



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
[www.BarnesRealty.com](http://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

## 41.39 Acres +/-, Buchanan County, MO

*This row crop land has a prime location with great soils and easy access! Here is an affordable alternative to the expensive waterfowl hunting areas with just enough timber for deer hunting as well!*

### LOCATION:

The property is located approximately four miles East of St. Joseph on SE 36 Hwy on the East side of SE 112 rd.



### PRICE:

~~\$4,590.48/Taxable Acre or \$190,000.00 Total~~

**PRICE REDUCED! \$4,155.59/Taxable Acre or \$170,000.00 Total**

### FSA INFORMATION:

See attached FSA information.

### IMPROVEMENTS:

There are no improvements.

### TAXES/TAXABLE ACRES:

2016 taxes were \$50.78 on 41.39 Taxable Acres

### RENTAL STATUS:

Farm is available for the 2017 farm season. Seller also offers to cash rent the next three farm seasons.

### LISTING AGENT:

CW Frizell (816) 945-4103 or [cwfrizell@barnesrealty.com](mailto:cwfrizell@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.

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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 The listing may be withdrawn with or without approval.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:

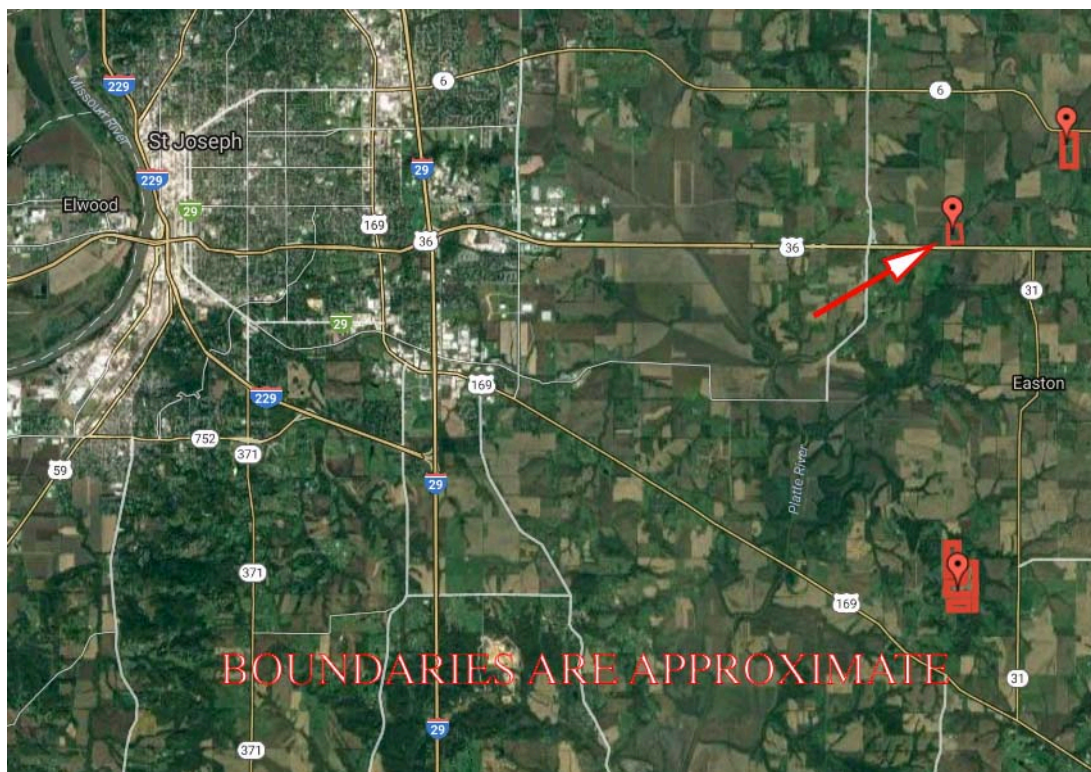
**Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



***41.39 Acres +/- , Buchanan County, MO***  
***Google Aerial***



***General Location Map***





BOUNDARIES ARE APPROXIMATE

**Buchanan County/St. Joseph, MO**

**Legend**

- Road
  - all other values
  - Interstate
  - State Highway L
  - State Highway N
  - U.S. Highway
- Railroad
- Parcel
  - Split Use
  - Multi Family Use
  - Leased Land
  - Corporate Limit Line
  - Land Hook
  - Section
  - County Boundary

1 in. = 439ft.

878.5 0 439.23 878.5 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

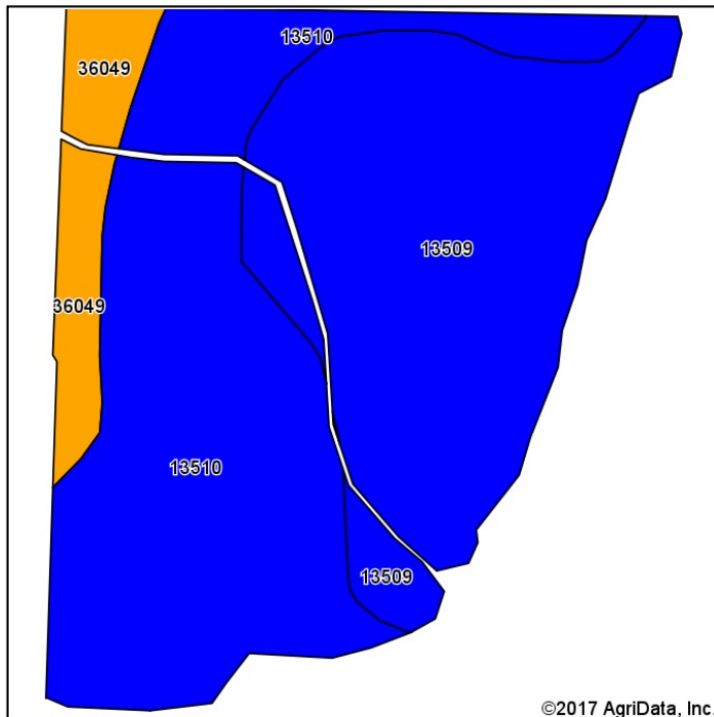




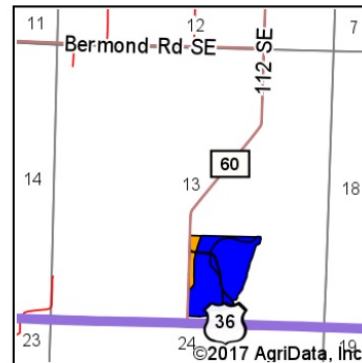
# 41.39 Acres +/- , Buchanan County, MO

## Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Buchanan**  
 Location: **13-57N-34W**  
 Township: **Marion**  
 Acres: **37.1**  
 Date: **1/23/2017**



Area Symbol: MO021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	17.48	47.1%		IIw	94
13509	Colo silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	16.75	45.1%		IIw	82
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	2.87	7.7%		IIIw	61
Weighted Average						86

Area Symbol: MO021, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 41.39 Acres +/- , Buchanan County, MO

## 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 (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

### Buchanan Co. FSA

Corn: YC=YEL/GR WC=WHE/GR AC=AMY/GR  
 SWC=SWT/FH SB=Soybeans-COM/GR  
 SRW=Wheat-SRW/GR HRW=Wheat-HRW/GR  
 Oats: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG  
 Mixfg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG  
 LGMGZ=GZGLS=Grass-FTA/LS GS=Sorgh-GRS/GR  
 Garden: CG=CMGRD HG=HMGRD FLW=Fallow  
 \*Non-Irrigated acres unless noted on map  
 PP=preventedplanted F=Failed I=Irrigated

1 inch equals 400 feet

Program Year: 2017

Created: 1/31/2017

Flown: 2016-06-15

du

crp

plss

Farm 4251  
Tract 1152

# 41.39 Acres +/- , Buchanan County, MO

## FSA 156 EZ

Missouri  
Buchanan

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

**FARM: 4251**  
Prepared: 3/24/17 3:31 PM  
Crop Year: 2017  
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier  
S13 T57N R34W

Recon Number  
2007 29021 56

Farms Associated with Operator:  
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
42.25	36.8	36.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	36.8	0.0	0.0				

ARC-IC NONE	ARC/PLC ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	18.4		101	0.0
SOYBEANS	18.4		35	0.0
<b>Total Base Acres:</b>	36.8			

Tract Number: 1152      Description: O4/2A SEC 13 T57N R34W

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
42.25	36.8	36.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	36.8	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	18.4		101	0.0
SOYBEANS	18.4		35	0.0
<b>Total Base Acres:</b>	36.8			

Owners:

Other Producers: None

**41.39 Acres +/- , Buchanan County, MO**  
**FSA 578**

Buchanan, Missouri

PROGRAM YEAR: 2016

**FSA - 578 (09-13-16)**

**REPORT OF COMMODITIES  
FARM SUMMARY**

DATE: 3-24-2017

PAGE: 1

**Farm Number: 4251**

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Operator Name and Address

Cropland: 36.8

Farmland: 42.25

**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 producers 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.**

Producer Name					Crop/ Commodity SOYBN	Variety/ Type COM	Share  100.00	Crop/ Commodity	Variety/ Type	Share				
Planting Period 01	Crop/ Commodity SOYBN	Variety/ Type COM	Irrigation Practice N	Intended Use GR	Reported Quantity 36.80	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	

**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 farms 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.

Operator's Signature (By)

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



***41.39 Acres +/- , Buchanan County, MO***  
***Aerial Photos***



***41.39 Acres +/- , Buchanan County, MO***  
***Aerial Photos***

