



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

169 Acres +/-, Clay County, MO

This 169 acres +/- lays real nice. It has a nice pond, and an excellent area to build on with income. Tillable land is in demand, get yours while you can!

LOCATION:

This farm is West of Kearney, MO on the South side of Arley Rd.

PRICE:

\$1,130,220.00 Total

IMPROVEMENTS:

This farm is unimproved.

TAXES/TAXABLE ACRES:

Taxes for 2015 were \$601.84 for 169.05 Acres

MINERAL RIGHTS:

Owner is not retaining any interest in the minerals beneath the surface.

RENTAL STATUS:

The farm is available for immediate possession.

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.

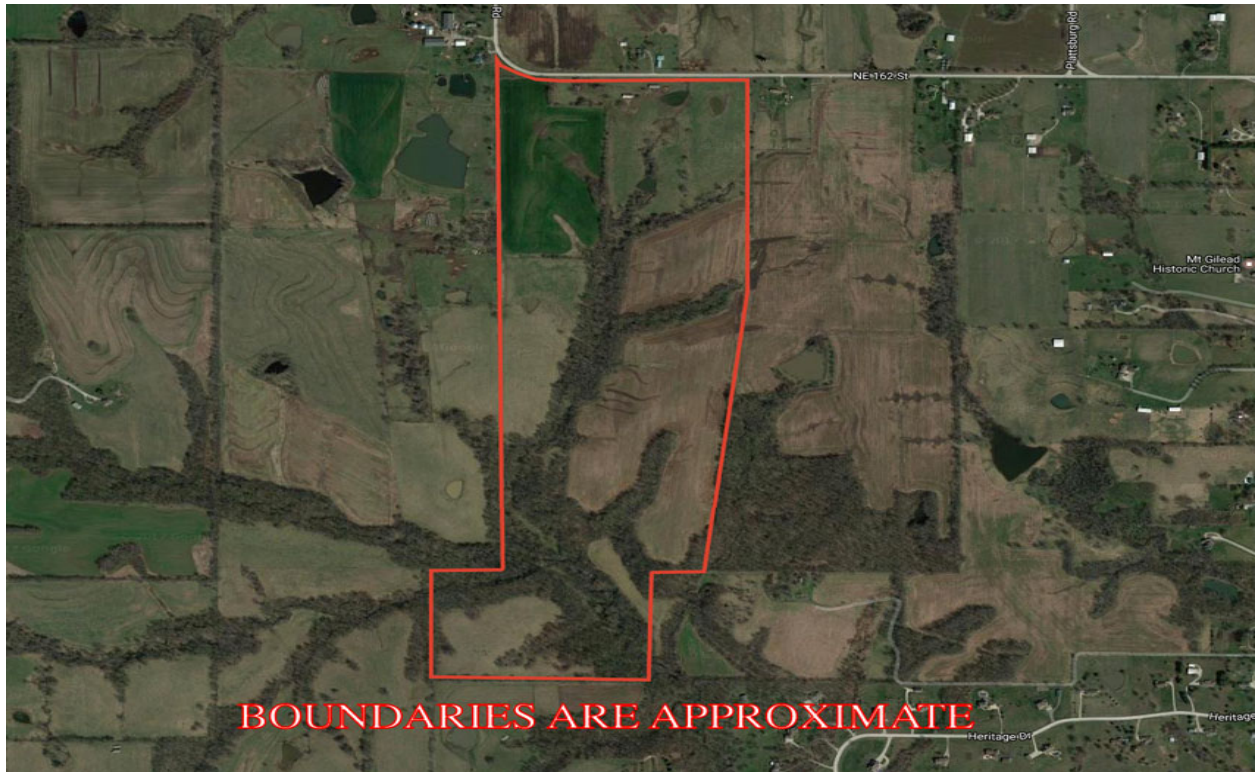
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

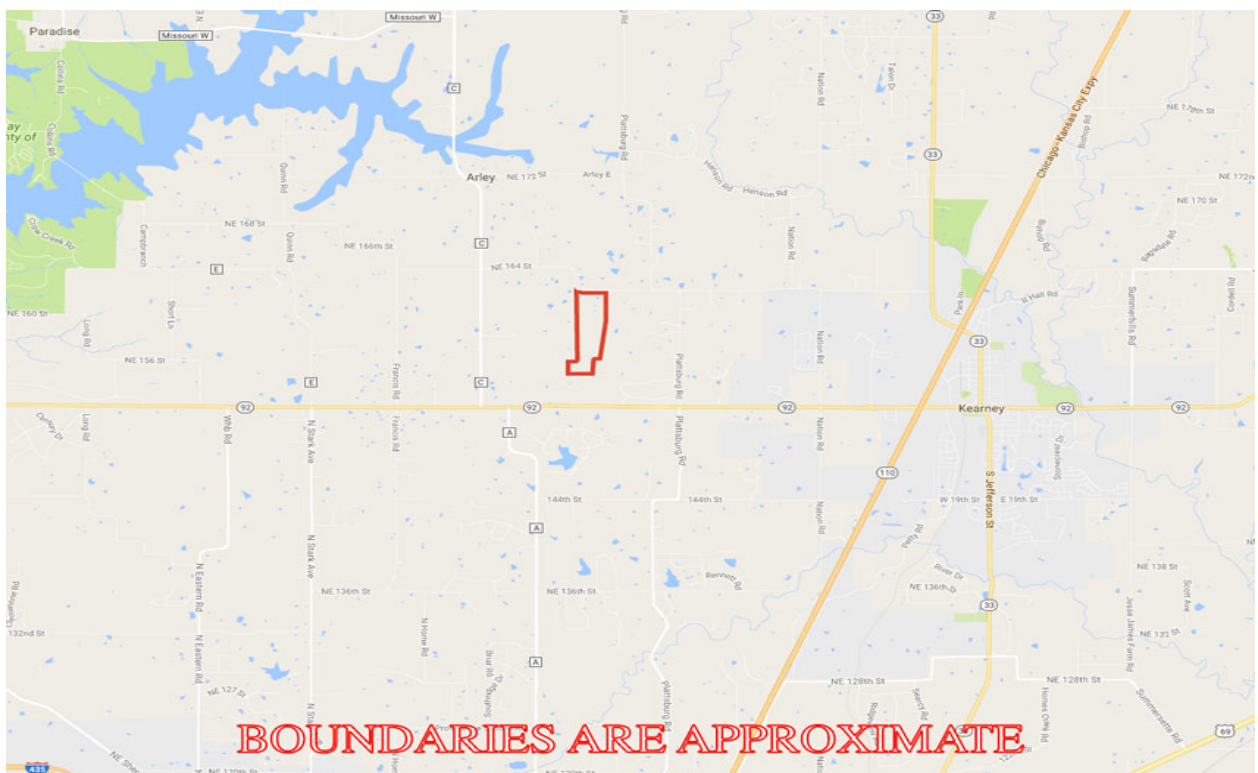
All inquiries, inspections, appointments, and offers must be sent through:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-800-648-3177

169 Acres, Clay County, MO
Google Aerial



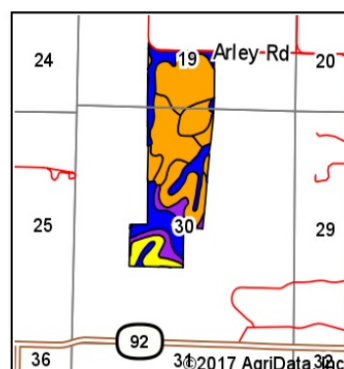
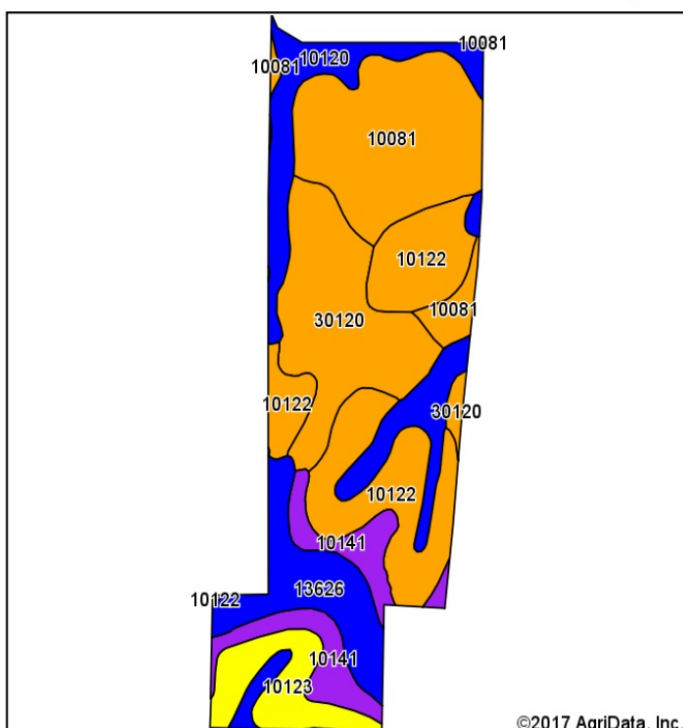
Driving Map



169 Acres, Clay County, MO

Soil Map

Soils Map



State: **Missouri**
 County: **Clay**
 Location: **30-53N-31W**
 Township: **Kearney**
 Acres: **169**
 Date: **1/25/2017**

Maps Provided By



Area Symbol: MO047, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10081	Macksburg silt loam, 5 to 9 percent slopes	36.84	21.8%		IIIe	80
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	36.41	21.5%		IIIe	68
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	29.95	17.7%		IIIe	58
10120	Sharpsburg silt loam, 2 to 5 percent slopes	24.82	14.7%		Ile	75
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	15.82	9.4%		IIw	83
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	13.87	8.2%		VIe	13
10123	Sharpsburg silt loam, 9 to 14 percent slopes, eroded	11.29	6.7%		IVe	63
Weighted Average						66.4

Area Symbol: MO047, Soil Area Version: 16

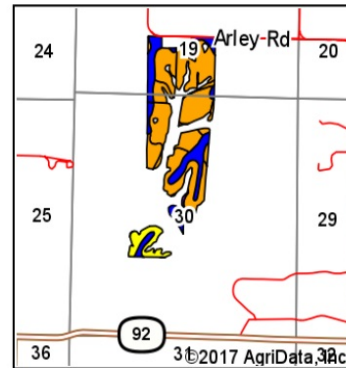
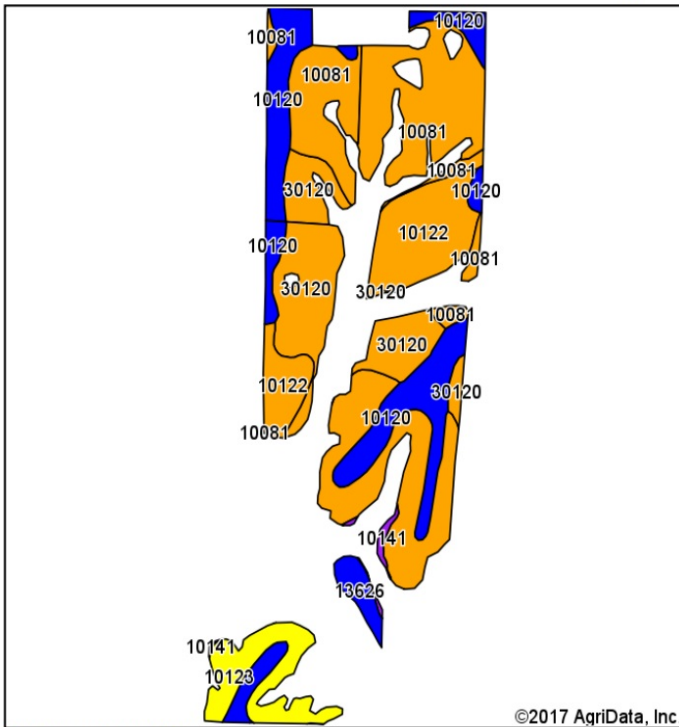
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

169 Acres, Clay County, MO

Tillable Acres Soil Map

Soils Map



State: Missouri
 County: Clay
 Location: 30-53N-31W
 Township: Kearney
 Acres: 106.89
 Date: 1/25/2017



Area Symbol: MO047, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	30.11	28.2%		IIIe	68
10081	Macksburg silt loam, 5 to 9 percent slopes	27.12	25.4%		IIIe	80
10120	Sharpsburg silt loam, 2 to 5 percent slopes	20.74	19.4%		Ile	75
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	18.45	17.3%		IIIe	58
10123	Sharpsburg silt loam, 9 to 14 percent slopes, eroded	7.71	7.2%		IVe	63
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	2.12	2.0%		IIw	83
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	0.64	0.6%		VIe	13
Weighted Average						70.3

Area Symbol: MO047, Soil Area Version: 16

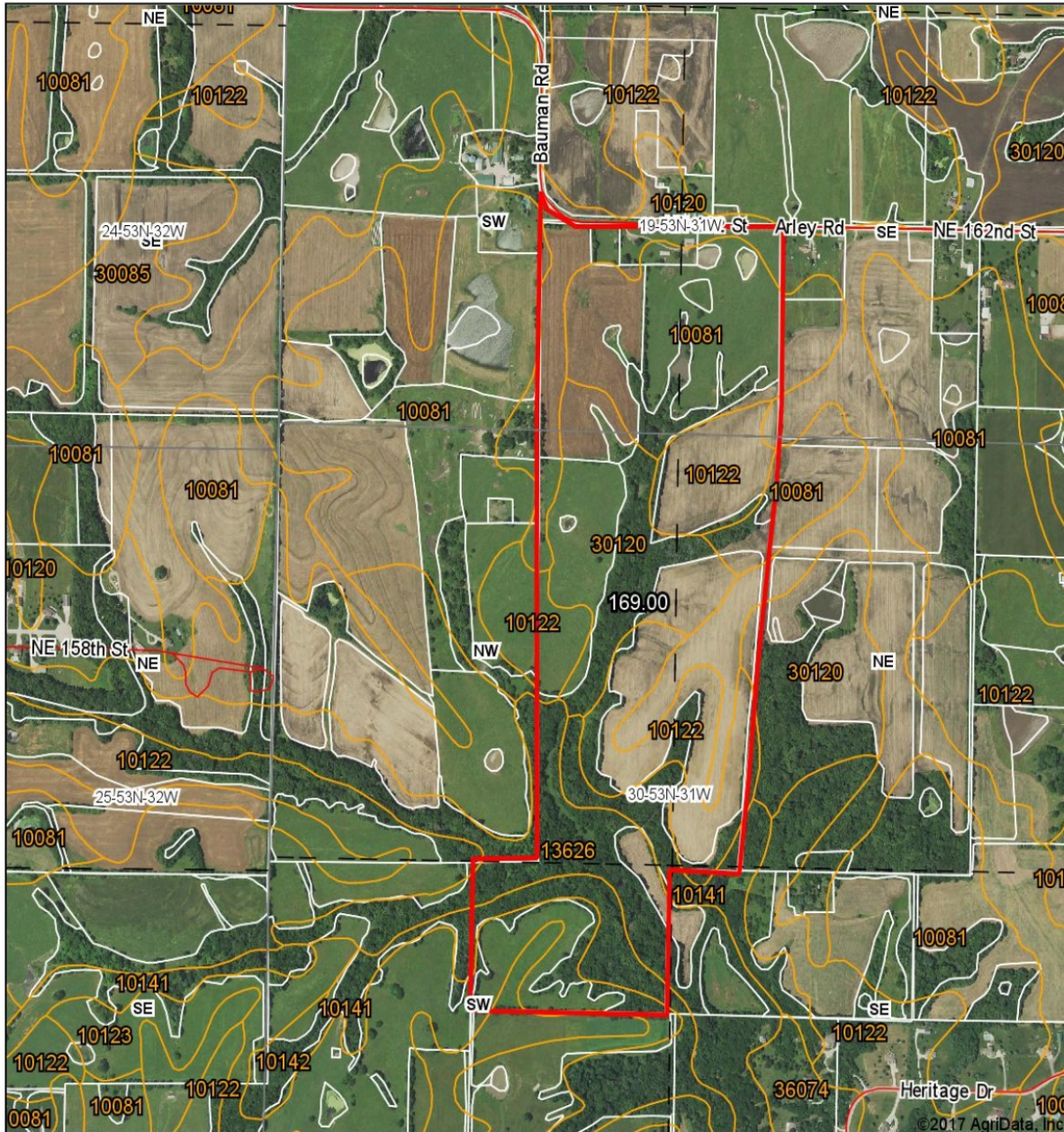
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

169 Acres, Clay County, MO

Surety Map

Aerial Map



map center: 39° 22' 49.8, -94° 25' 46.57

0ft 1010ft 2021ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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30-53N-31W
Clay County
Missouri



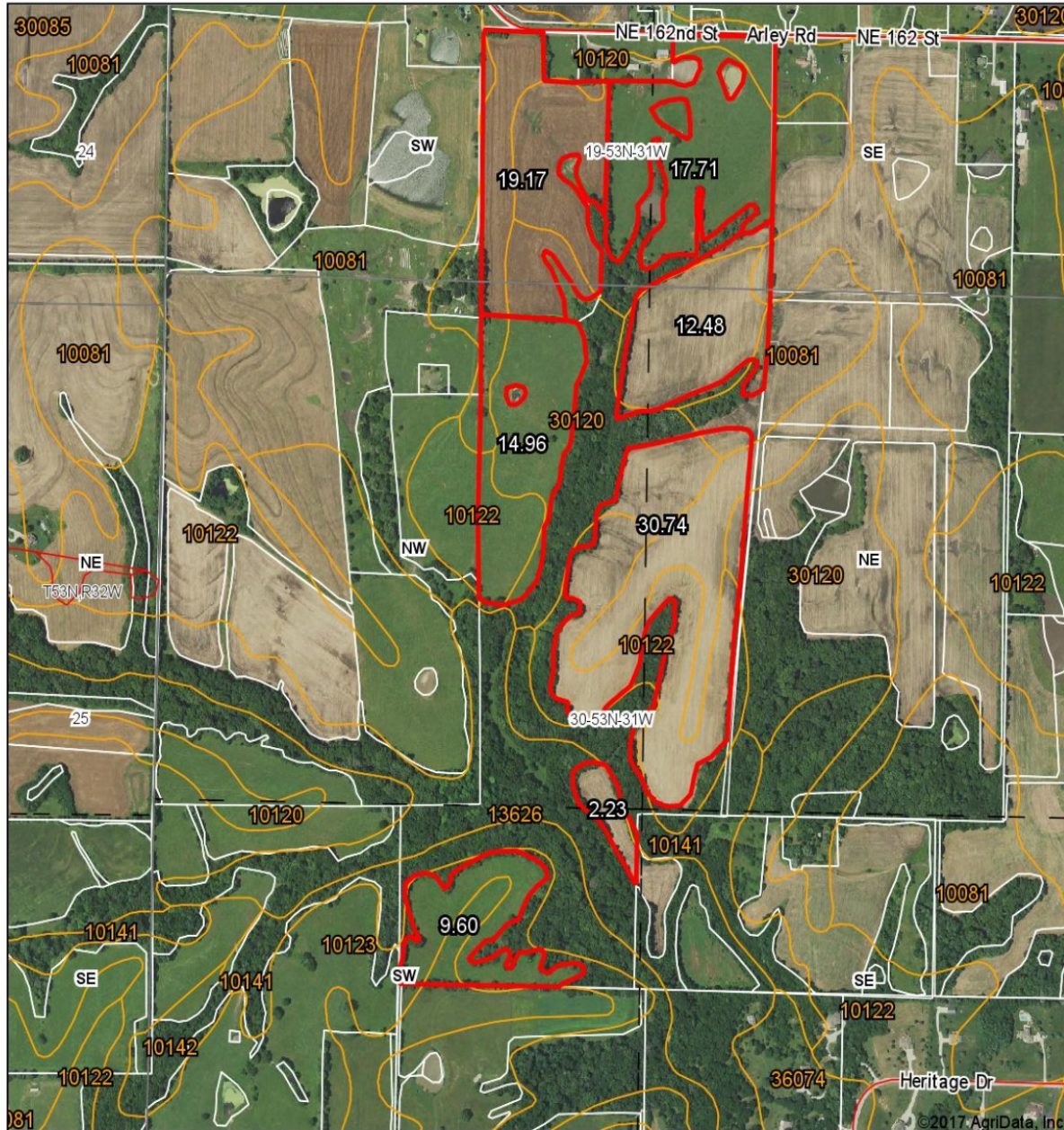
1/25/2017

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

169 Acres, Clay County, MO

Tillable Acres Surety Map

Aerial Map

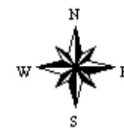


Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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map center: 39° 22' 43.82, -94° 25' 42.29

0ft 833ft 1667ft

30-53N-31W
Clay County
Missouri



2/23/2017

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

169 Acres, Clay County, MO
Aerial Photos



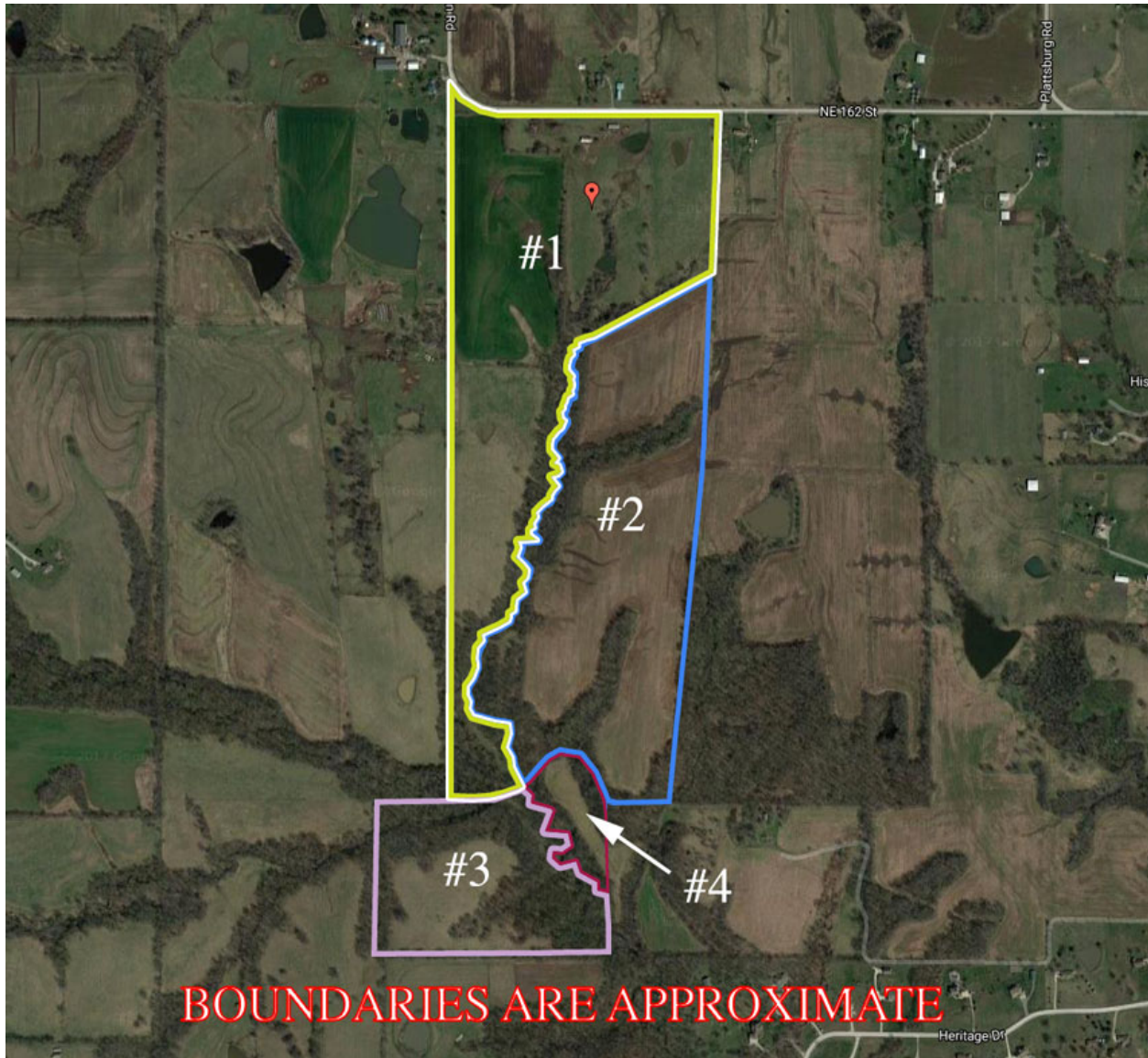
169 Acres, Clay County, MO



169 Acres, Clay County, MO



169 Acres, Clay County, MO
Divide Options



Tracts		
	Approximate Acres	Proposed Value/ac
Option 1	74	
Option 2	64	
Option 3	26.5	
Option 4	5	
Totals	169.5	