the pivot is not included in the sale.

FSA INFORMATION:

Coming Soon!

TAXES/TAXABLE ACRES:

2022 taxes are \$3,516.80 on 241.5 taxable acres.

RENTAL STATUS:

Inquire with Agent. Corn will be planted for the 2023 farming season.

AGENTS:

Rick Barnes
(660)851-1152 or Rickey@BarnesRealty.com
Jamie Barnes
(660) 851-1125 or Jamie@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/before December 31, 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.

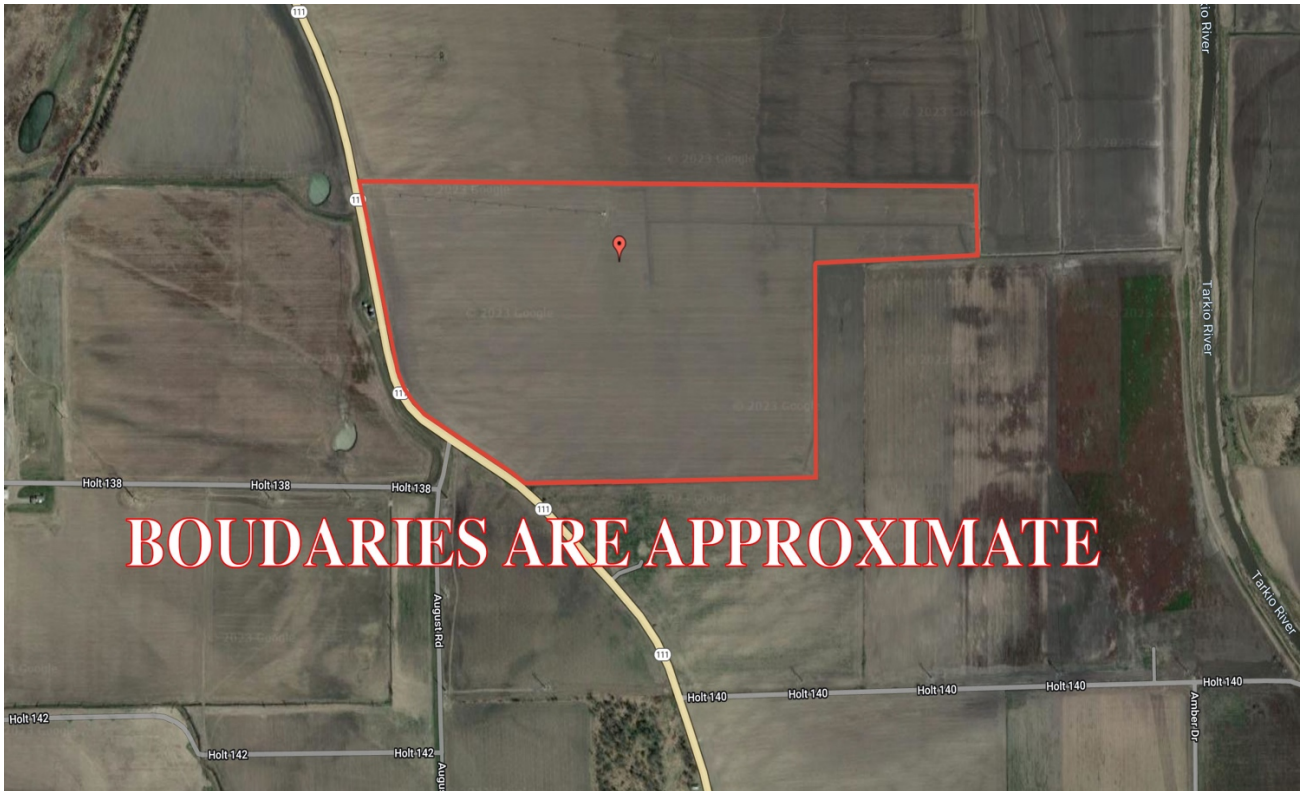
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

138 Acres, Holt County, MO
Aerial Photos

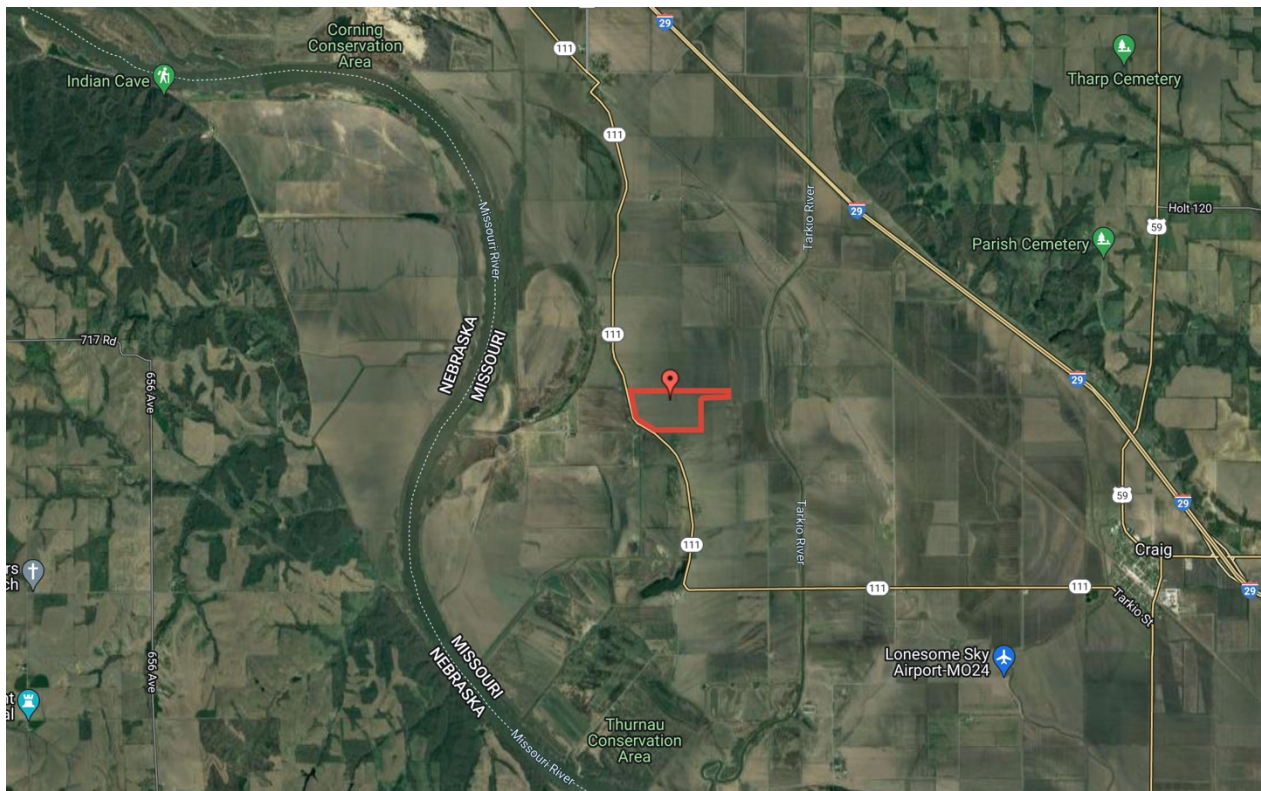


138 Acres, Holt County, MO

Google Aerial Map



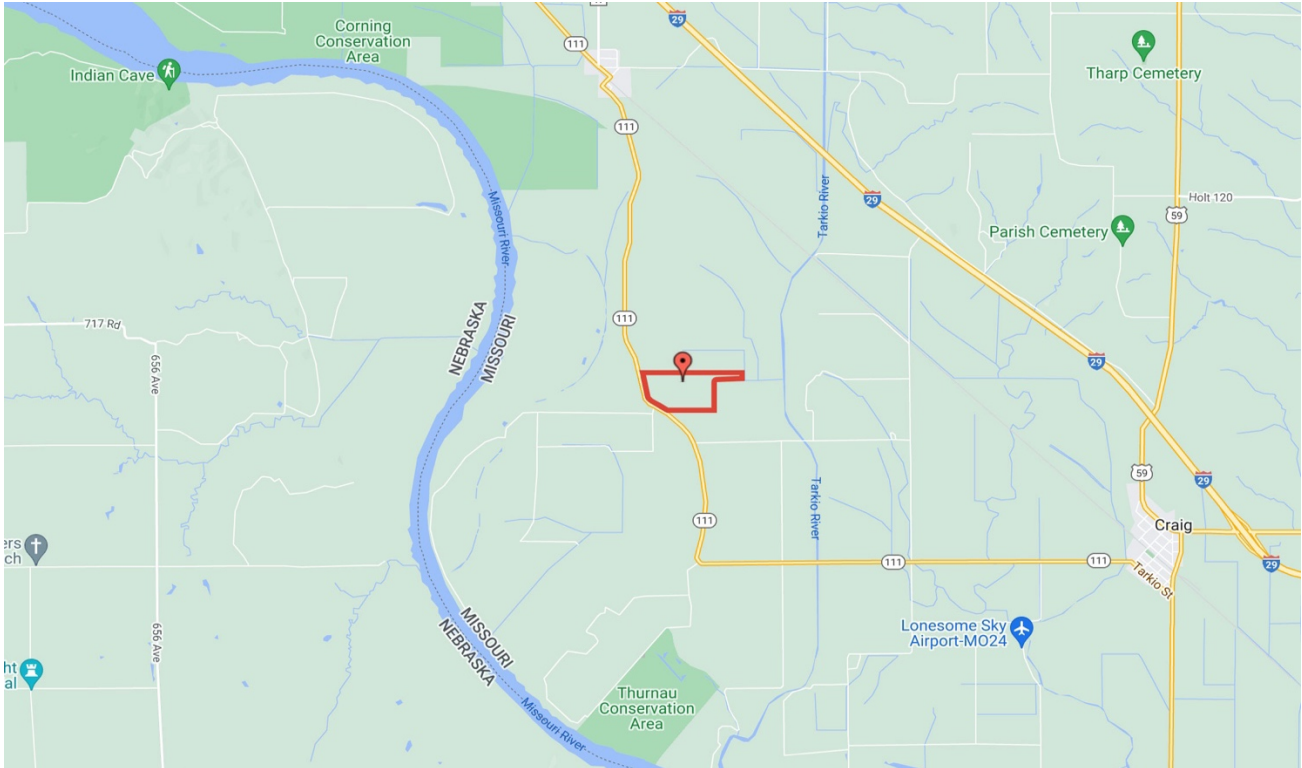
General Location Map



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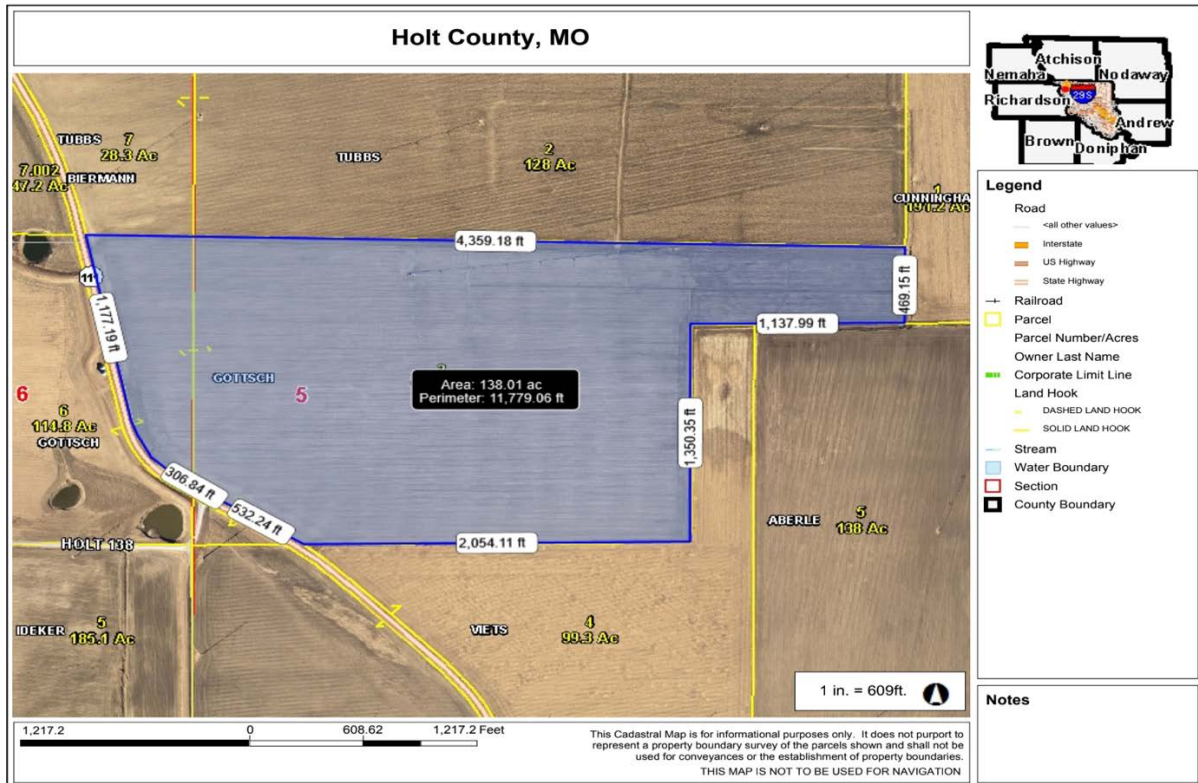
138 Acres, Holt County, MO

Driving Map



Tax Map

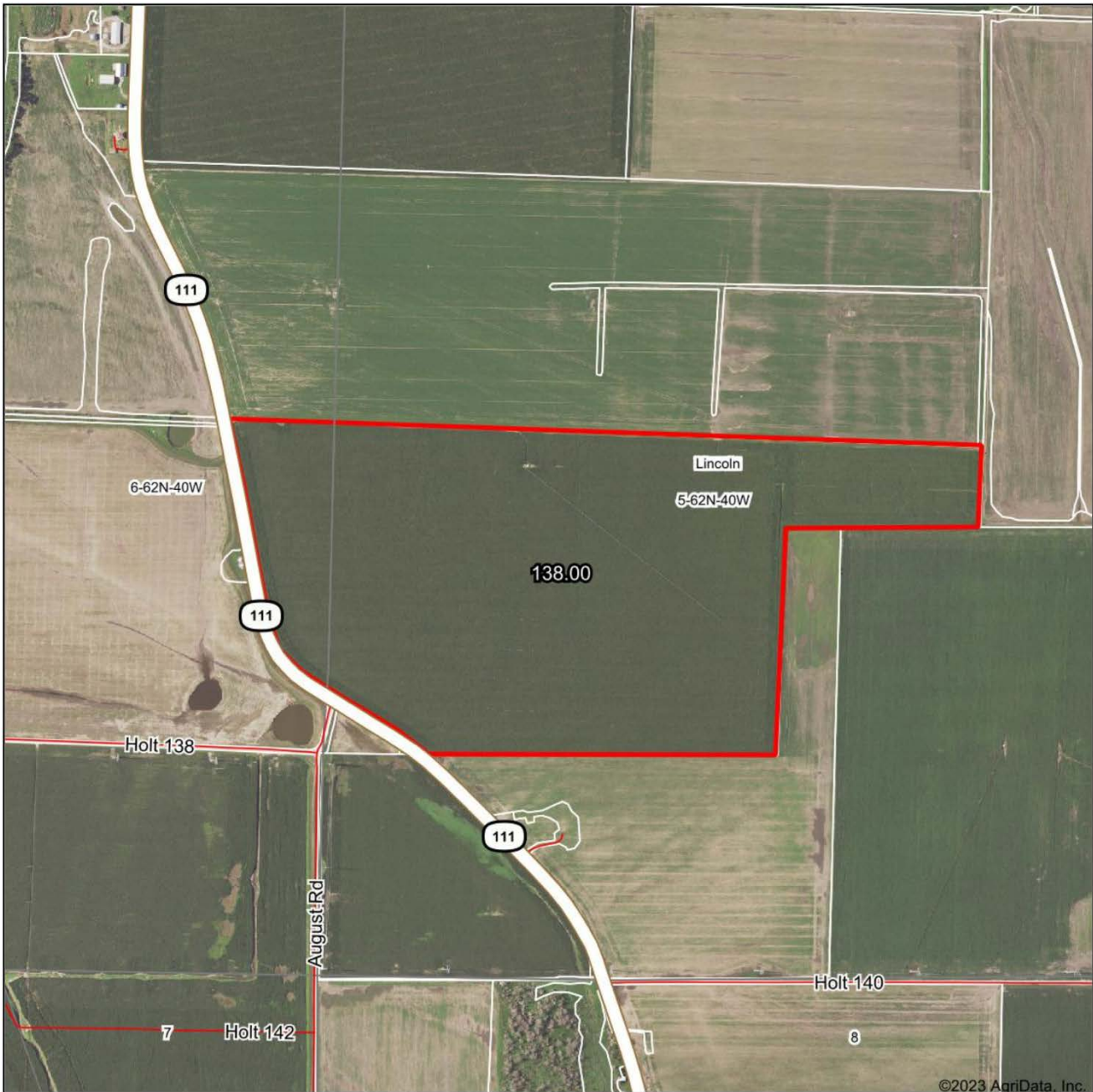
BOUNDARIES ARE APPROXIMATE



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138 Acres, Holt County, MO

Surety Map



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(800) 648-3177

Maps Provided By:



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Map Center: 40° 12' 40.94, -95° 26' 36.29

0ft 902ft 1805ft

5-62N-40W
Holt County
Missouri

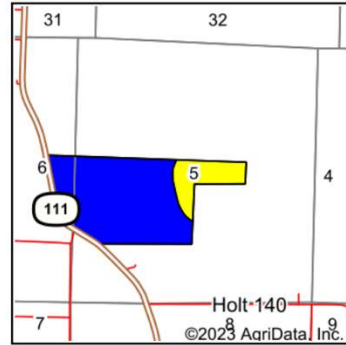
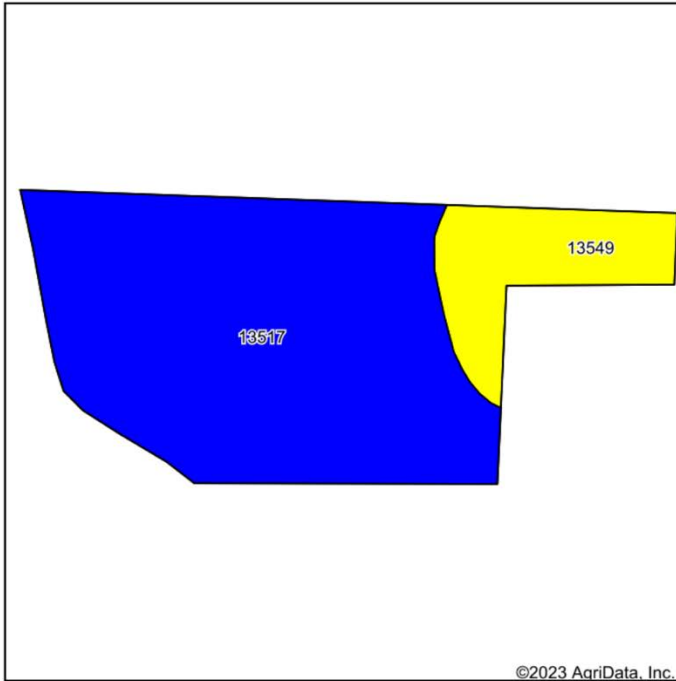


1/19/2023

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

138 Acres, Holt County, MO

Soil Map



State: **Missouri**
 County: **Holt**
 Location: **5-62N-40W**
 Township: **Lincoln**
 Acres: **138**
 Date: **1/19/2023**



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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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	113.77	82.4%		Ilw	83	82	71	72	
13549	Luton clay, 0 to 2 percent slopes, rarely flooded	24.23	17.6%		IVw	46	41	44	44	
Weighted Average						2.35	*n 76.5	*n 74.8	*n 66.3	*n 67.1

*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.

FSA Info Coming Soon!