



# PUBLIC OFFERING

***140 Acres +/-, Daviess County, MO  
March 14, 2017 at 10:30 am***

Will be held on the farm along South Road

***\*Date is weather permitting, please check our website the morning of the sale for update\****

Farm it yourself, or take the cash rent option for \$225/acre on 125 acres for 2017! This is a very nice laying upland tract with a great location. Several nice ponds, and good wildlife habitat to boot!

**LOCATION:**

Exit 61 of I-35 then West on Hwy 69. Tract is immediately West of the Interstate and borders State Route 69 Hwy. Good gravel frontage on the North and South property boundary lines.

**FSA INFORMATION:**

*Coming soon!*

**IMPROVEMENTS:**

Several ponds exist on the property.  
3 phase electricity runs along the North boundary.

**TAXES/TAXABLE ACRES:**

2016 taxes were \$597.79 on 140 taxable acres.

**MINERAL RIGHTS/RENTAL STATUS:**

The current owner is not retaining any mineral rights. Tenant has applied starter for the 2017 farming season. Seller desires to reimburse tenant for \$4,500.00 in the event the current tenant is not on the property for the 2017 farming season.

**LISTING AGENT:**

Jamie Barnes, Broker  
(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)



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

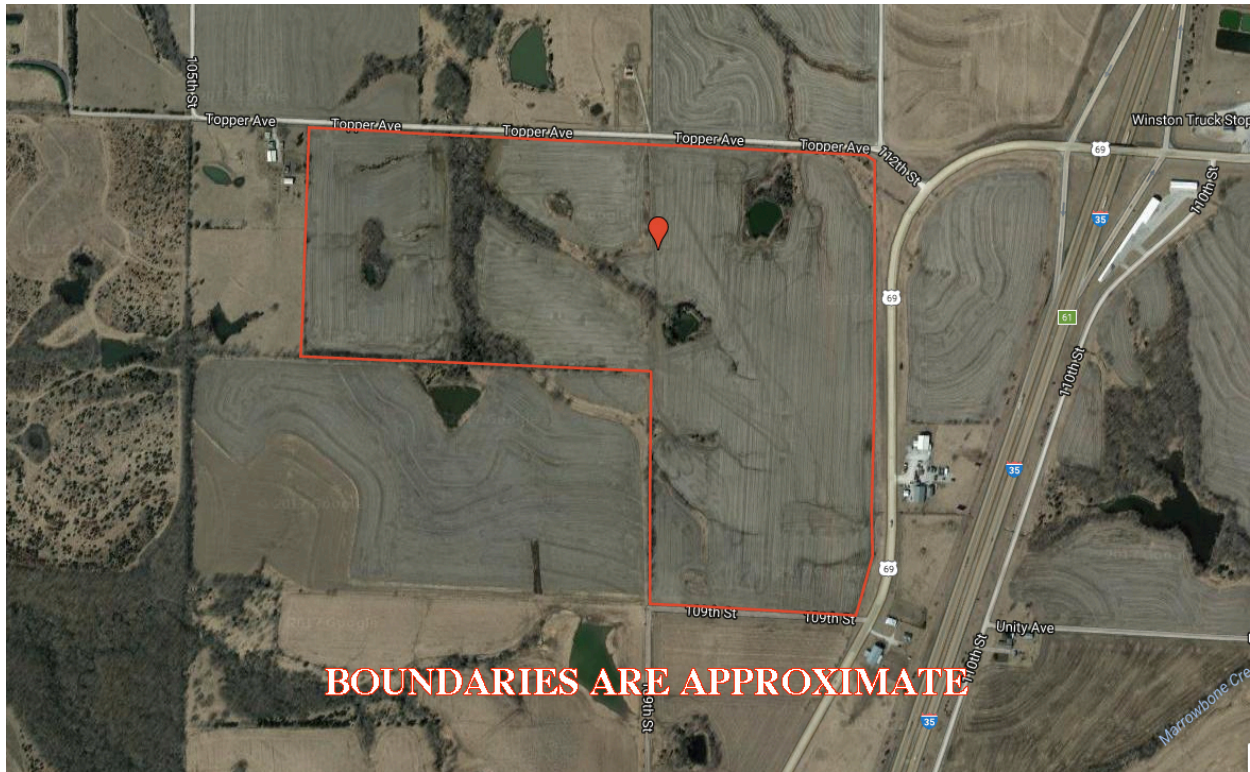
**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Possession at closing. Closing will occur on or before April 13, 2017 at 10:30 am at the First American Title in St. Joseph, MO. 2017 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer.

***Barnes Realty is agent for the Seller.***

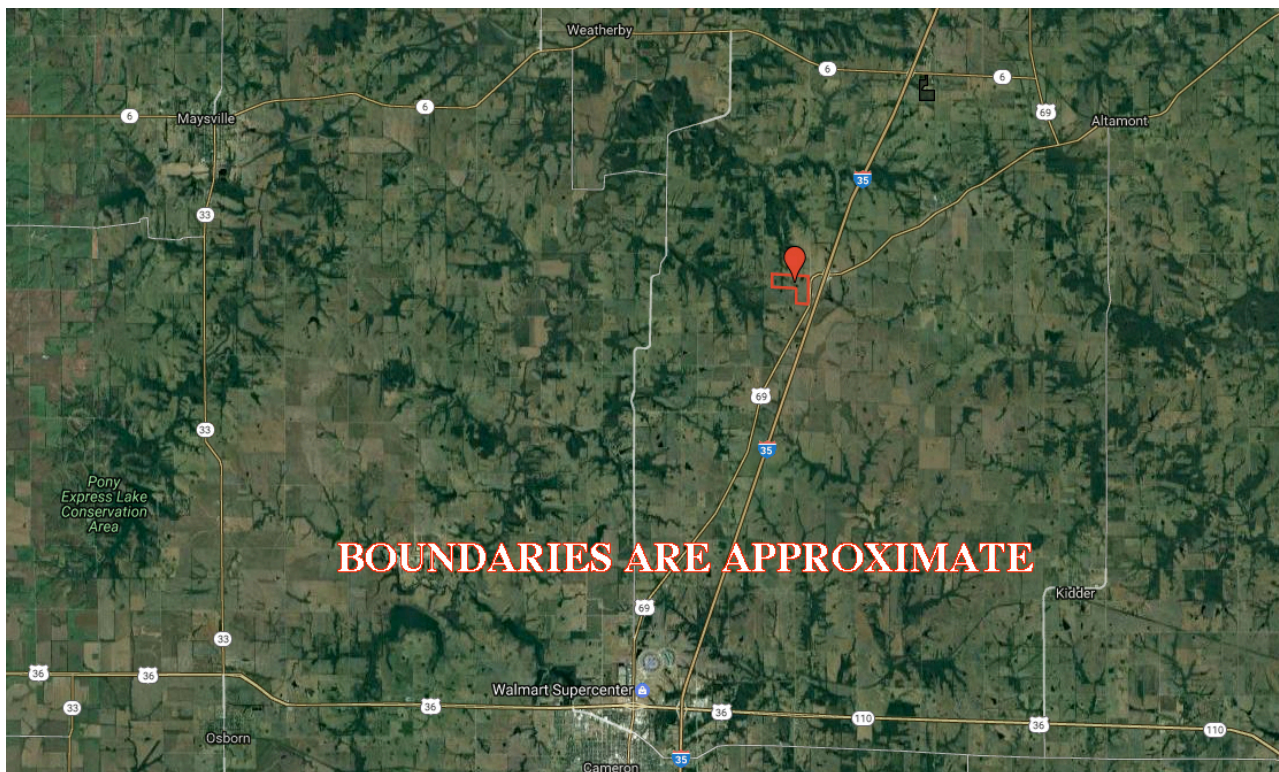
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



***140 Acres +/-, Daviess County, Mo***  
***Google Aerial***

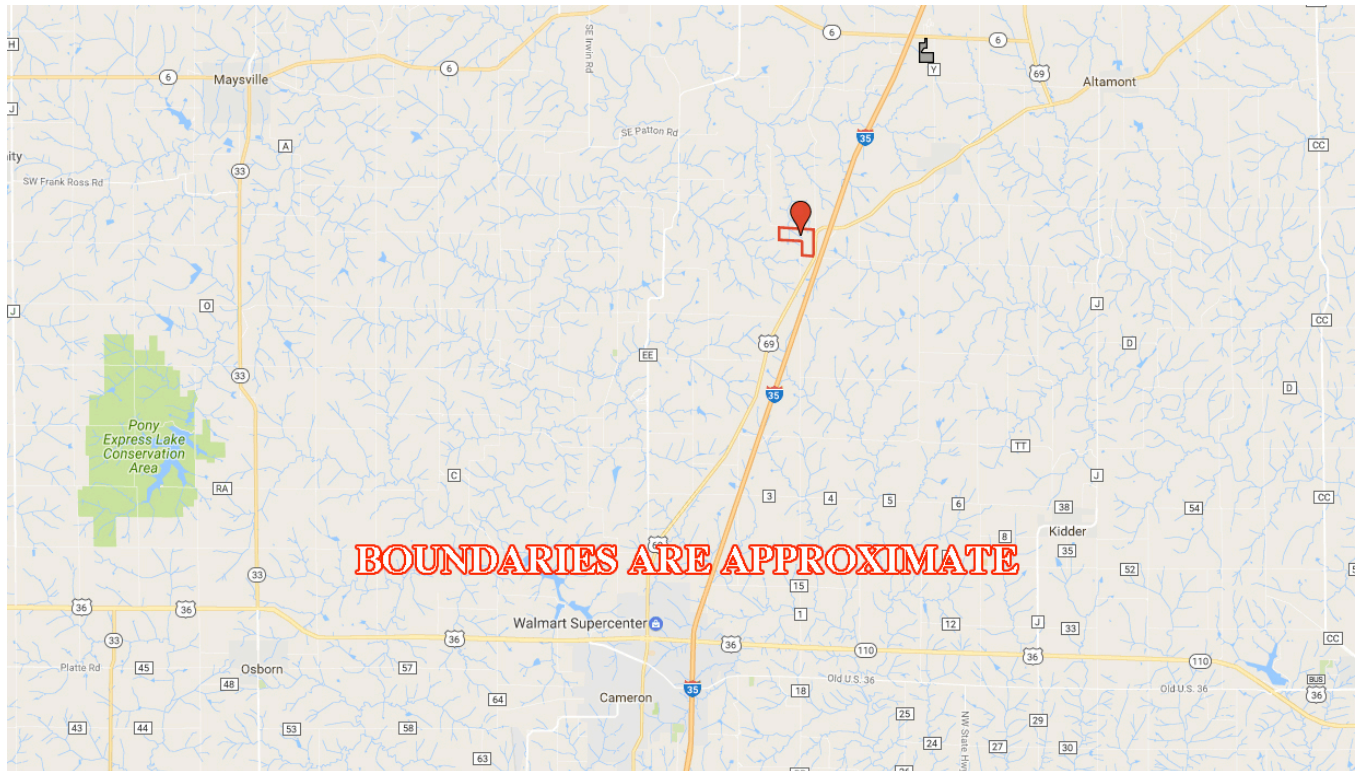


***General Location Map***

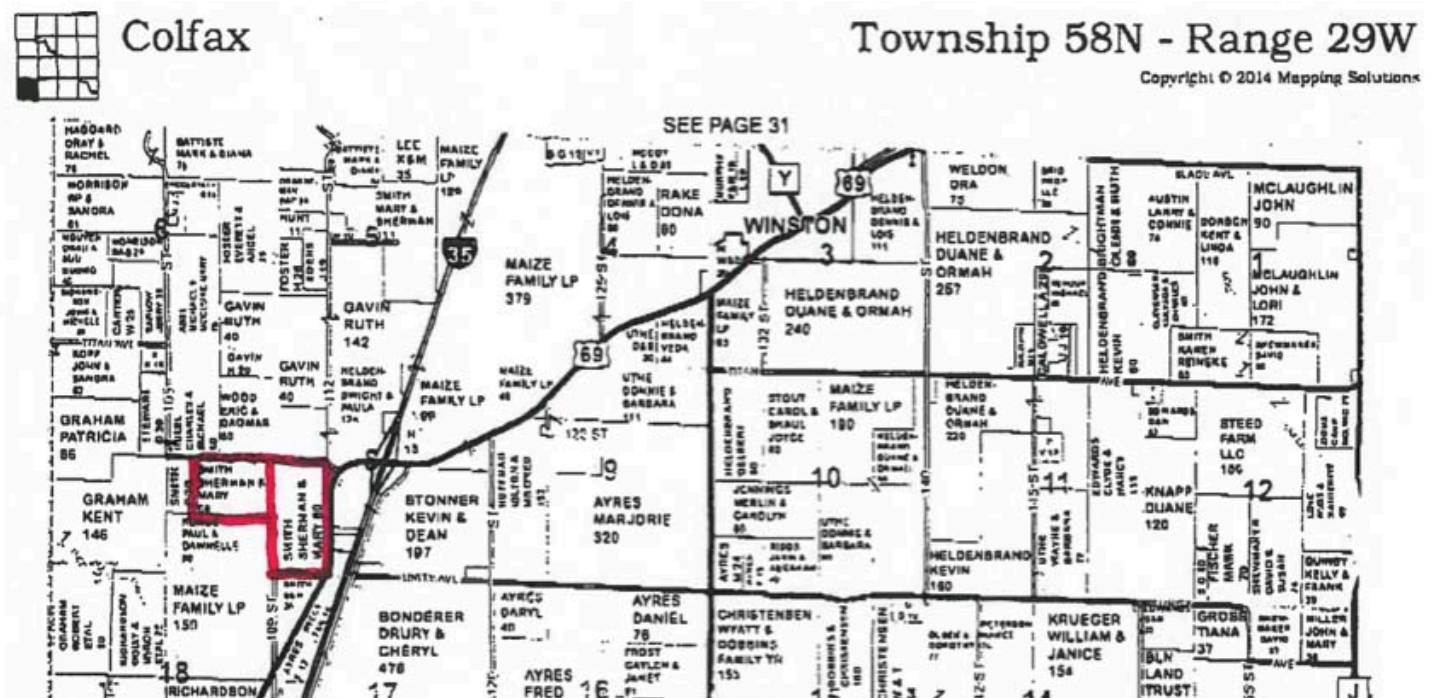




*140 Acres +/-, Daviess County, Mo*  
*Driving Map*



## Plat Map



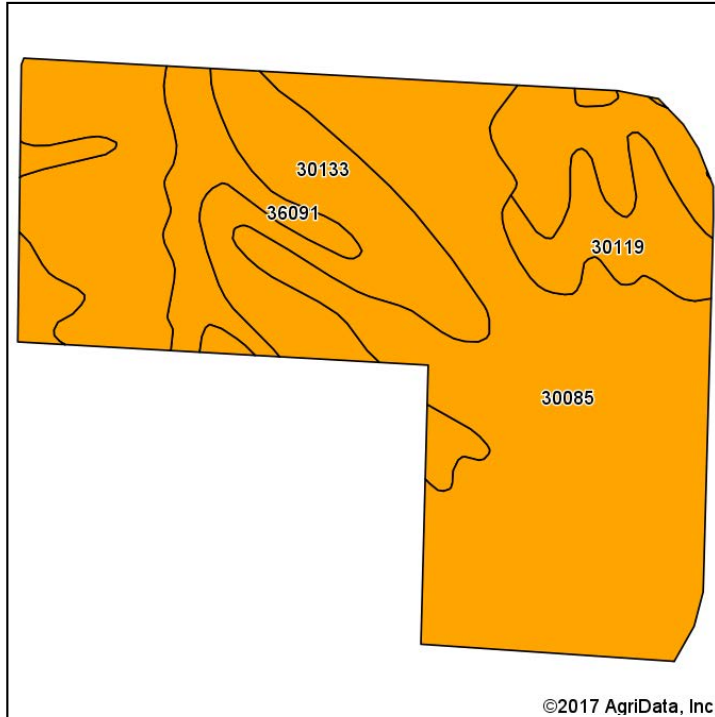




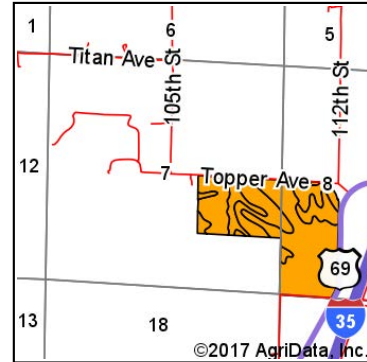
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## Soil Map

### Soils Map

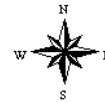


Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Daviess**  
 Location: **7-58N-29W**  
 Township: **Colfax**  
 Acres: **140**  
 Date: **1/24/2017**

Maps Provided By



Area Symbol: MO061, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30085	Grundy silt loam, 2 to 5 percent slopes	70.76	50.5%		IIIw	69
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	50.43	36.0%		IIIe	57
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	9.64	6.9%		IIIw	80
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	9.17	6.6%		IIIe	47
<b>Weighted Average</b>						<b>64</b>

Area Symbol: MO061, Soil Area Version: 18

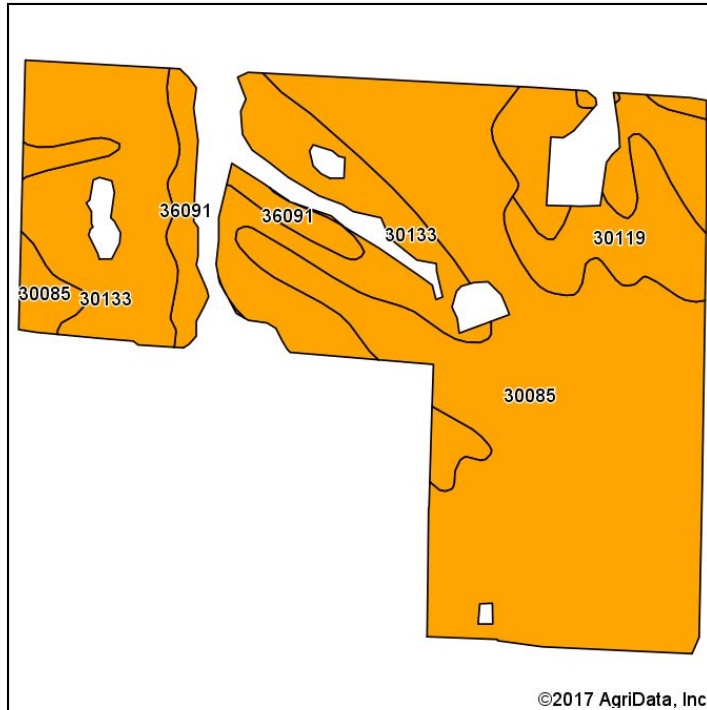
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

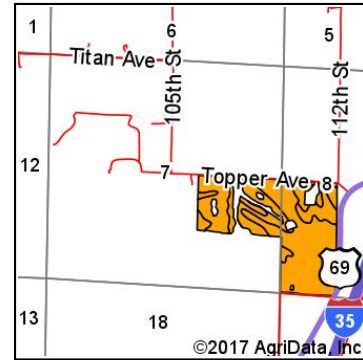
# 140 Acres +/-, Daviess County, Mo

## Soil Map Tillable

### Soils Map

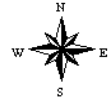


Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Daviess**  
 Location: **7-58N-29W**  
 Township: **Colfax**  
 Acres: **124.07**  
 Date: **1/24/2017**

Maps Provided By



#### Area Symbol: MO061, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30085	Grundy silt loam, 2 to 5 percent slopes	68.18	55.0%		IIIw	69
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	41.73	33.6%		IIIe	57
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	8.61	6.9%		IIIe	47
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	5.55	4.5%		IIIw	80
Weighted Average						63.9

Area Symbol: MO061, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



***140 Acres +/-, Daviess County, Mo***  
***Aerial Photos***



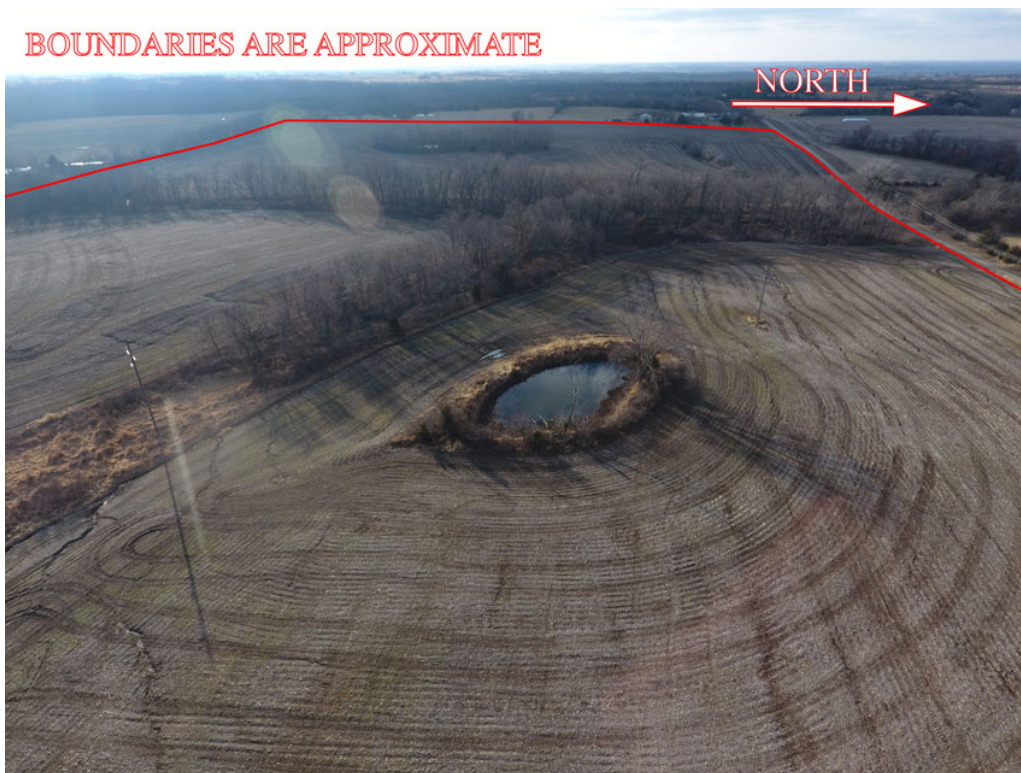


***140 Acres +/-, Daviess County, Mo***  
***Aerial Photos***





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