



156.57 ACRES, HOLT COUNTY, MO

For Sale

Here is a highly tillable upland farm with a good revenue stream near a state conservation area. If you're interested in hunting upland game with return, this may be just what you're looking for!



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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

~~\$6,067.57/taxable acres or \$950,000.00 total~~

PRICE REDUCED: \$5,422.49/taxable acre or \$849,000.00 total

Real Estate Taxes:

2023 taxes are \$260.07 on 156.57 taxable acres

Rental Status:

Leased for the 2024 crop year

Tillable Acres:

128.27 Acres

2024 Annual Income

\$25,875.00.00 Cash Rent

Hunting rights previously leased for \$3,800.00

Listing Agent:

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

Location:

Located about 7 miles southeast of the town of Oregon, MO. Head east on highway 59 for 5 miles and turn south on Hwy U. Continue South for 3.5 miles. Turn east on Holt 325 and continue for half a mile. The tract is on the south side of the road.

Improvements:

This tract is unimproved

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



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 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 The listing may be withdrawn with or without approval.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.

PHOTOS



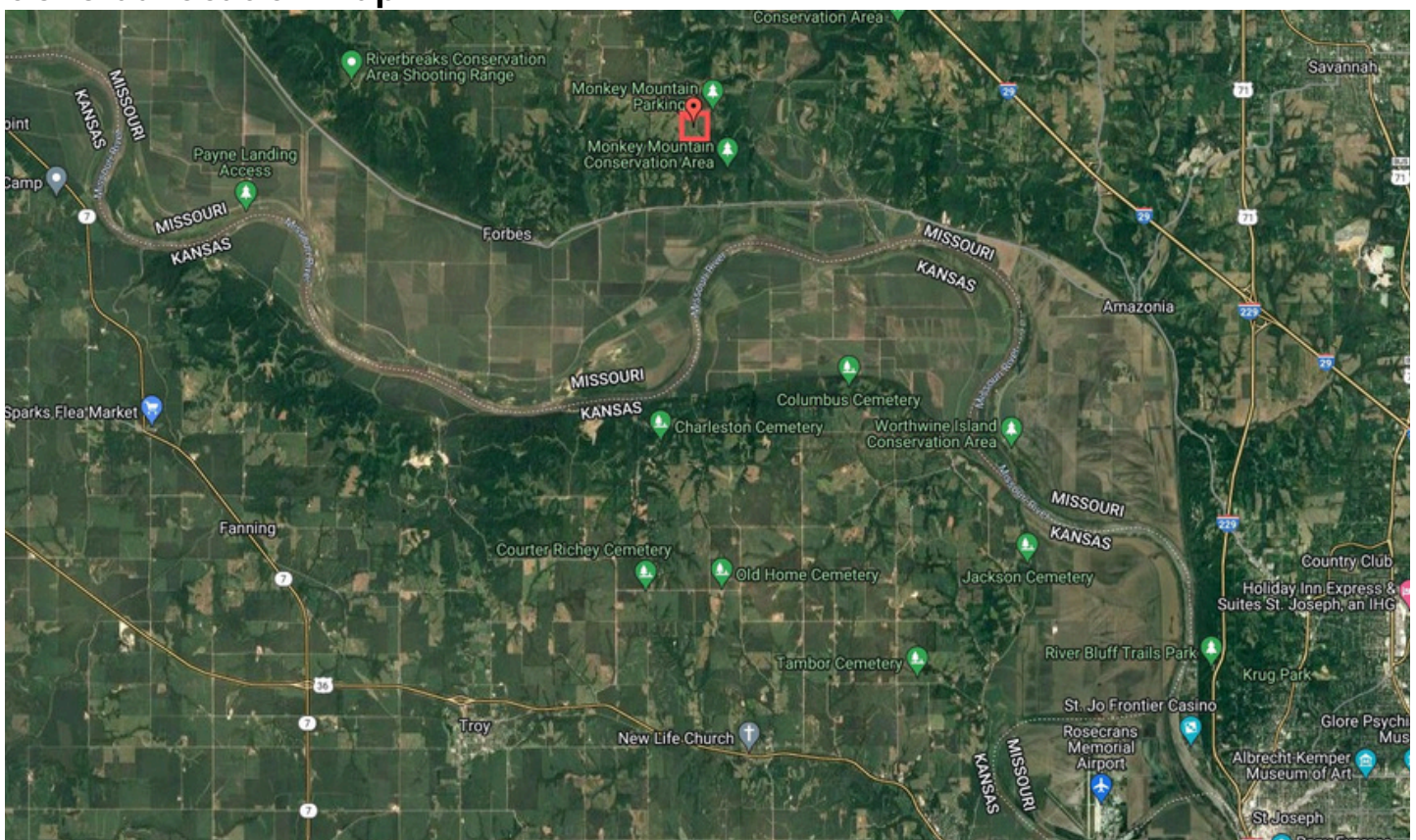
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate

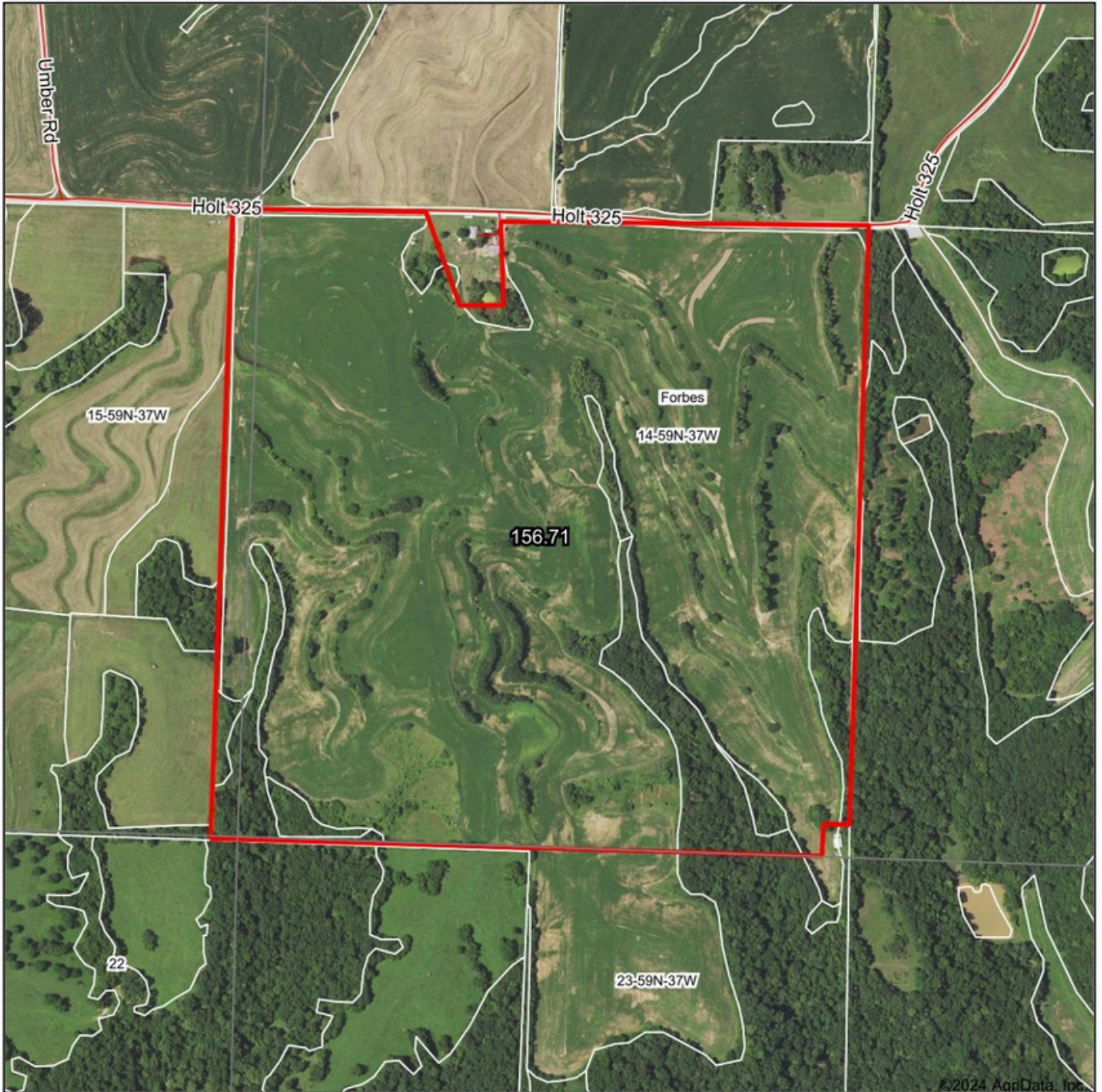


General Location Map:



SURETY MAPS

Aerial Map



Boundary Center: 39° 55' 40.12, -95° 1' 33.64

0ft 647ft 1295ft



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Maps Provided By:



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14-59N-37W
Holt County
Missouri

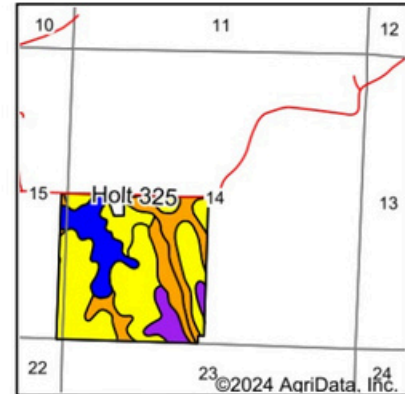
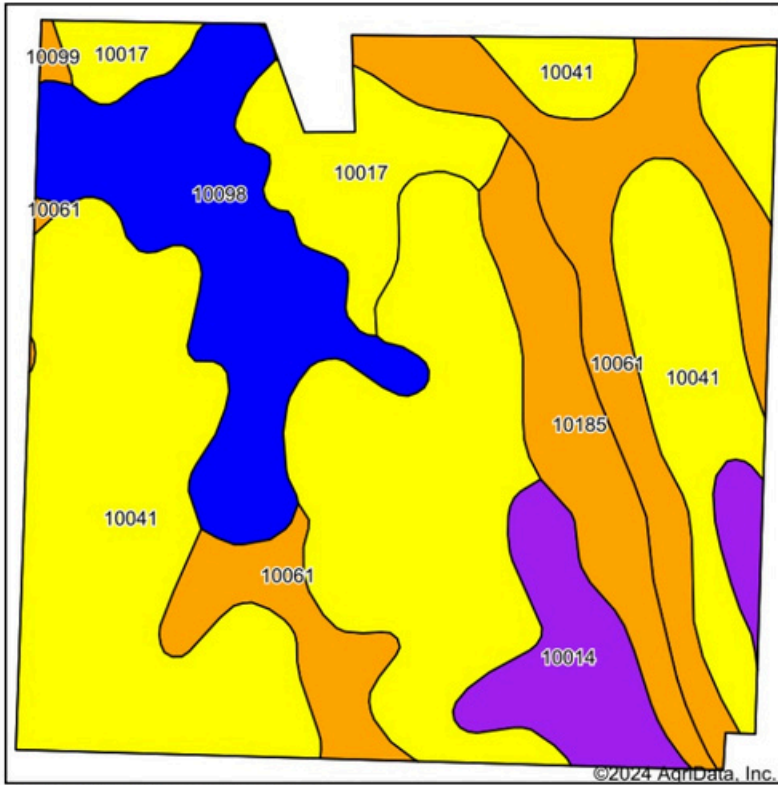


5/28/2024

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **14-59N-37W**
 Township: **Forbes**
 Acres: **156.71**
 Date: **5/28/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO087, Soil Area Version: 26

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
10041	Knox silt loam, 14 to 20 percent slopes, eroded	76.59	48.9%	[Yellow]	IVe	75	75	60	60
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	24.98	15.9%	[Orange]	IIIe	75	75	64	63
10098	Marshall silty clay loam, 2 to 5 percent slopes	21.53	13.7%	[Blue]	Ile	89	89	74	77
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	11.45	7.3%	[Yellow]	IVe	72	72	67	61
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	11.15	7.1%	[Orange]	IIIe	75	75	57	55
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.60	6.8%	[Purple]	VIIe	15	15	12	9
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.41	0.3%	[Orange]	IIIe	90	90	68	70
Weighted Average					3.69	*n 72.7	*n 72.7	*n 59.6	*n 59.1

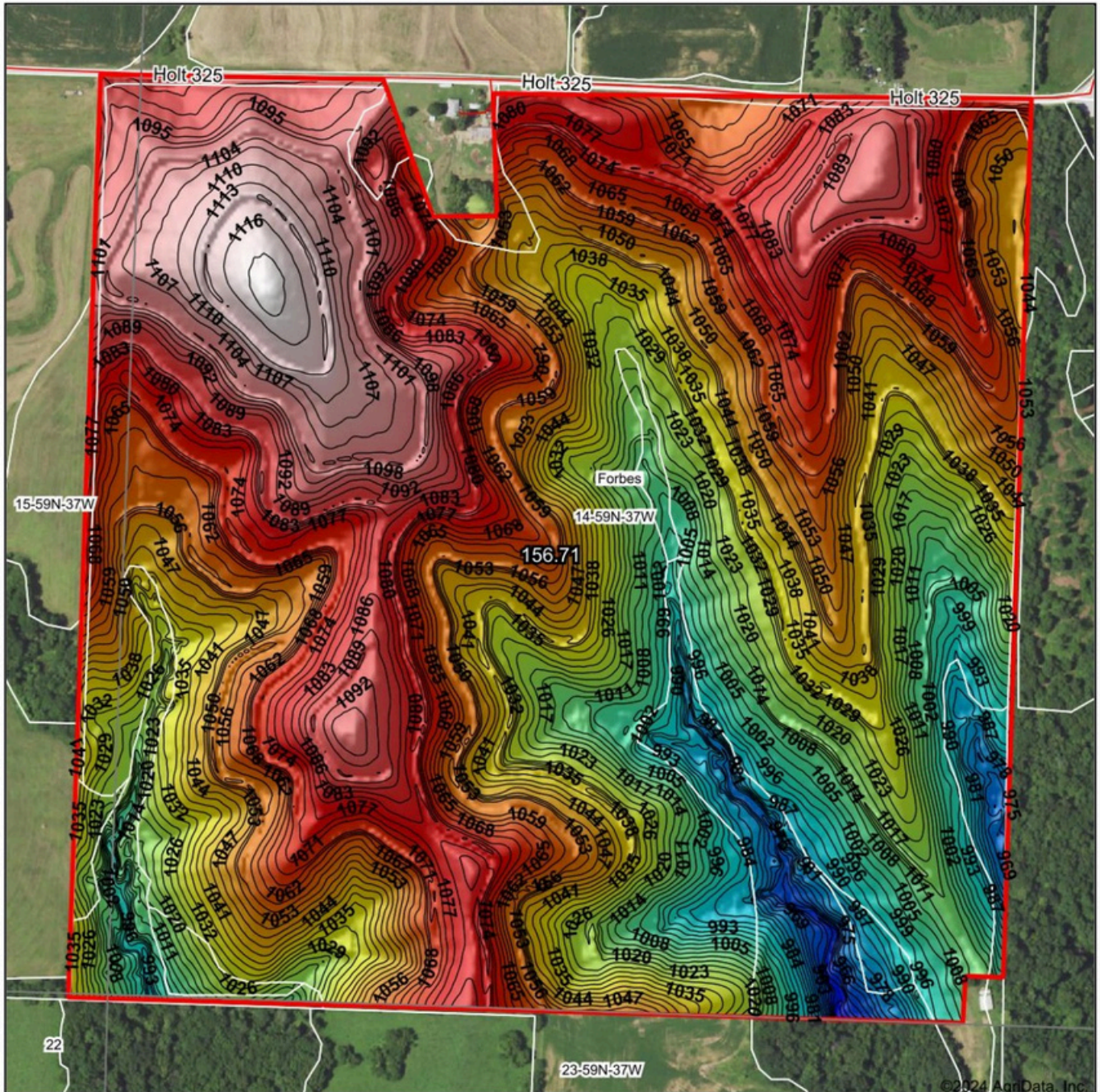
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



©2024 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 948.1

Max: 1,120.3

Range: 172.2

Average: 1,050.3

Standard Deviation: 34.84 ft



5/28/2024

14-59N-37W

Holt County

Missouri

Boundary Center: 39° 55' 40.12, -95° 1' 33.64



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Maps Provided By:

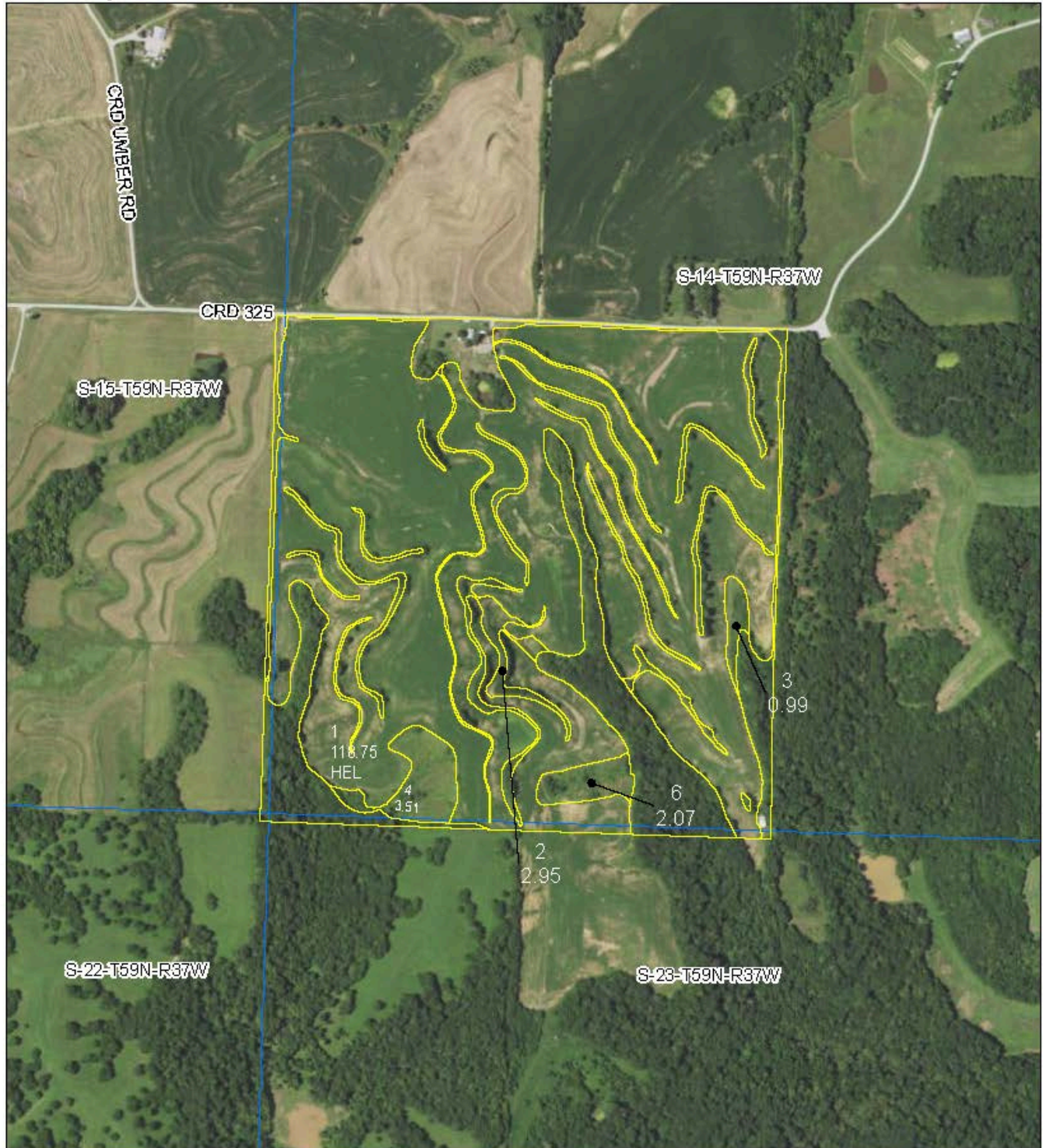


CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION

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 (C PA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRC S.

Holt Co. FSA

C=Corn-Yel-GR CW=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Mlo=Sorgh-Grs-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 WXY=Corn-Wxy-GR
 GLS=Grass- SMO- LS ALF=Alfalfa-FG
 H=MIXFG-lgs-FG P=MIXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2024

Created: 9/26/2023

Flown: 2022-7-10

- clu
- crp
- plss

Farm 4726
Tract 3266

FSA INFORMATION

FSA-156EZ:

MISSOURI HOLT Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4726 Prepared : 6/5/24 11:15 AM CST Crop Year : 2024
--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------

Operator Name : : None
 CRP Contract Number(s) : 29-087-2021-22
 Recon ID : None
 Transferred From : Eligible
 ARCPLC G//F Eligibility

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.70	128.27	128.27	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	128.27	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.41	0.00	97	
Soybeans	53.39	0.00	34	0
TOTAL	106.80	0.00		

NOTES

Tract Number	: 3266
Description	: S14-59-37
FSA Physical Location	: MISSOURI/HOLT
ANSI Physical Location	: MISSOURI/HOLT
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: R-MECH HEATING COOLING AND PLUMBING, LLC
Other Producers	:
Recon ID	: 29-087-2009-43

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.70	128.27	128.27	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI
HOLT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4726
Prepared : 6/5/24 11:15 AM CST
Crop Year : 2024

Tract 3266 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	128.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.41	0.00	97
Soybeans	53.39	0.00	34
TOTAL	106.80	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 INFORMATION

FSA-578:

Holt, Missouri
FSA - 578 (09-13-16)
Farm Number: 4726
 Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023
DATE: 06/05/2024
PAGE: 1

Original: ACG
 Revision: _____
 Cropland: 128.27
 Farmland: 159.70

Tract Number	CLU/Field	Crop/Commodity	Variety/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
3266	1	CORN	YEL	GR		N	C	N	I	A	118.75		Yes		N	05/06/2023	01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri					NAP Unit 3090	Signature Date 07/07/2023				
		K				50.00				Holt, Missouri								
2		GRASS	SMO	LS		N	C	N	IV	A	2.95		Yes		N		01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri					NAP Unit 3090	Signature Date 07/07/2023				
		50.00				50.00				Holt, Missouri								
3		GRASS	SMO	LS		N	C	N	IV	A	0.99		Yes		N		01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri					NAP Unit 3090	Signature Date 07/07/2023				
		K				50.00				Holt, Missouri								
4		GRASS	SMO	LS		N	C	N	IV	A	3.51		Yes		N		01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri					NAP Unit 3090	Signature Date 07/07/2023				
		50.00				50.00				Holt, Missouri								
6		GRASS	SMO	LS		N	C	N	IV	A	2.07		Yes		N		01	
Producer						Share	50.00	FSA Physical Location Holt, Missouri					NAP Unit 3090	Signature Date 07/07/2023				
		50.00				50.00				Holt, Missouri								

Tract 3266 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	9.52	01	CORN	YEL	GR	N	A	118.75							

Photo Number/Legal Description: S14-59-37
 Cropland: 128.27 Reported on Cropland: 128.27 Difference: 0.00 Reported on Non-Cropland: 0.00

Holt, Missouri
FSA - 578 (09-13-16)
Farm Number: 4726
 Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2023
DATE: 06/05/2024
PAGE: 2

Original: ACG
 Revision: _____
 Cropland: 128.27
 Farmland: 159.70

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 0560-0175. 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.

Planting Period	Crop/Commodity	Variety/Type	Int Use	Irr Pr	Reporting Unit	Rpt Failed	Det Failed	Rpt Exp	Det Exp	Rpt Pct	Det Pct	Rpt Vol	Det Vol	Rpt NA	Det NA
01	GRASS	SMO	LS	N	A							9.52			

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	YEL	GR	N	A	118.75									

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.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
---------------------------	-------------------------------------------------------------------------	------

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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.