



Missouri Land and Farm  
 Brookfield, MO — 660.258.3185  
 Contact: Our Office  
 cell: 660.734.3925 or 660.734.2029 or 660.734.8426  
 email: mo.farms@yahoo.com

**#05-3060-02: Farms & Ranches - ag production -- Sold**  
 Holt, MO 64048 (Clinton County)  
**Top Quality farm. — Price: \$13,770,000**

Location: 30 Miles North of Kansas City or 30 Minutes East of KCI Airport

Brief Legal Description: 3060 ACRES M/L IN TOWNSHIP 54, RANGE 30W, PARTS OF SECTIONS 4,5,6,7,8,9,10,16,17,18 TOWNSHIP 54, RANGE 31W, PARTS OF SECTIONS 12,13 IN CLINTON COUNTY MISSOURI RECORDED LEGAL TO GOVERN

Roads: I-35 and State HWY 33 and HWY V

Utilities: All

Topography: Flat to very gently rolling

Open Acreage: 2470 most of which could be farmed. Lays very gentle. Currently 1,220 In Production

Soil Types: Grundy silt loam, lamoni silt clay loam, Armstrong Loam

Improvements: 3 Nice homes, sale barn, feed storage facilities, shops, several hay storage and calving barns, and modern 400 head capacity feed yard, excellent fences, numerous ponds and piped water to all pastures.

Hunting: Excellent deer and turkey hunting in select areas of the ranch

Real Estate Taxes: \$15,765.58 for 2011

Possession: Spring March 2013

Financing: Cash at closing

Price: \$13,770,000.00 or \$4,500.00 per acre  
 -We now have a \$250.00 per acre cash rent offer

Bedrooms:	Heating:
Baths:	Cooling:
Floor Plan:	Water:
Sq.Ft.:	Sewer:
Walk-in Closets:	Architecture:
Fireplaces:	Const. Materials:
Garage:	Date Built:
Bsmt:	Land:
Roof:	Taxes:
Acres or Lot size: <b>3,060.00 m/l</b>	Incorporated:

Appliances/Equipment:

Other Interior Features:

Other Exterior Features:

Misc Features:  
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Room Size Details:

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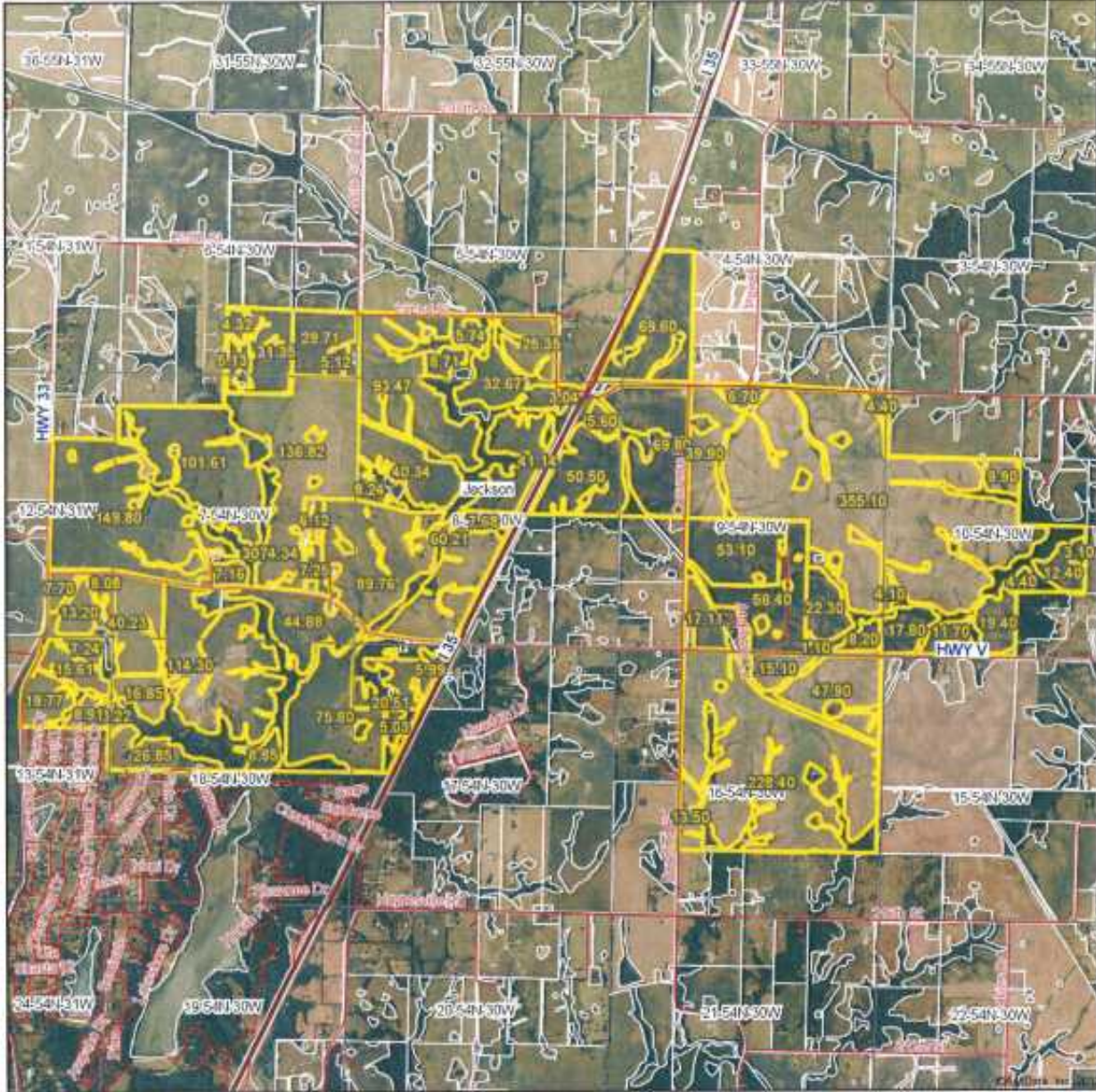
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3060 FSA.jpg

### Aerial Map



map center: 39° 30' 16.45, 94° 17' 22.25  
scale: 33005

**8-54N-30W**  
**Clinton County**  
**Missouri**



10/23/2012

Maps provided by:  
  
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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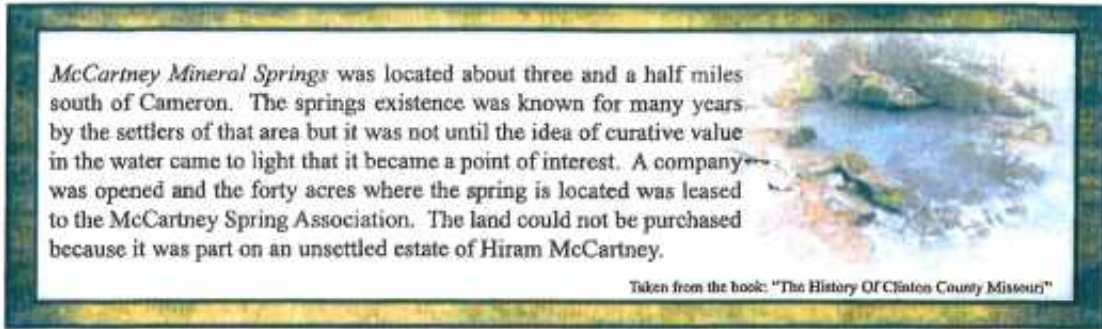
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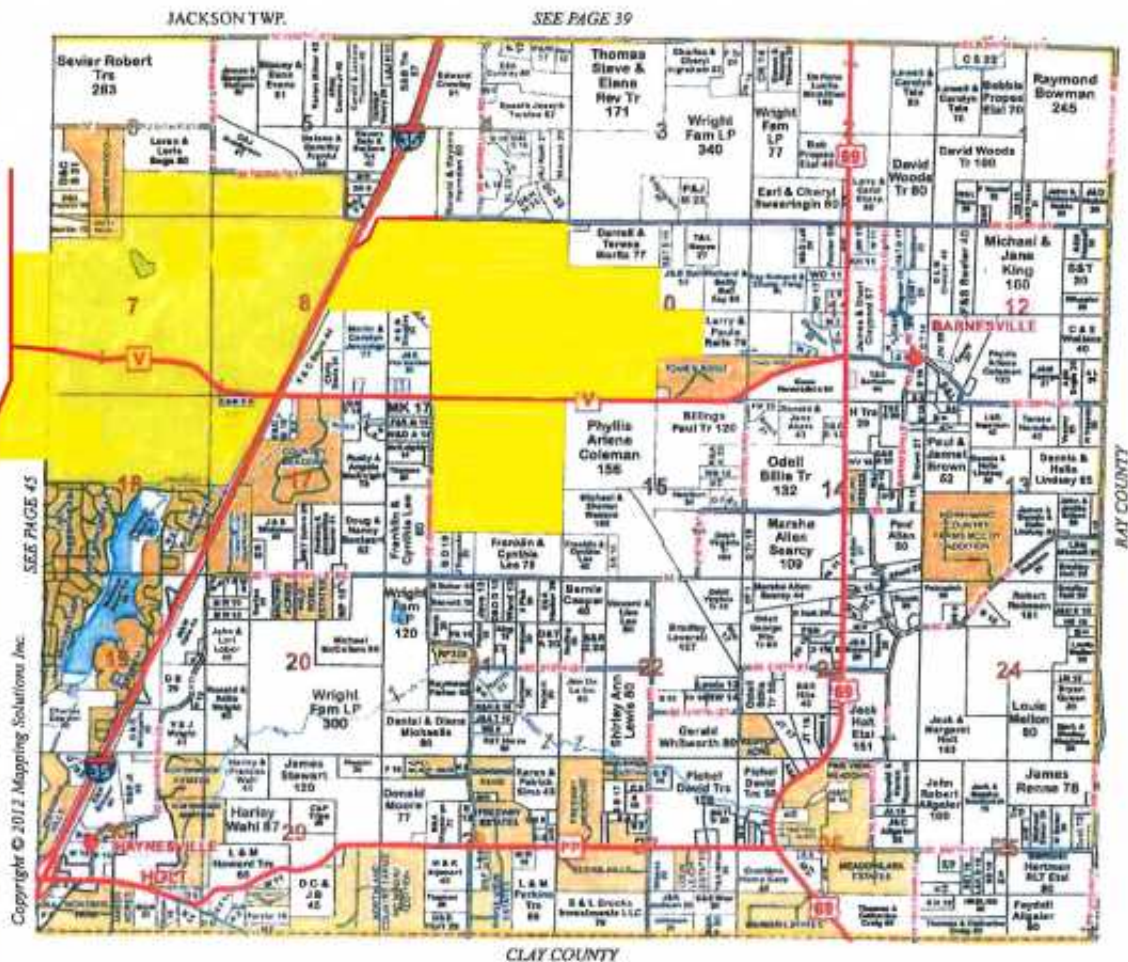
3060 PLAT.jpg



*McCartney Mineral Springs* was located about three and a half miles south of Cameron. The springs existence was known for many years by the settlers of that area but it was not until the idea of curative value in the water came to light that it became a point of interest. A company was opened and the forty acres where the spring is located was leased to the McCartney Spring Association. The land could not be purchased because it was part on an unsettled estate of Hiram McCartney.

Taken from the book: "The History Of Clinton County Missouri"

**T54N•R30W**



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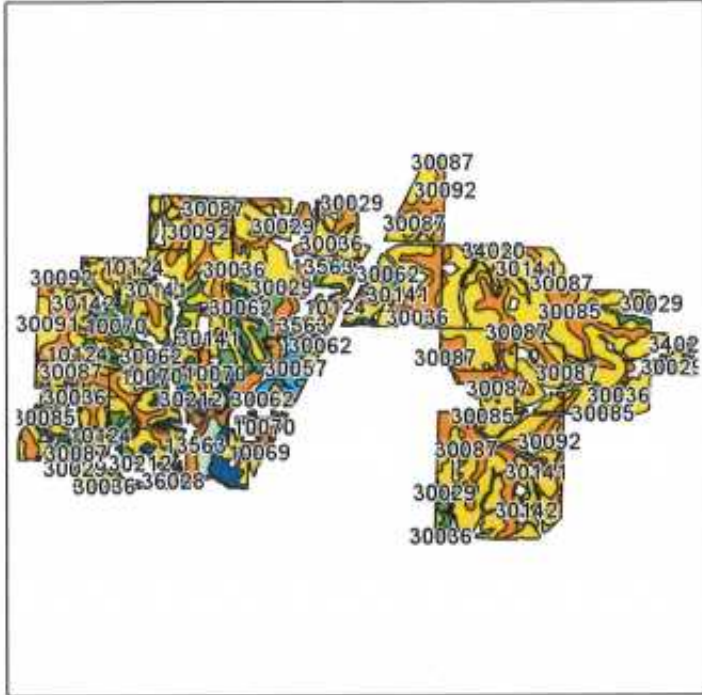
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3060 Soil.jpg

Soils Map



State: **Missouri**  
 County: **Clinton**  
 Location: **8-54N-30W**  
 Township: **Jackson**  
 Acres: **2469.8**  
 Date: **10/23/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Alfalfa hay	Warm season grasses
30036	Armstrong loam, 5 to 9 percent slopes	472.1	19.1%		IIIe	8	7	8	7	5	8
30067	Grundy silt loam, 5 to 9 percent slopes	401.7	16.3%		IIIe	8	7	8	7	5	8
30085	Grundy silt loam, 2 to 5 percent slopes	382.9	15.5%		Ile	8	7	8	7	5	8
30141	Lamoni silty clay loam, 5 to 9 percent slopes	248.8	10.1%		IIIe	8	7	8	7	5	8
30062	Gara loam, 9 to 14 percent slopes	183.1	7.4%		IVe	8	7	7	7	7	8
10124	Sharpburg silty clay loam, 2 to 5 percent slopes	153.3	6.2%		Ile	8	7	8	7	5	8
10070	Ladoga silt loam, 5 to 9 percent slopes	103	4.2%		IIIe	8	7	8	7	5	8
30142	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	87	3.5%		IIIe	8	7	8	7	5	8
30092	Grundy silty clay loam, 5 to 9 percent slopes, eroded	80.6	3.3%		IIIe	8	7	8	7	5	8
30212	Vanmeter-Gasconade complex, 14 to 50 percent slopes	79.4	3.2%		VIIIc	7	4	6	5	4	7
30029	Armstrong clay loam, 9 to 14 percent slopes	67.8	2.7%		IVe	8	7	8	7	5	8
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	65.5	2.7%		IIw		8	9	8		10
10069	Ladoga silt loam, 2 to 5 percent slopes	34.5	1.4%		Ile	8	7	8	7	5	8
30057	Gara loam, 14 to 20 percent slopes	33.5	1.4%		VIe	8	7	7	7	7	8
34020	Colo silty clay loam, 2 to 5 percent slopes, frequently flooded	21	0.8%		IIw		8	7	8		10

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3060 Soil Part 2.jpg

36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	16.2	1.4%		llw		8		8		10		9
12506	Wlota silt loam, 0 to 2 percent slopes, rarely flooded	17.3	1.3%		l		8	6	7		9		7
34020	Colo silty clay loam, 2 to 5 percent slopes, frequently flooded	14.1	1.0%		llw		8		8		10		7
30048	Clinton silt loam, 5 to 9 percent slopes, eroded	1.1	0.1%		llle		7	5	7		8		8
99001	Water	0.1	0.0%		vlll								
<b>Weighted Average</b>							<b>6.9</b>	<b>4.9</b>	<b>7</b>	<b>7.4</b>	<b>8.1</b>	<b>7.8</b>	

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