



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

216 acres, Gentry County, MO

Here's a good producing farm with a great location alongside Highway 169. It lays well, has really good soils (lots of creek bottom) for the neighborhood and its priced to sell. If you're looking for a good farm without that Iowa premium price, check this one out.

LOCATION:

The majority of the farm is located south of Gentry, MO on the corner of HWY O and HWY 169. There is a second tract located south of Gentry, MO on the corner of 280th Street and HWY 169.

PRICE:

~~\$1,015,200.00 total or \$4,700.00/taxable acre~~

NEW PRICE! \$928,800.00 total or \$4,300.00/taxable acre

FSA INFORMATION:

According to the FSA 156 & 578:

Farm Number 5707	Farm Number 5779
Farmland: 192.81 acres	Farmland: 28.22 acres
Cropland: 173.85 acres	Cropland: 22.67 acres
Corn: 53.43 base acres PLC Yield: 88 bu/ac	
Soybeans: 42.17 base acres PLC Yield: 38 bu/ac	

IMPROVEMENTS:

The tract is unimproved.

TAXES/TAXABLE ACRES:

2014 taxes were \$1,188.88 on 216 taxable acres.

RENTAL STATUS:

The farm is currently cash rented to a good long term farmer.

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.



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

216 Acres, Gentry County, MO

may be withdrawn with or without approval.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 thorough:

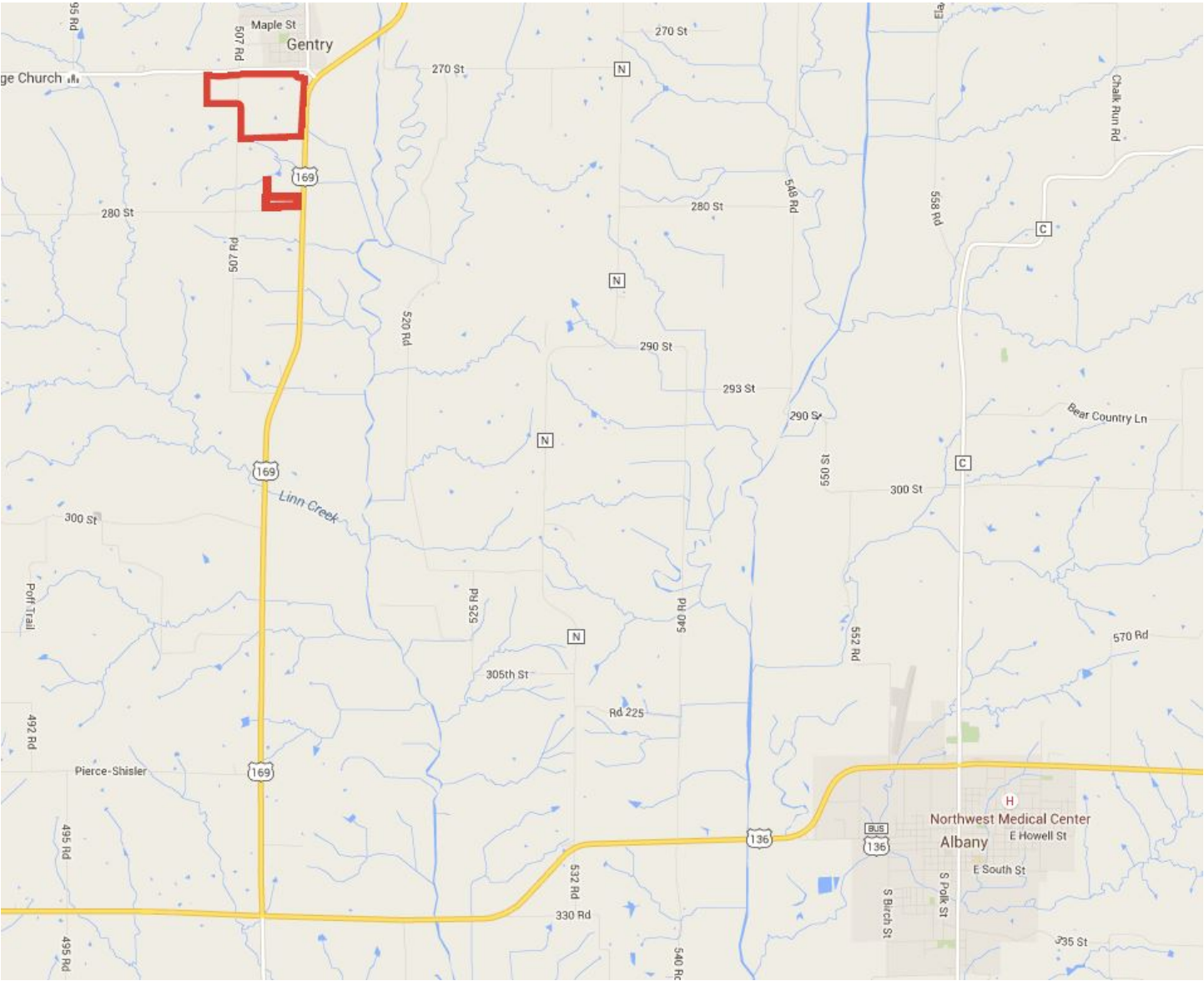
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

Google Aerial



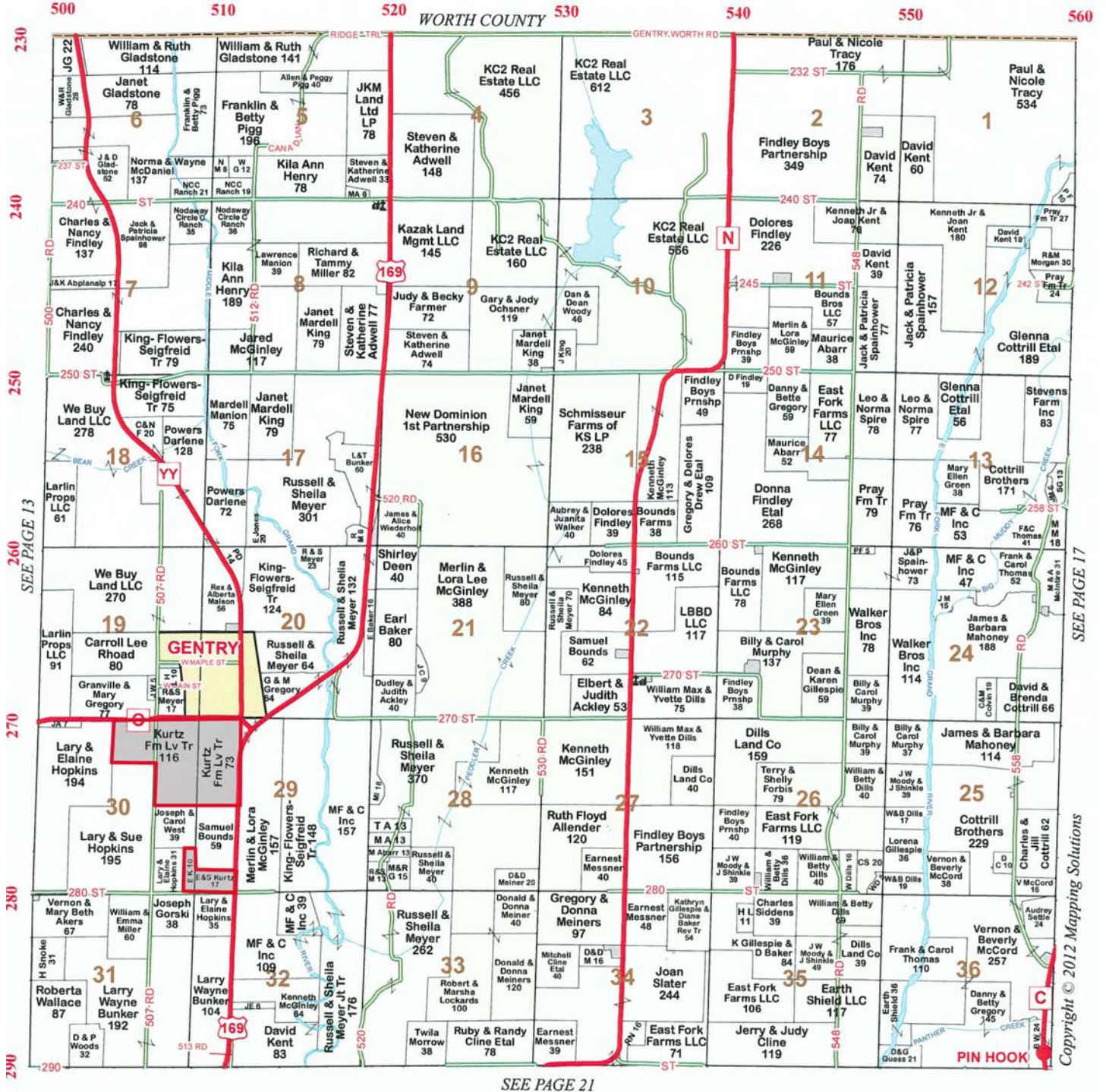
216 Acres, Gentry County, MO

Driving Map



Plat Map

TOWNSHIP 64N • RANGE 31W

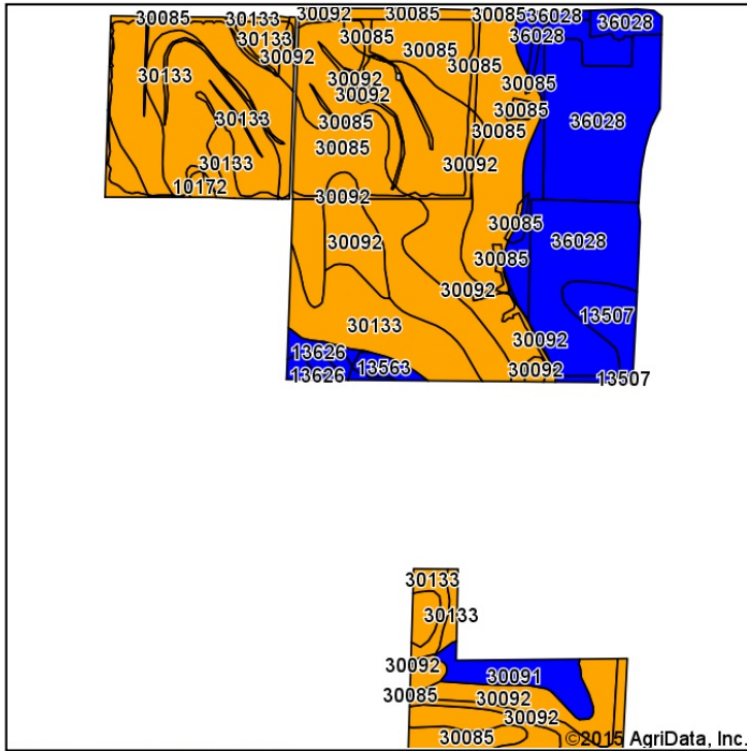


216 Acres, Gentry County, MO

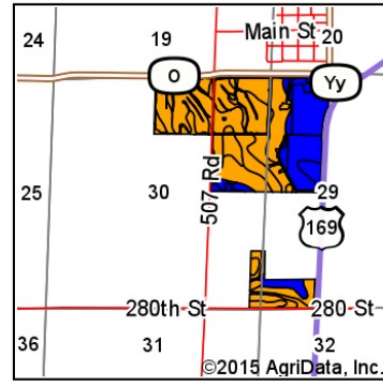
Soil Map

216 Acres, Gentry County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Gentry**
 Location: **30-64N-31W**
 Township: **Bogle**
 Acres: **222.91**
 Date: **8/7/2015**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com



Area Symbol: MO075, Soil Area Version: 14

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	66.68	29.9%		IIIw	70
30092	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	52.32	23.5%		IIIe	75
36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	48.34	21.7%		IIw	82
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	39.85	17.9%		IIIe	58
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	5.54	2.5%		IIe	76
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.77	2.1%		IIw	60
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	3.04	1.4%		IIw	79
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	1.73	0.8%		IIw	81
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.64	0.3%		IIIe	61
Weighted Average						71.7

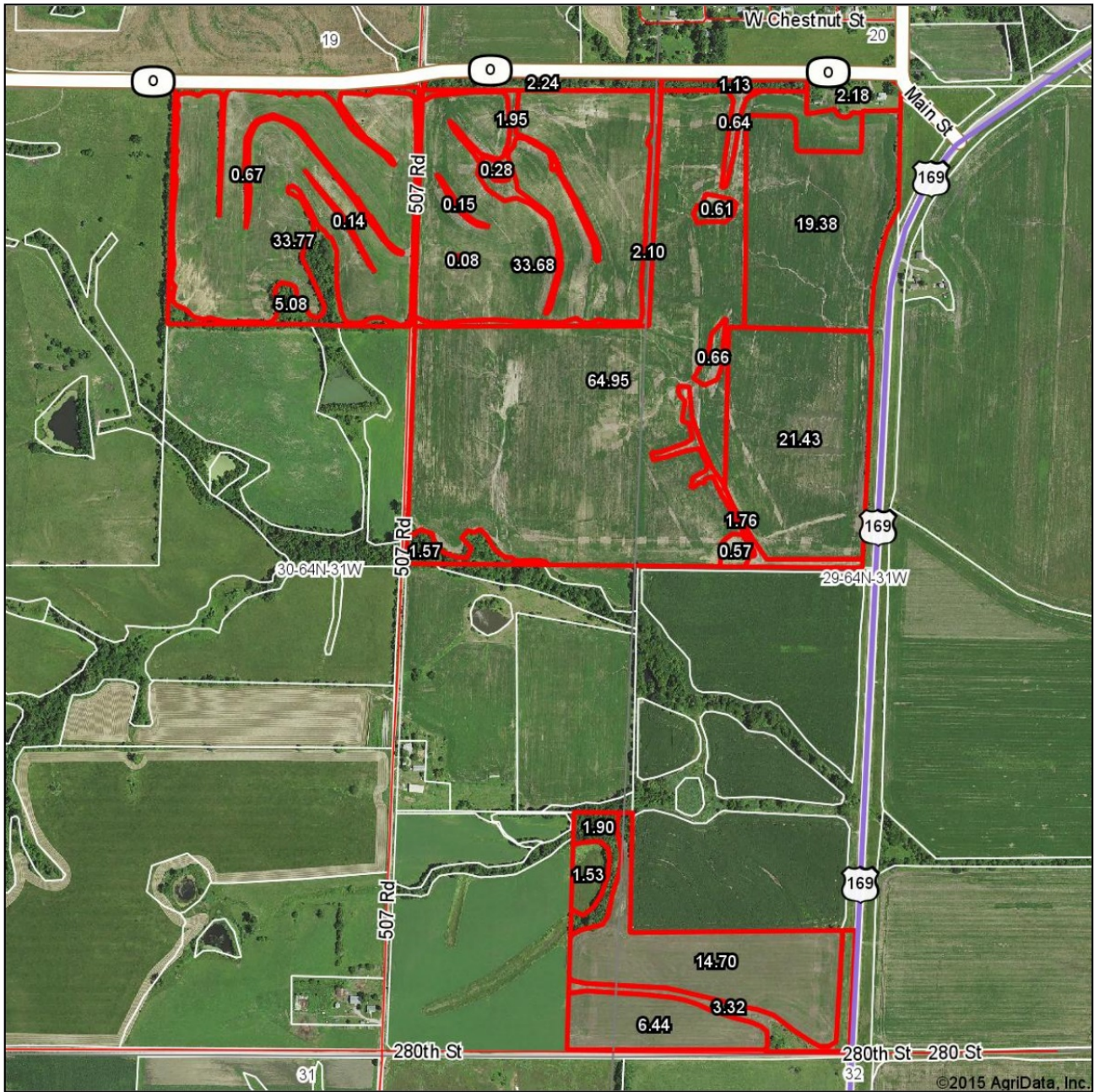
Area Symbol: MO075, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

216 Acres, Gentry County, MO
Surety Map

Aerial Map



map center: 40° 19' 18.64, 94° 25' 38.03

scale: 9763

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

30-64N-31W
Gentry County
Missouri



8/7/2015

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

216 Acres, Gentry County, MO
FSA Map 1



Created: 2/20/2014

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.

Gentry County FSA
 512 E. US HWY 136
 Albany, MO 64402
 Phone: (660)726-5525

1 inch equals 660 feet

**All Measurements are
 For FSA Programs Only**



clu
 plss

**Farm 5707
 Tract 420**

**216 Acres, Gentry County, MO
FSA Map 2**



Created: 2/20/2014

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.

Gentry County FSA
512 E. US HWY 136
Albany, MO 64402
Phone: (660)726-5525

1 inch equals 660 feet

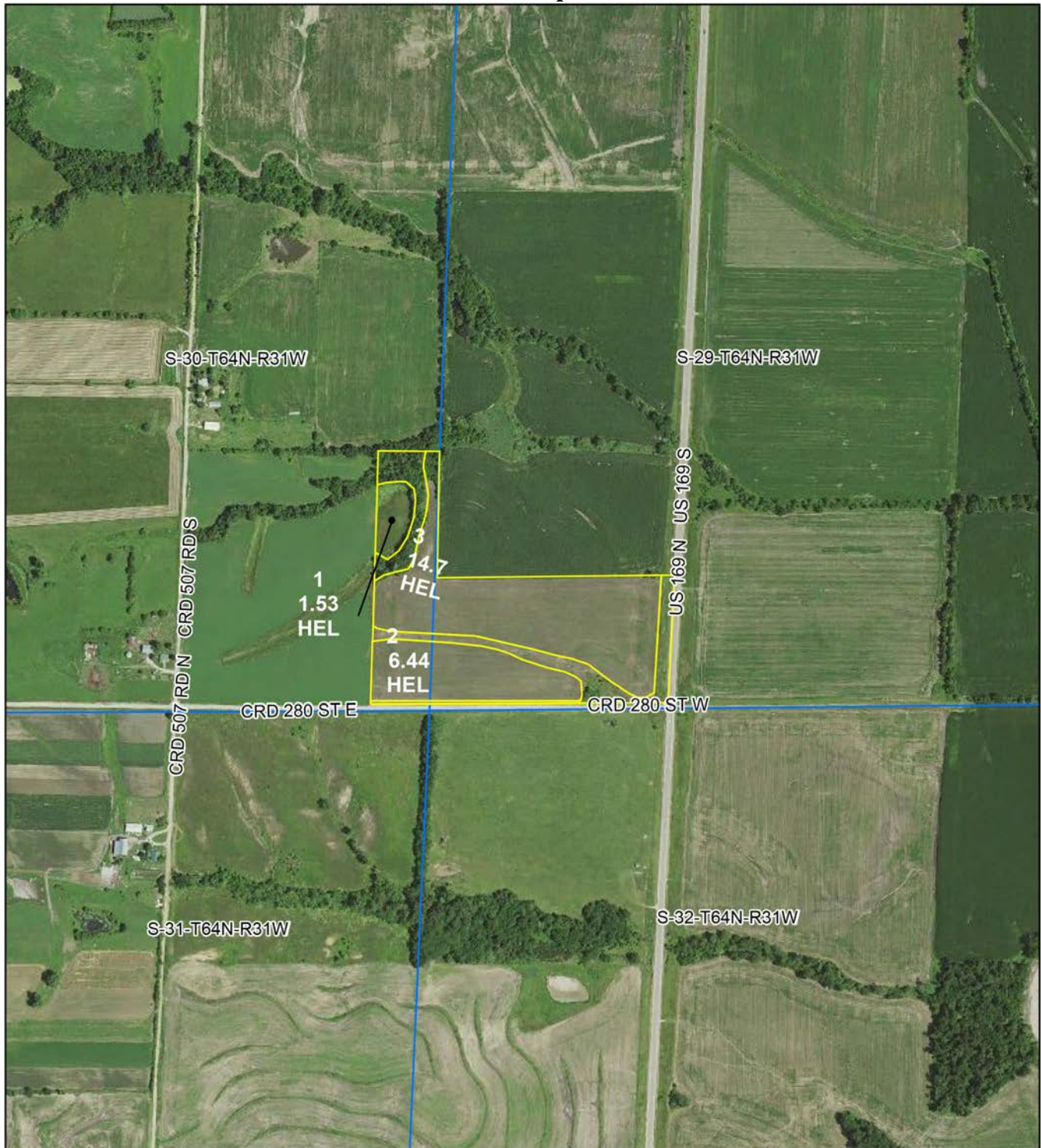
**All Measurements are
For FSA Programs Only**

 clu
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**Farm 5707
Tract 421**



216 Acres, Gentry County, MO
FSA Map 3



Created: 10/14/2014

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.

Gentry County FSA
 512 E. US HWY 136
 Albany, MO 64402
 Phone: (660)726-5525

1 inch equals 660 feet

**All Measurements are
 For FSA Programs Only**



clu
 plss

**Farm 5779
 Tract 425**

216 Acres, Gentry County, MO
FSA 156EZ 1

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 11, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 5707

County : GENTRY

Operator Name : NORTH MO GRAIN CO LLC

Farms Associated with Operator : 19-185-925, 19-159-943, 19-159-970, 19-159-1471, 29-129-2241, 29-129-2242, 29-129-2704, 29-075-2968, 29-129-3340, 19-159-3479, 29-129-3553, 29-081-3801, 19-053-4127, 19-185-4698, 29-081-5238, 19-185-5268, 29-075-5707, 29-075-5779

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
192.81	173.85	173.85	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	173.85	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	0.00	0	0	
Corn	53.43	0.00	0	88	
Soybeans	42.17	0.00	0	38	
TOTAL	95.60	0.00			

NOTES

State : MISSOURI

Farm Number : 5707

County : GENTRY

Tract Number : 420

Description : G-3 S30 T64 R31

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : KURTZ FAMILY LIVING TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.93	67.45	67.45	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	67.45	0.00	0.00	0.00	0.00	

216 Acres, Gentry County, MO
FSA 156EZ 2

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 11, 2015

Abbreviated 156 Farm Record

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	20.73	0.00	0	88
Soybeans	16.36	0.00	0	38
TOTAL	37.09	0.00		

NOTES

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State : MISSOURI

County : GENTRY

Farm Number : 5707

Tract Number : 421

Description : G-3 S30,29 T64 R31

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : KURTZ FAMILY LIVING TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
114.88	106.40	106.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	106.40	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	32.70	0.00	0	88
Soybeans	25.81	0.00	0	38
TOTAL	58.51	0.00		

NOTES

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216 Acres, Gentry County, MO
FSA 156EZ 3

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 11, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 5779

County : GENTRY

Operator Name : NORTH MO GRAIN CO LLC

Farms Associated with Operator : 19-185-925, 19-159-943, 19-159-970, 19-159-1471, 29-129-2241, 29-129-2242, 29-129-2704, 29-075-2968, 29-129-3340, 19-159-3479, 29-129-3553, 29-081-3801, 19-053-4127, 19-185-4698, 29-081-5238, 19-185-5268, 29-075-5707, 29-075-5779

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
28.22	22.67	22.67	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	22.67	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	0.00	0	0	
Corn	0.00	0.00	0	0	

NOTES

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State : MISSOURI

Farm Number : 5779

County : GENTRY

Tract Number : 425

Description : G-3 S30,29 T64 R31

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : KURTZ FAMILY LIVING TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.22	22.67	22.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	22.67	0.00	0.00	0.00	0.00	

Tract Number	CLU/ Field	Crop/ Commodity	Variety/ Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
420	1	CORN	YEL	N	GR			C	I	A	33.77		Yes			4-24-2015	01	
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
	3	CORN	YEL	N	GR			C	I	A	33.68		Yes			4-24-2015	01	
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated		Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CORN	YEL	N	GR	67.45														
Photo Number/Legal Description: G-3 S30 T64 R31																		
Cropland: 67.45			Reported on Cropland: 67.45									Difference: 0.00			Reported on Non-Cropland: 0.00			
421	2	CORN	YEL	N	GR			C	I	A	21.43		Yes			4-24-2015	01	
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
	15	CORN	YEL	N	GR			C	I	A	19.38		Yes			4-24-2015	01	
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
	21	CORN	YEL	N	GR			C	I	A	64.95		Yes			4-24-2015	01	
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
	22	MIXFG	IGS	N	LS			C	I	A	0.64		Yes			9-9-1999	01	2020
		Producer	NORTH MO GRAIN CO LLC						Share	100.00		RMA Unit				NAP Unit	3100	
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated		Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
MIXFG	IGS	N	LS	0.64			CORN	YEL	N	GR	105.76							
Photo Number/Legal Description: G-3 S30,29 T64 R31																		
Cropland: 106.40			Reported on Cropland: 106.40									Difference: 0.00			Reported on Non-Cropland: 0.00			

216 Acres, Gentry County, MO
FSA 578 2

Gentry, Missouri

FSA - 578 (02-01-91)

Farm Number: 5707

Operator Name and Address

NORTH MO GRAIN CO LLC
609 VINE ST
RIDGEWAY, MO 64481-9158

**REPORT OF COMMODITIES
FARM SUMMARY**

PROGRAM YEAR: 2015

DATE: 7-22-2015

PAGE: 2

Original: BR

Revision: _____

Cropland: 173.85

Farmland: 192.81

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name				C/C	Share	C/C	Share	C/C	Share	C/C	Share
NORTH MO GRAIN CO LLC				MIXFG	100.00	CORN	100.00				
Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
MIXFG	IGS	N	LS	0.64		CORN	YEL	N	GR	173.21	

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) John Mammillo POA Date 7/22/15

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

**PRODUCER ON
REGISTER-2015 578
TIMELY FILED**

FSA 578 3

Gentry, Missouri

FSA - 578 (02-01-91)

Farm Number: 5779

Operator Name and Address

NORTH MO GRAIN CO LLC
609 VINE ST
RIDGEWAY, MO 64481-9158

**REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING**

PROGRAM YEAR: 2015

DATE: 7-22-2015

PAGE: 1

Original: _____

Revision: _____

Cropland: 22.67

Farmland: 28.22

Tract Number	CLU/ Field	Crop/ Commodity	Variety/ Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
425	1	CORN	YEL	N	GR			C	I	A	1.53		Yes			4-24-2015	01	
		Producer NORTH MO GRAIN CO LLC																
	2	CORN	YEL	N	GR			C	I	A	6.44		Yes			4-24-2015	01	
		Producer NORTH MO GRAIN CO LLC																
	3	CORN	YEL	N	GR			C	I	A	14.70		Yes			4-24-2015	01	
		Producer NORTH MO GRAIN CO LLC																
										Share 100.00			RMA Unit			NAP Unit 3100		
										Share 100.00			RMA Unit			NAP Unit 3100		
										Share 100.00			RMA Unit			NAP Unit 3100		

Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CORN	YEL	N	GR	22.67													

Photo Number/Legal Description: G-3 S30,29 T64 R31

Cropland: 22.67

Reported on Cropland: 22.67

Difference: 0.00

Reported on Non-Cropland: 0.00

**216 Acres, Gentry County, MO
FSA 578 4**

Gentry, Missouri

FSA - 578 (02-01-91)

Farm Number: 5779

Operator Name and Address

NORTH MO GRAIN CO LLC
609 VINE ST
RIDGEWAY, MO 64481-9158

**REPORT OF COMMODITIES
FARM SUMMARY**

PROGRAM YEAR: 2015

DATE: 7-22-2015

PAGE: 2

Original: *br/ban*

Revision: _____

Cropland: 22.67

Farmland: 28.22

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name				C/C	Share	C/C	Share	C/C	Share			
NORTH MO GRAIN CO LLC				CORN	100.00							
Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	
CORN	YEL	N	GR	22.67								

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) *[Signature]* *POA* Date *7-22-15*

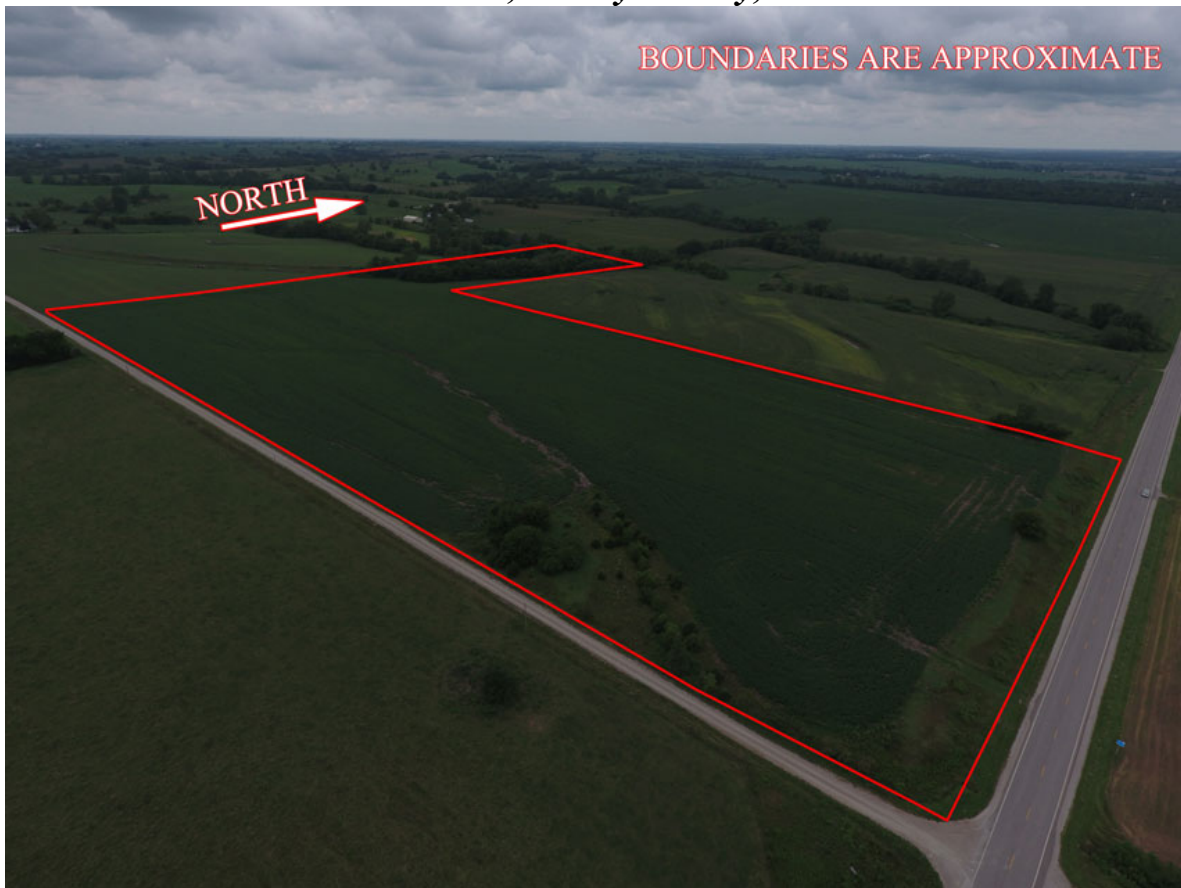
This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

**PRODUCER ON
REGISTER-2015 578
TIMELY FILED**

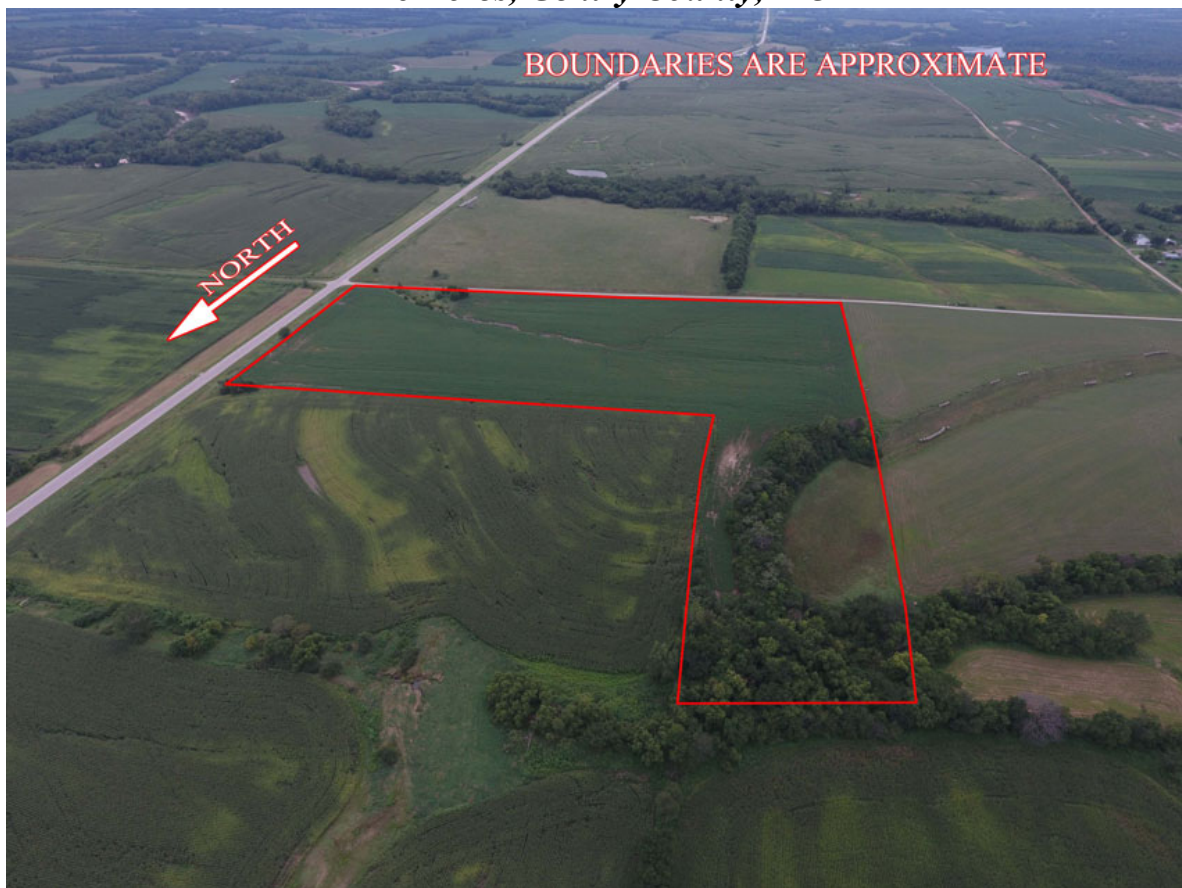
Google Aerials



216 Acres, Gentry County, MO



216 Acres, Gentry County, MO



216 Acres, Gentry County, MO

