



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

21.5 Acres +/-, Andrew County, MO

*Here's an affordable tract with rural water and only 15 minutes from St Joseph, MO.
Imagine your private drive going up through the trees to your new home!*

LOCATION:

Property is located approximately 0.5 mile East of I-29 and West of Savannah Missouri on Road 422

PRICE:

\$4,750.00/Taxable Acre or \$102,125.00 Total

FSA INFORMATION:

Farmland: 154.55 Acres

Cropland: 76.29 Acres

Crop	Base Acres	PLC Yield Bu/Ac
Corn	18.9	81
Soybeans	32.6	30
Wheat	12.9	42

IMPROVEMENTS:

Access to public water, electricity and telephone.

TAXES/TAXABLE ACRES:

2016 taxes were \$41.86 on 21.5 taxable acres.

RENTAL STATUS:

Property is available for possession at closing.

LISTING AGENT:

Billie Paul Sharp
(660) 572-0029 or bpsharp@barnesrealty.com
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.

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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 The listing may be withdrawn with or without approval.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:

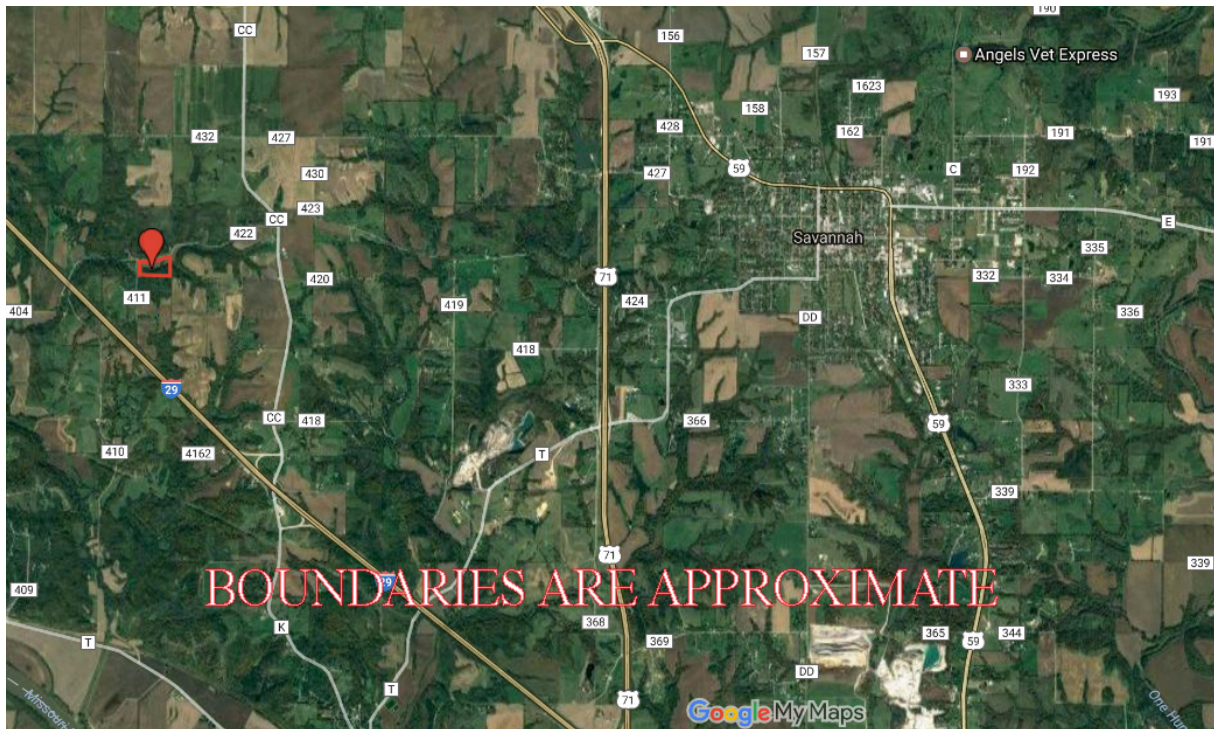
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



21.5 Acres +/- Andrew County, MO
Google Aerial Map

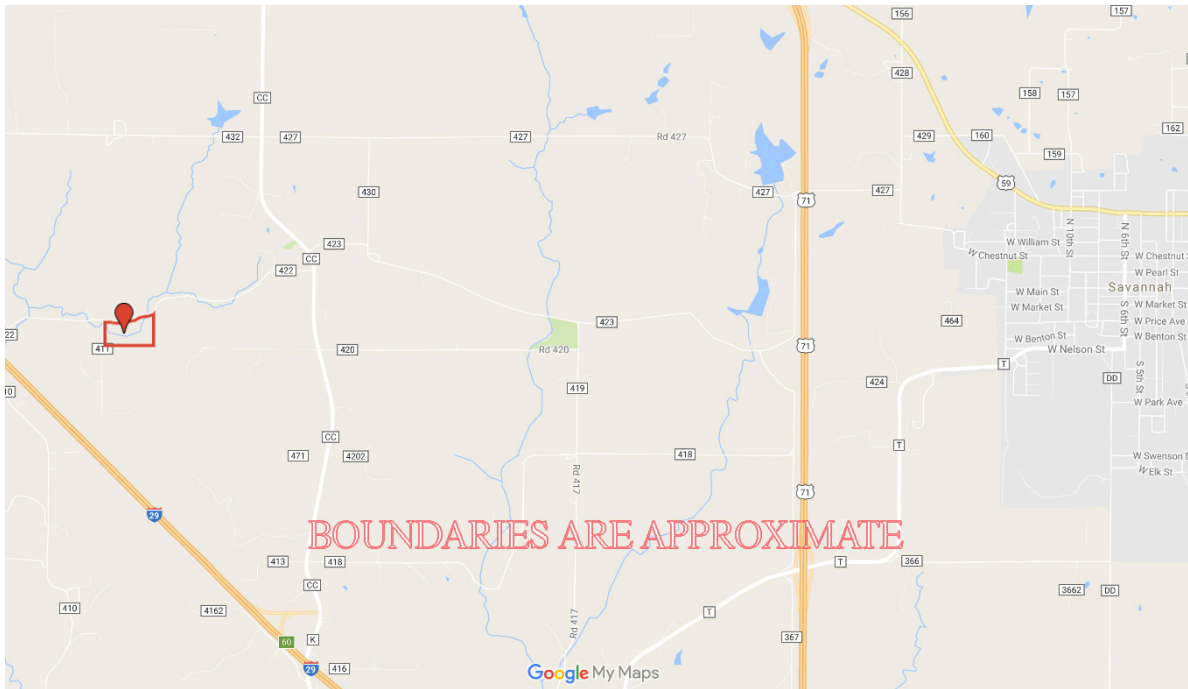


General Location Map

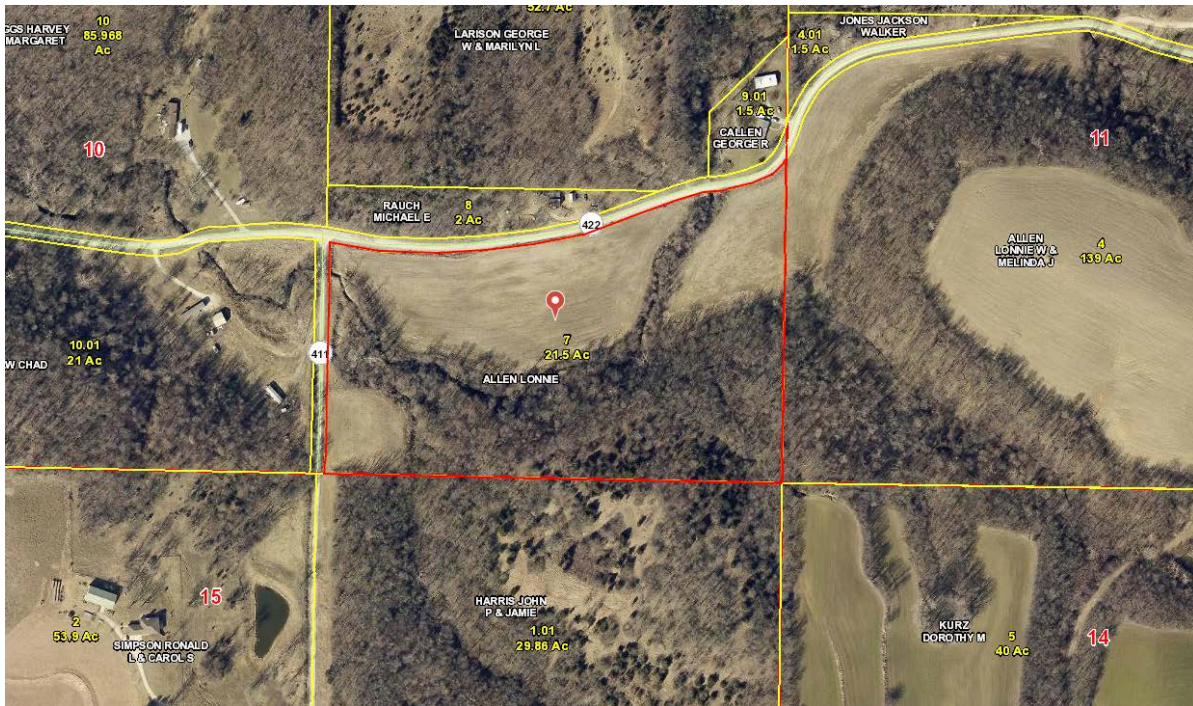


21.5 Acres +/- Andrew County, MO

Driving Map



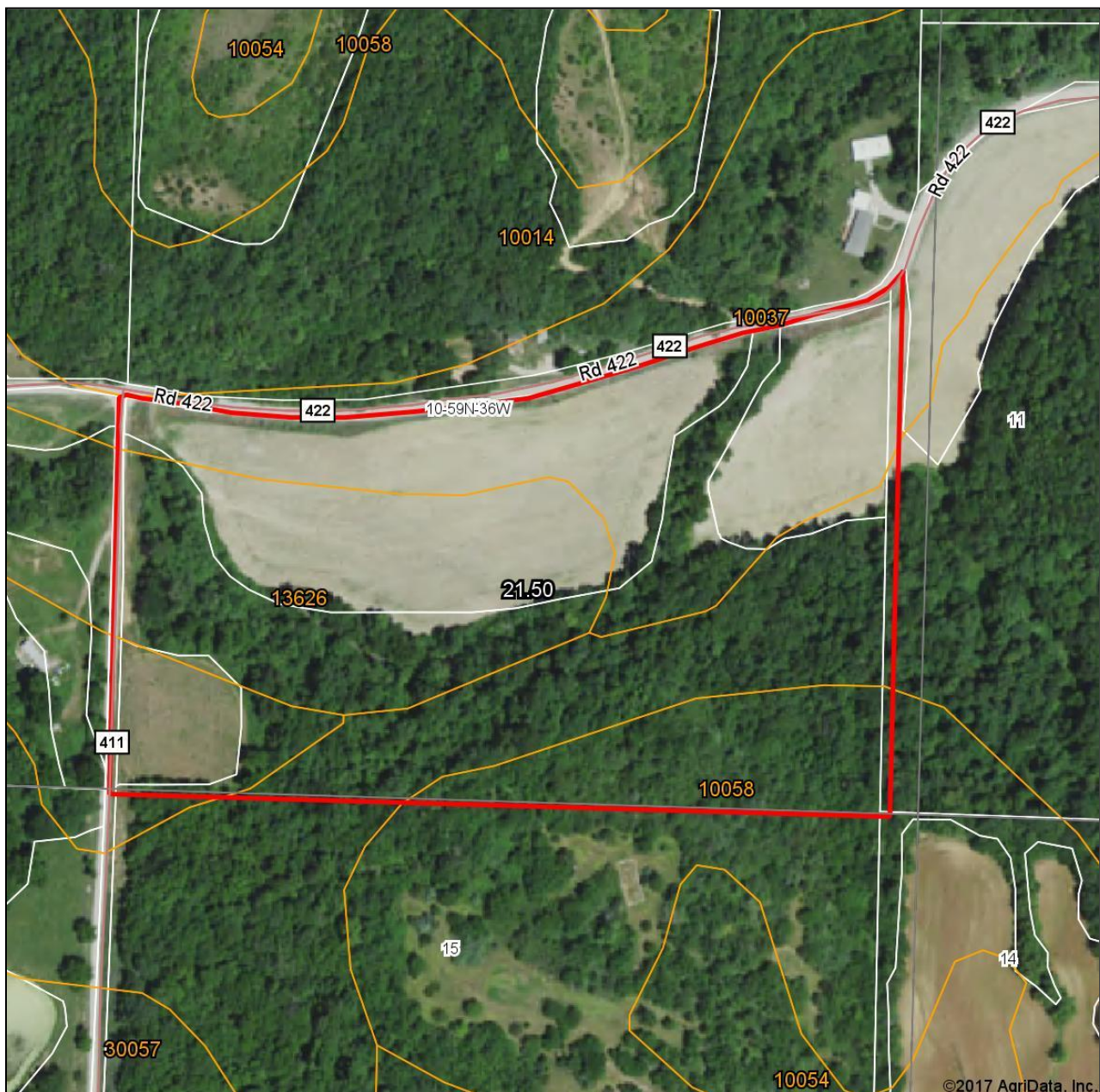
Tax Map



21.5 Acres +/- Andrew County, MO

Surety Map

Aerial Map



map center: 39° 56' 19.36, -94° 55' 12.59

0ft 262ft 525ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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10-59N-36W
Andrew County
Missouri

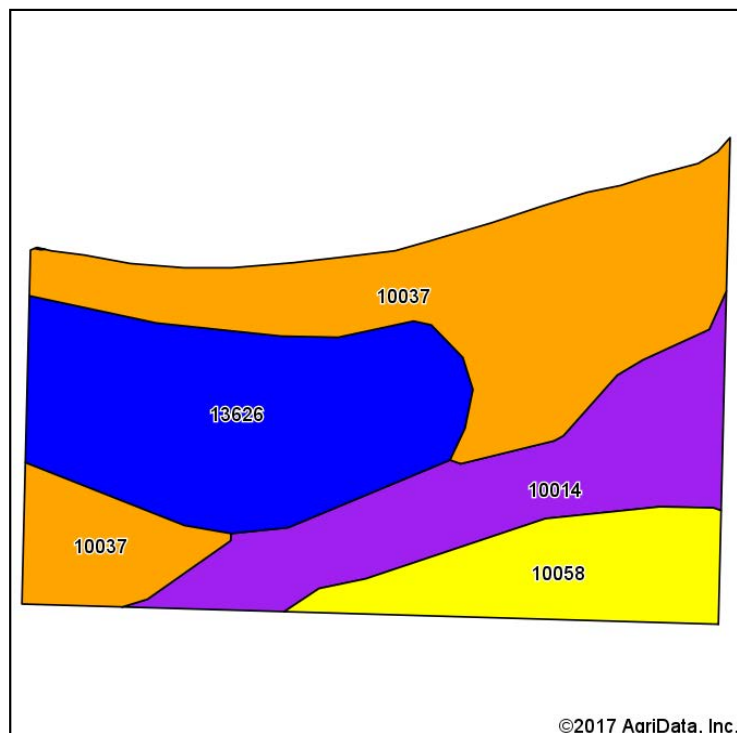


Field borders provided by Farm Service Agency as of 5/21/2008.

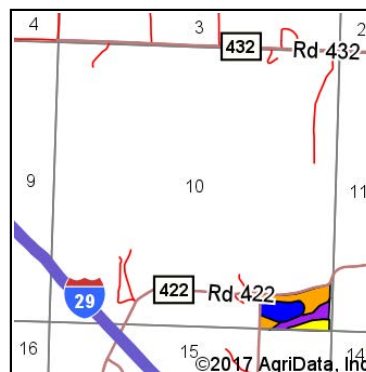
21.5 Acres +/- Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **10-59N-36W**
 Township: **Lincoln**
 Acres: **21.5**
 Date: **2/20/2017**



Area Symbol: MO003, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10037	Judson silt loam, 2 to 7 percent slopes	8.24	38.3%		Ille	63
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	6.24	29.0%		Ilw	83
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	4.33	20.1%		Vlle	9
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	2.69	12.5%		IVe	62
Weighted Average						57.8

Area Symbol: MO003, Soil Area Version: 17

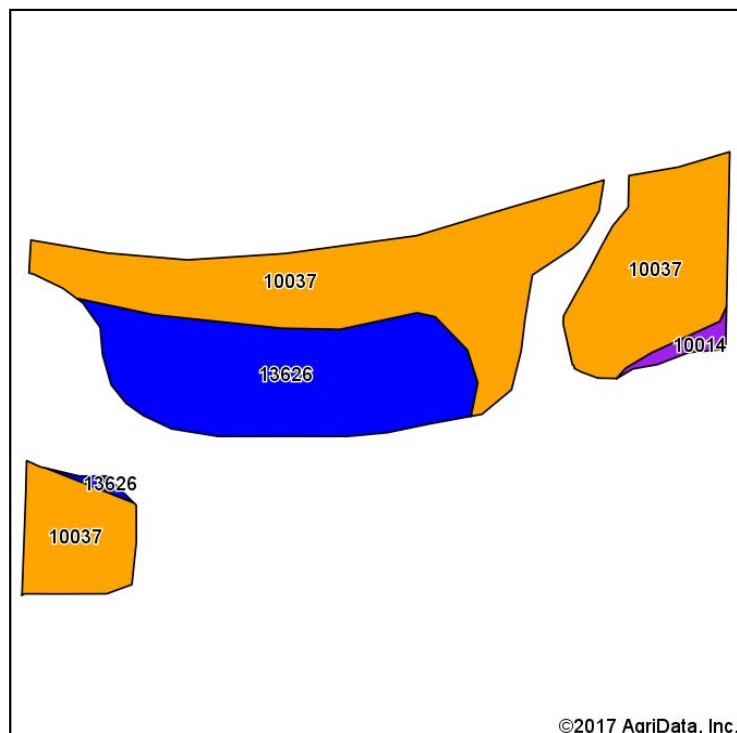
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

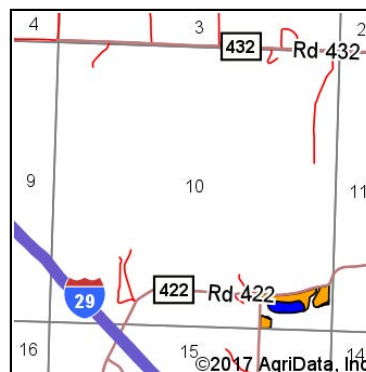
21.5 Acres +/- Andrew County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **10-59N-36W**
 Township: **Lincoln**
 Acres: **9.52**
 Date: **2/20/2017**



Area Symbol: MO003, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10037	Judson silt loam, 2 to 7 percent slopes	6.31	66.3%		Ille	63
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	3.08	32.4%		Ilw	83
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	0.13	1.4%		Vlle	9
Weighted Average						68.7

Area Symbol: MO003, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

21.5 Acres +/- Andrew County, MO

FSA 156EZ

Missouri
Andrew

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

FARM: 5548
Prepared: 2/24/17 1:50 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	Recon Number
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Farms Associated with Operator:
1192, 4148, 4150

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.55	76.29	76.29	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	76.29	0.0	0.0				

ARC-IC NONE	ARC/PLC ARC-CO WHEAT, CORN, SOYBN	PLC NONE	PLC-Default NONE
Crop	Base Acreage	CTAP Tran Yield	PLC Yield
WHEAT	12.9		42
CORN	18.9		81
SOYBEANS	32.6		30
Total Base Acres:	64.4		

Tract Number: 11889 Description: S10,11-T59N-R36W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.55	76.29	76.29	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	76.29	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.9		42	0.0
CORN	18.9		81	0.0
SOYBEANS	32.6		30	0.0
Total Base Acres:	64.4			

Owners:

Other Producers:

21.5 Acres +/- Andrew County, MO

FSA 578

Andrew, Missouri

FSA - 578 (09-13-16)

Farm Number: 5548

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2016

DATE: 2-24-2017

PAGE: 1

Original: _____

Revised: _____

Cropland: 78.29

Farmhand: 154.55

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
11889	1	CORN	YEL	N	GR			C	N	I	A	20.85		Yes			4-28-2016	01		
		Produce							Share 50.00				RMA Unit					NAP Unit 3053		
	2	SOYBN	COM	N	GR			C	N	I	A	5.69		Yes			4-29-2016	01		
		Produce							Share 100.00				RMA Unit					NAP Unit 972		
	3	CORN	YEL	N	GR			C	N	I	A	6.26		Yes			4-28-2016	01		
		Produce							Share 50.00				RMA Unit					NAP Unit 3063		
	6	CORN	YEL	N	GR			C	N	I	A	15.03		Yes			4-28-2016	01		
		Produce							Share 50.00				RMA Unit					NAP Unit 3053		
	7	MIXFG	IGS	N	GZ			C	N	I	A	5.59		Yes			1-1-2003	01		
		Produce							Share 100.00				RMA Unit					NAP Unit 972		
	12	MIXFG	IGS	N	GZ			C	N	I	A	1.44		Yes			1-1-2003	01		
		Produce							Share 100.00				RMA Unit					NAP Unit 972		
	13	SOYBN	COM	N	GR			C	N	I	A	5.83		Yes			4-29-2016	01		
		Produce							Share 100.00				RMA Unit					NAP Unit 972		
	15	MIXFG	IGS	N	FG			C	N	I	A	1.05		Yes			1-1-2003	01		
		Produce							Share 100.00				RMA Unit					NAP Unit 972		
	41	CORN	YEL	N	GR			C	N	I	A	14.55		Yes			4-28-2016	01		
		Produce							Share 50.00				RMA Unit					NAP Unit 3053		
									50.00											
PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	MIXFG	IGS	N	FG	1.05		01	CORN	YEL	N	GR	56.69		01	SOYBN	COM	N	GR	11.52	
01	MIXFG	IGS	N	GZ	7.03															
Photo Number/Legal Description: S10,11-T59N-R36W																				
Cropland: 78.29						Reported on Cropland: 78.29						Difference: 0.00				Reported on Non-Cropland: 0.00				

21.5 Acres +/- Andrew County, MO **FSA Aerial Map**



<input type="checkbox"/> crp	Corn: YC=YEL/GR WC=WHE/GR AC=AMY/GR	Andrew Co. FSA	1 inch equals 552 feet	Wetland Determination Identifiers
<input type="checkbox"/> du	SWC=SWT/FH SB=Soybeans-COM/GR	Program Year: 2017		● Restricted Use
<input type="checkbox"/> plss	SRW=Wheat-SRW/GR HRW=Wheat-HRW/GR	Created: 1/18/2017		▼ Limited Restrictions
	Ons: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG	Flown: 2014.07.04		■ Exempt from Conservation Compliance Provisio
	Mixfg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG			
	IGMFG=IGS/FG S-G-... FTA... S-G-... FTA...			

Aerial Photos

21.5 Acres +/- Andrew County, MO



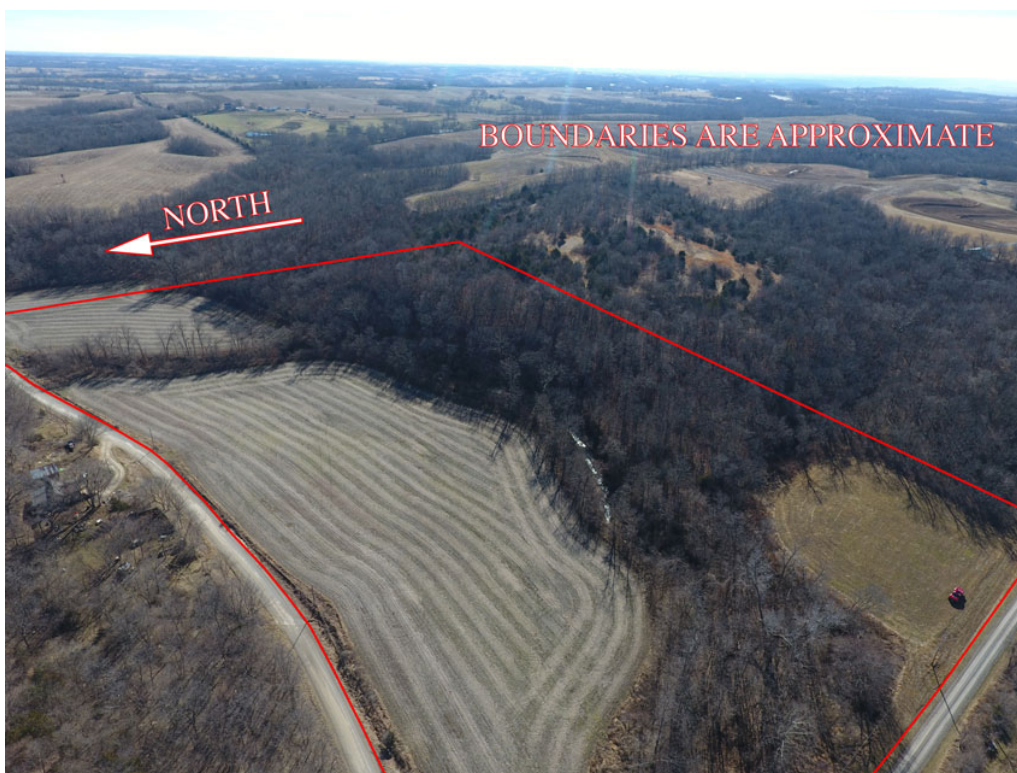
Aerial Photos

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