



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

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1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

128.15 Acres Platte County, MO

Investors take a look at this farm! Its transitional property at farmland prices! Sales of commercial development property have been slow the last few years and the owner is not interested in setting around waiting for one of those commercial buyers to come along! Its got a great location at the intersection of Farley Hampton Road and Route N, just a mile north of the Highway 152 junction on I-435. The notch in the northeast corner of the farm is land that the Highway department took to build an entrance onto I-435 and when that goes in, it will be a prime commercial tract. In the meantime it has got almost 100 tillable acres of good soils and many more could be gained in the Southeast corner.

LOCATION:

Near I-435 East, North of Highway, at the North end of NW Farley Hampton Road.

PRICE:

\$7,500.00/taxable acre or \$975,000.00 total

FSA INFORMATION:

The Surety Map shows 98.93 tillable acres and the soil types are all very good! It will be a good producing farm until it comes time to develop!

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2015 taxes were \$768.12 for 128.15 taxable acres.

RENTAL STATUS:

The farm is rented for the 2016 farming season and will be available after that.

LISTING AGENT:

Rick Barnes (660) 851-1152 or rickey@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 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 The listing may be withdrawn with or without approval.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.

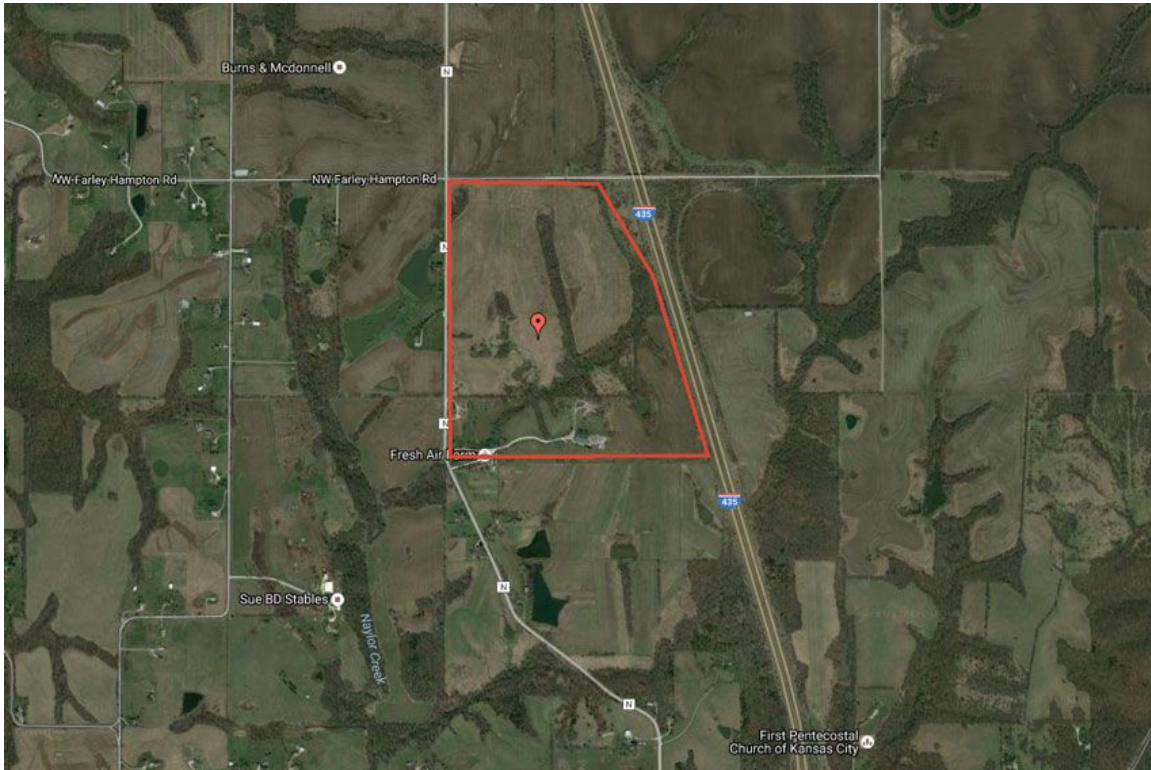
All inquiries, inspections appointments, and offers must be sent through:

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

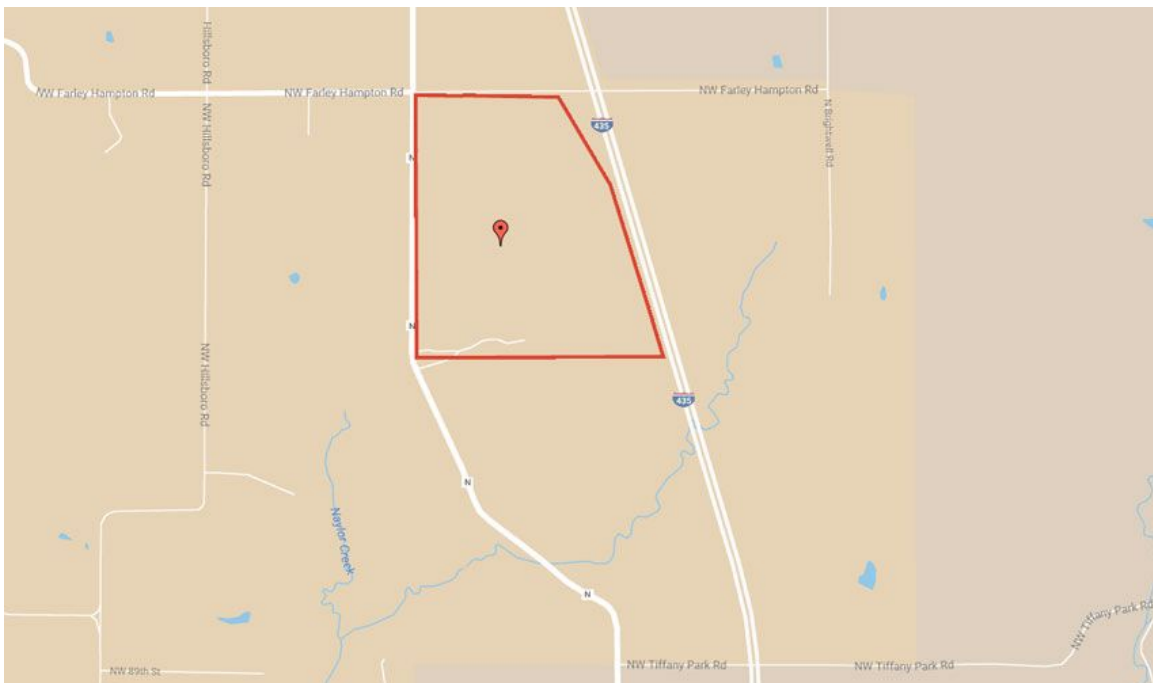


128.15 Acres Platte County, MO

Google Aerial

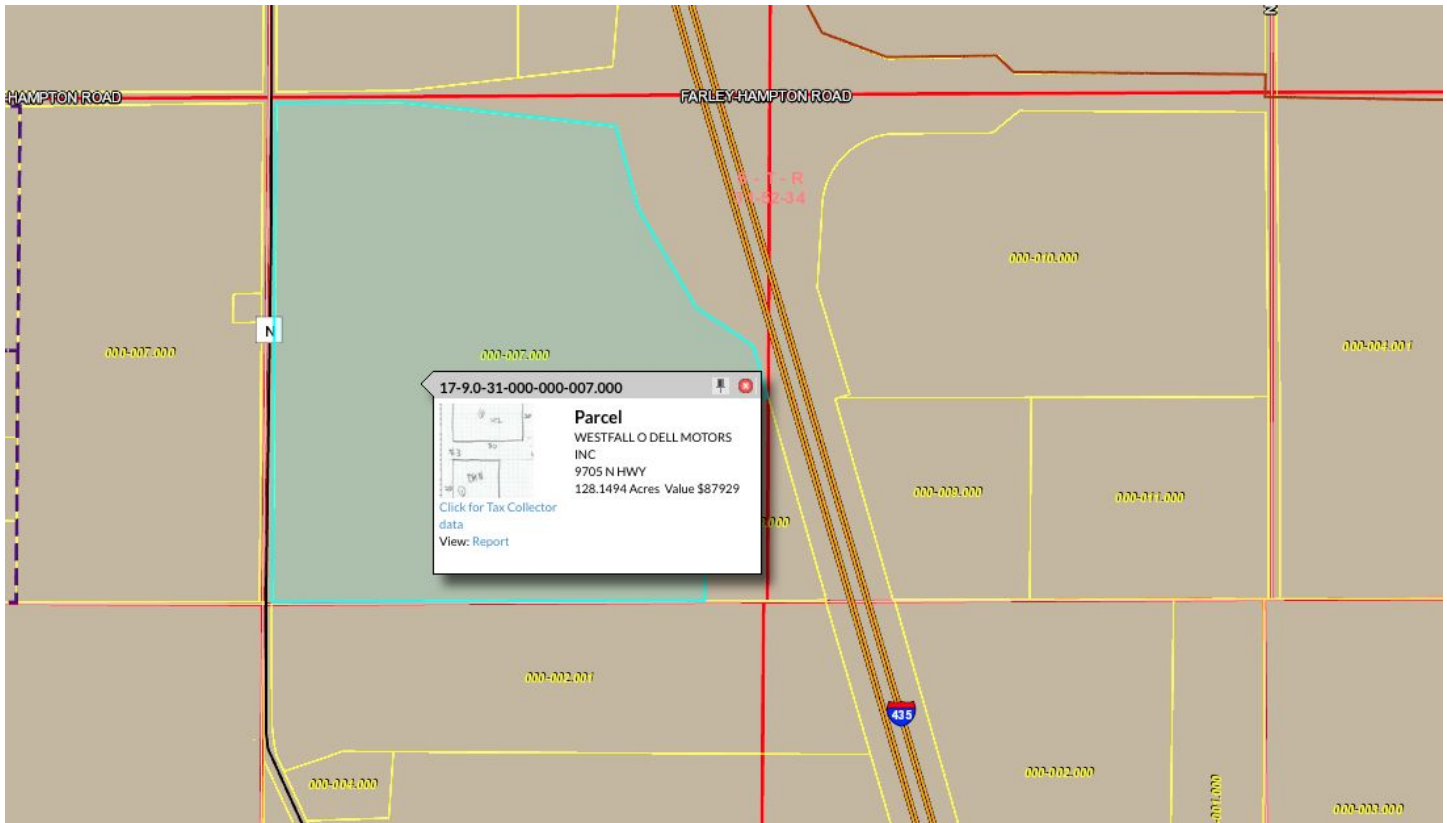


Driving Map



128.15 Acres Platte County, MO

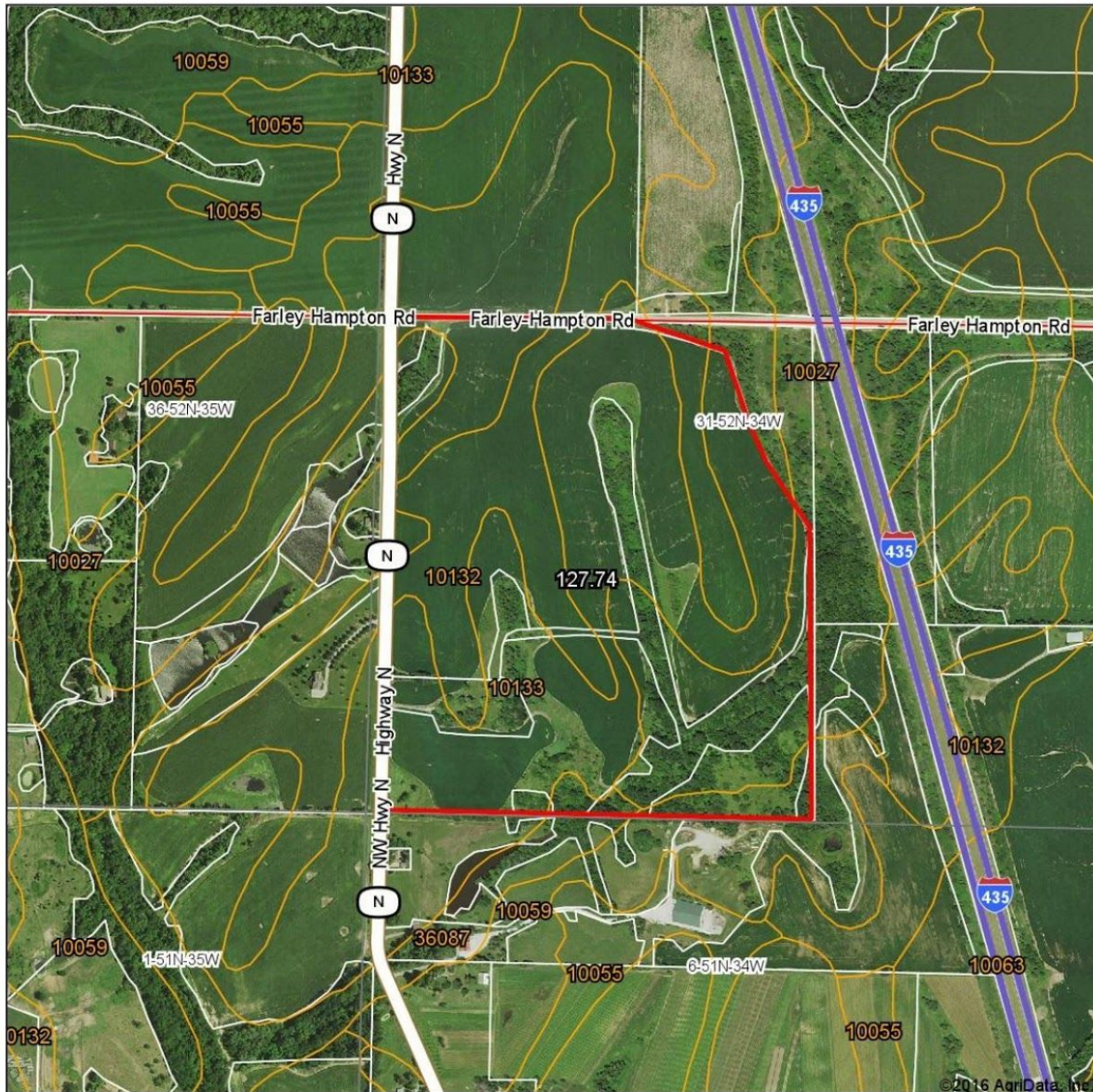
Tax Map



128.15 Acres Platte County, MO

Surety Map

Aerial Map

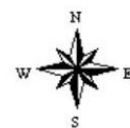


map center: 39° 16' 15.12, -94° 46' 1.9

0ft 823ft 1647ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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31-52N-34W
Platte County
Missouri



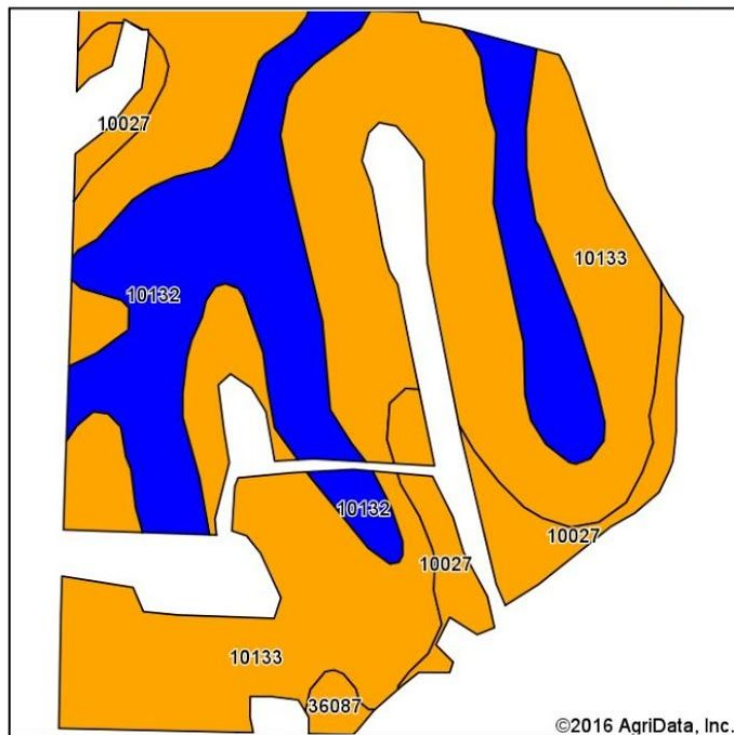
8/16/2016

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

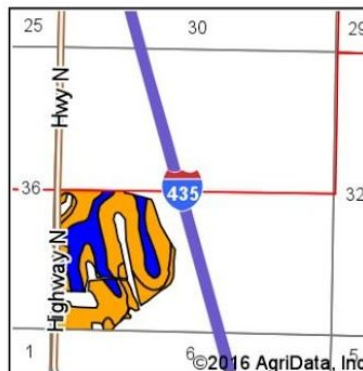
128.15 Acres Platte County, MO

Tillable Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Platte**
 Location: **31-52N-34W**
 Township: **Kickapoo**
 Acres: **98.93**
 Date: **8/16/2016**

Maps Provided By:



Area Symbol: MO165, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10133	Sibley silt loam, 5 to 9 percent slopes	62.55	63.2%		IIIe	88
10132	Sibley silt loam, 2 to 5 percent slopes	26.81	27.1%		IIe	89
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	8.66	8.8%		IIIe	73
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	0.91	0.9%		IIIw	75
Weighted Average						*n 86.8

Area Symbol: MO165, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

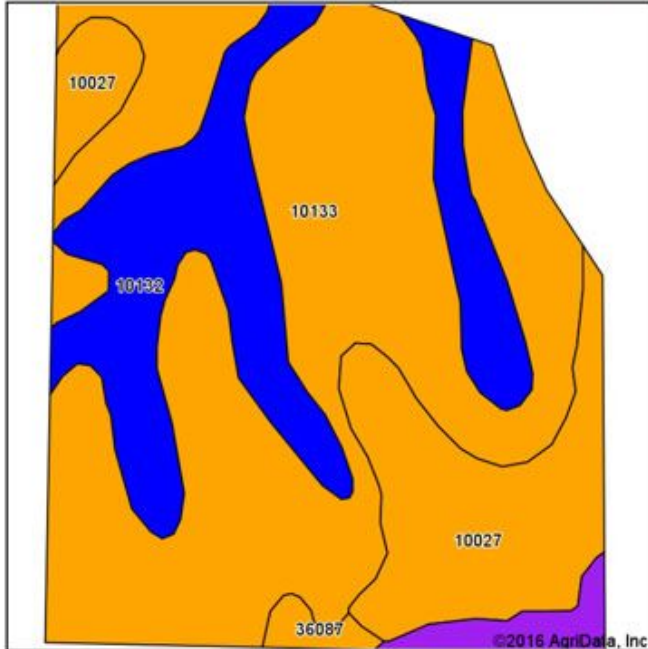
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

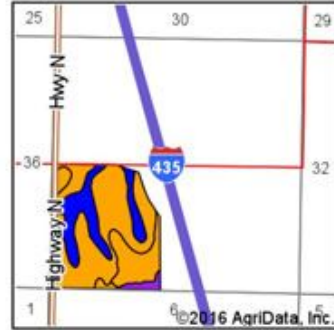
128.15 Acres Platte County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Platte**
 Location: **31-52N-34W**
 Township: **Kickapoo**
 Acres: **127.74**
 Date: **8/16/2016**

Maps Provided By: **surety**
 CUSTOMER ONLINE MAPPING
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Area Symbol: MO165, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10133	Sibley silt loam, 5 to 9 percent slopes	71.96	56.3%		IIIe	88
10132	Sibley silt loam, 2 to 5 percent slopes	28.46	22.3%		Ile	89
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	22.63	17.7%		IIIe	73
10059	Knox silty clay loam, 14 to 20 percent slopes, severely eroded	3.26	2.6%		VIe	47
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	1.43	1.1%		IIIlw	75
Weighted Average						*n 84.4

Area Symbol: MO165, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

128.15 Acres Platte County, MO

Aerial Photos



128.15 Acres Platte County, MO

Aerial Photos

