



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

44.7 acres, Platte County, MO

This tract offers a nice location and good access just minutes away from Smithville. It lays nice and will offer nice income until you decide to build your own home.

LOCATION:

Take US 169 North out of Smithville MO for approximately $\frac{3}{4}$ of a mile then turn left on to County Road KK. Take County Road KK Northwest approximately $\frac{3}{4}$ of a mile and make a right on Thomas Lane Road. Take Thomas Lane Road Northwest for approximately $1\frac{1}{2}$ miles and make a left on to Little Platte Road. The farm is located a little over $\frac{1}{2}$ mile down the road on the South side of the road.

PRICE:

\$262,000.00 total

FSA INFORMATION:

According to the FSA 156 & 578:

Farmland: 45.27 ac

Cropland: 39.79 ac

Corn: 7.06 base ac PLC Yield: 87 bu/ac

Soybeans: 6.04 base ac PLC Yield: 27 bu/ac

IMPROVEMENTS:

The tract is unimproved.

TAXES/TAXABLE ACRES:

2014 taxes were \$166.03 on 44.32 taxable acres.

RENTAL STATUS:

Available for the 2016 farming season.

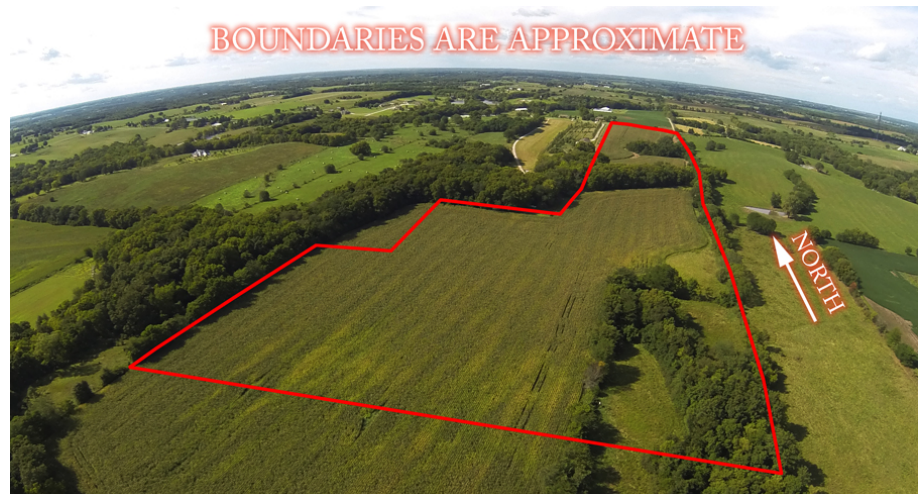
LISTING AGENT:

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.



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

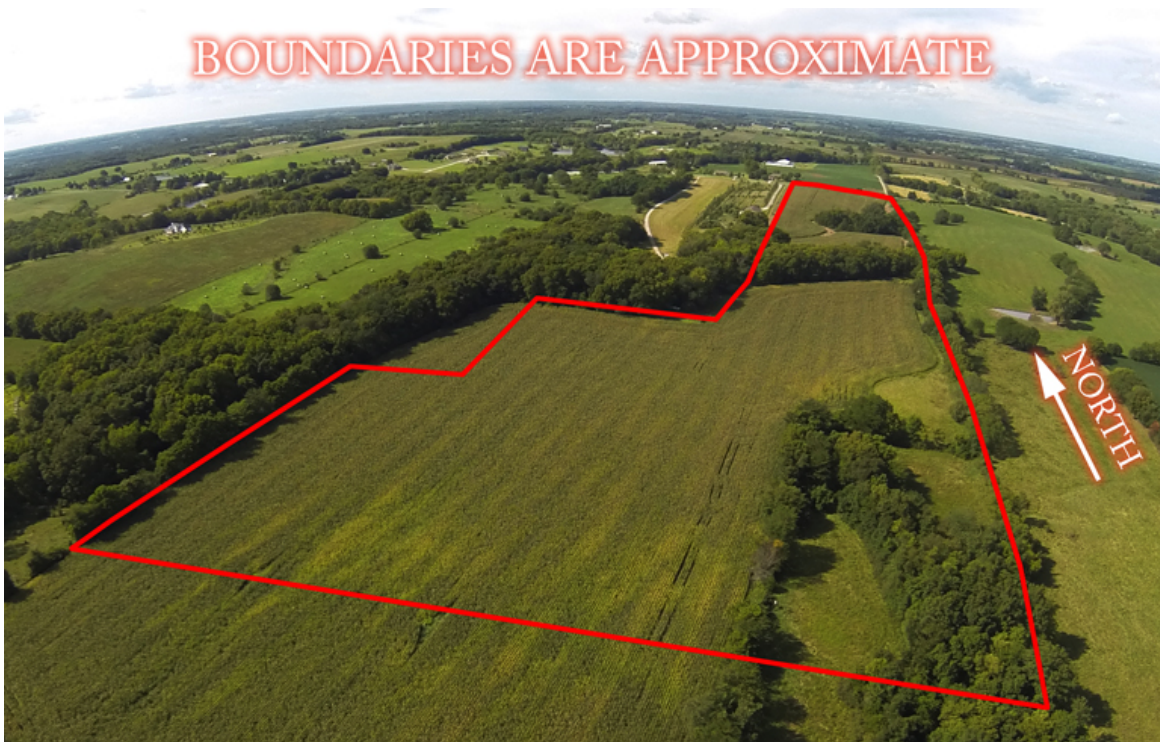
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 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

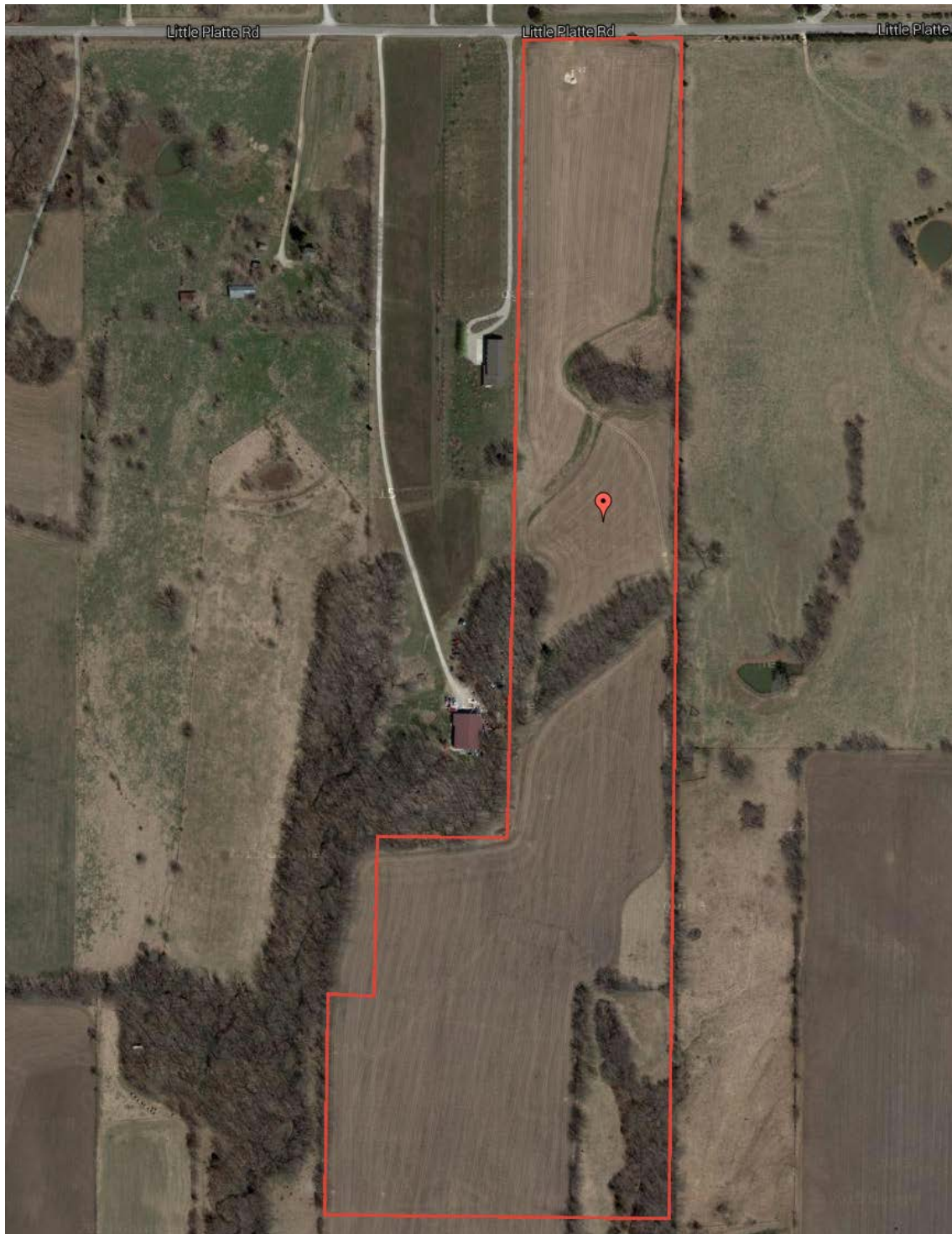
44.7 acres, Platte County, MO
Aerial Photos



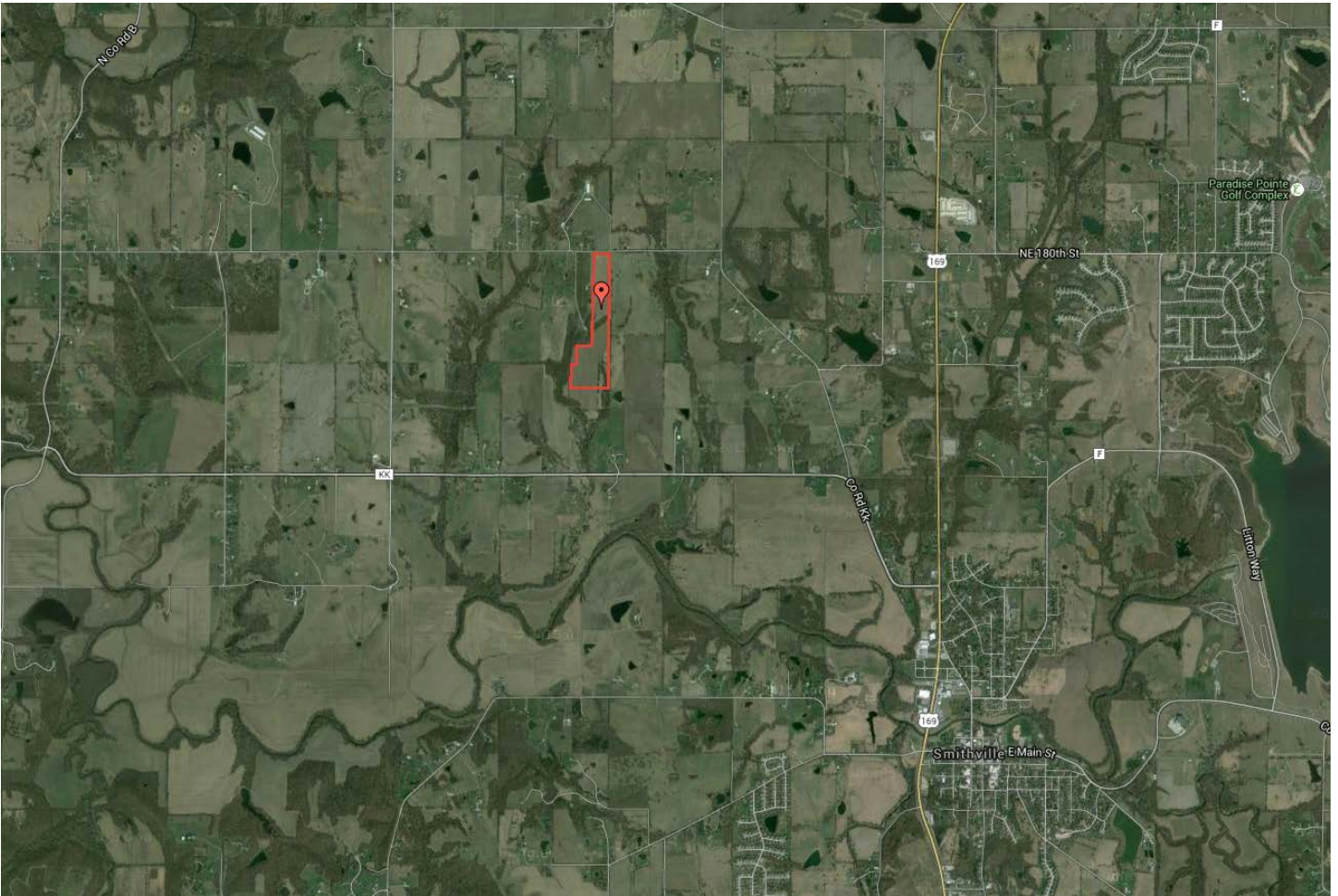
44.7 acres, Platte County, MO



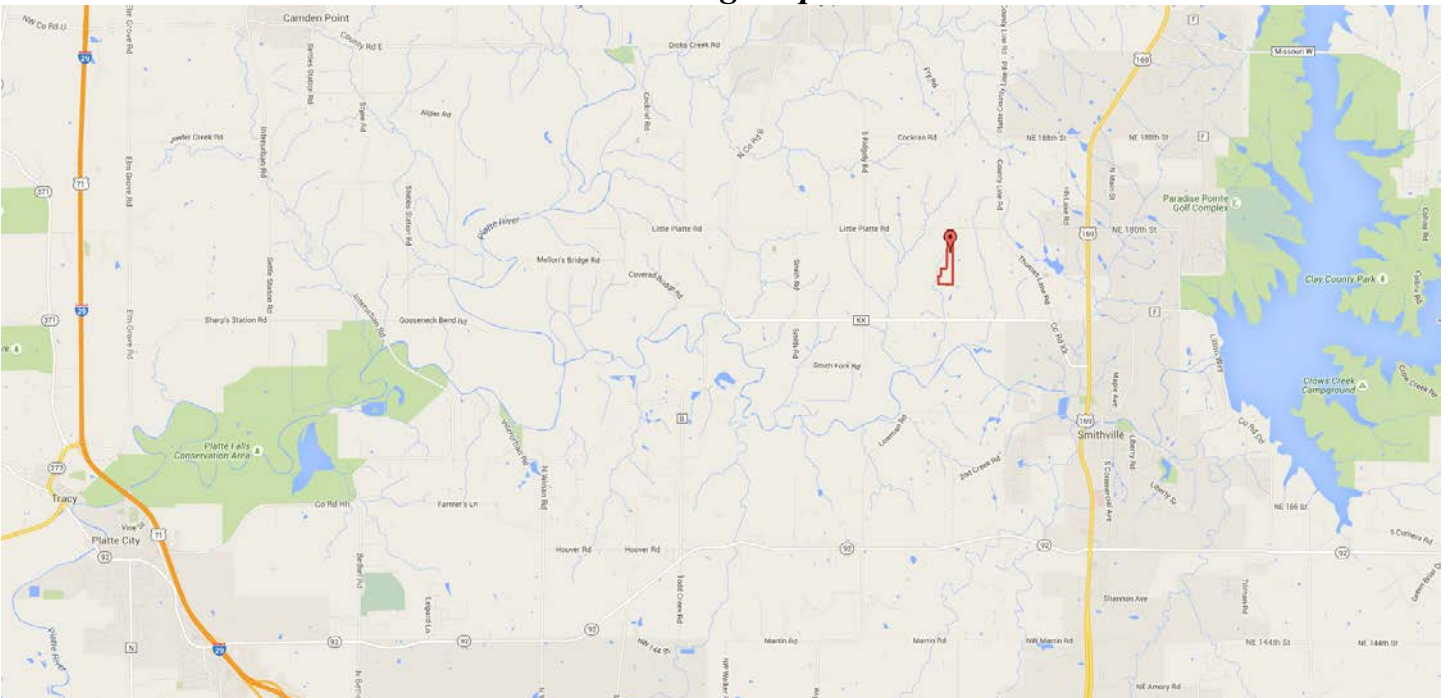
44.7 acres, Platte County, MO
Google Aerial



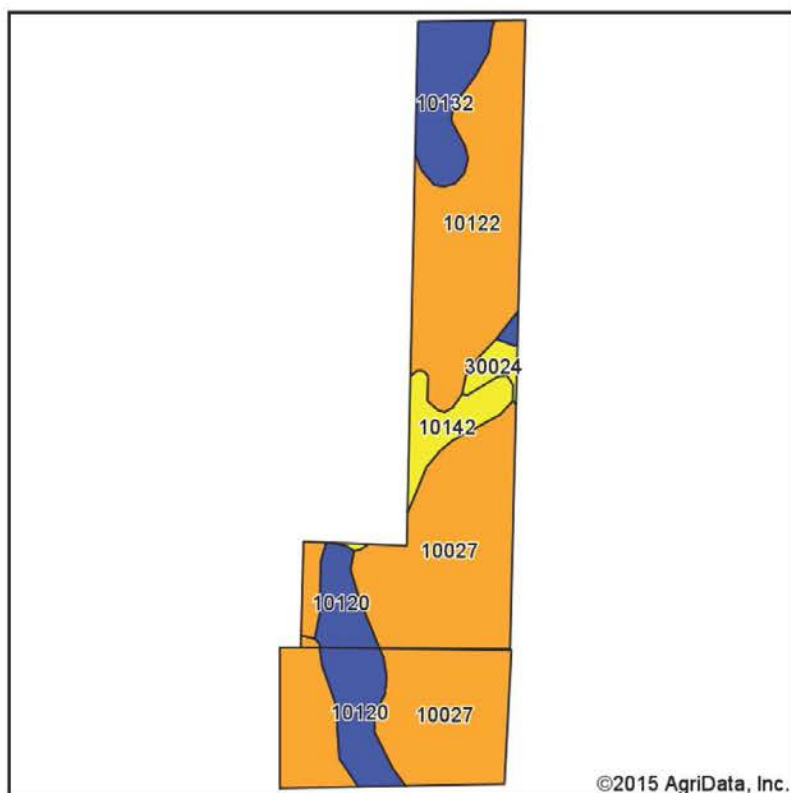
44.7 acres, Platte County, MO
General Location Aerial



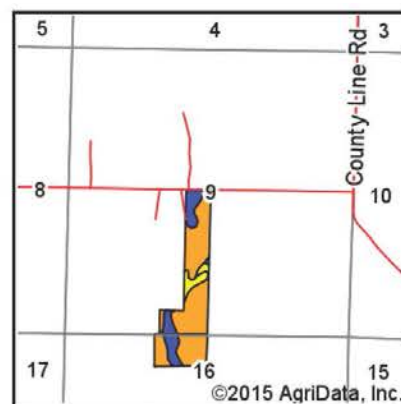
Driving Map



44.7 acres, Platte County, MO **Soil Map**



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Platte**
 Location: **9-53N-33W**
 Township: **Preston**
 Acres: **44.7**
 Date: **7/23/2015**

Maps Provided By:



Area Symbol: MO165, Soil Area Version: 13

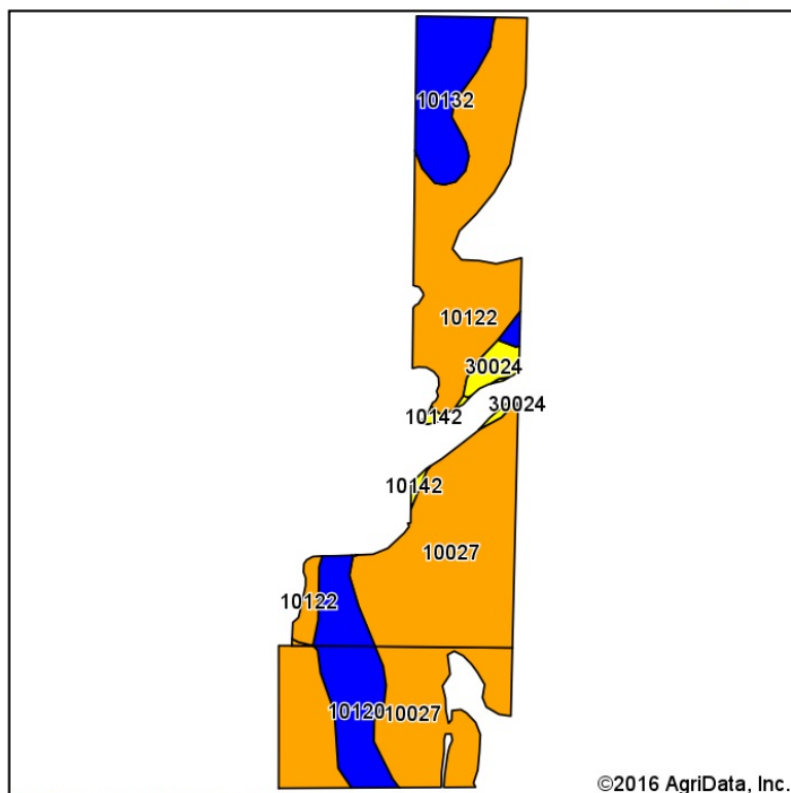
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	21.03	47.0%		IIIe	73
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	12.50	28.0%		IIIe	68
10120	Sharpsburg silt loam, 2 to 5 percent slopes	4.51	10.1%		Ile	75
10132	Sibley silt loam, 2 to 5 percent slopes	3.66	8.2%		Ile	89
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	2.27	5.1%		IVe	23
30024	Armster loam, 9 to 14 percent slopes, eroded	0.73	1.6%		IVe	48
Weighted Average						70.2

Area Symbol: MO165, Soil Area Version: 13

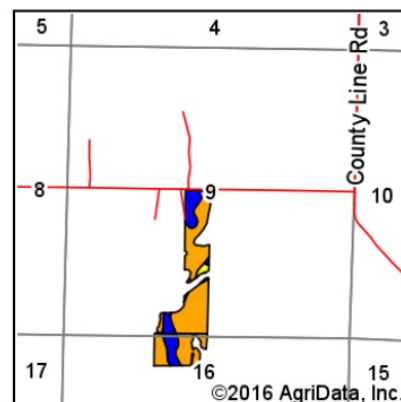
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

44.7 acres, Platte County, MO **Soil Map of Tillable Acres**



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Platte**
 Location: **9-53N-33W**
 Township: **Preston**
 Acres: **37.78**
 Date: **2/18/2016**

Maps Provided By:

 CUSTOMIZED 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
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	18.72	49.6%		IIIe	73
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	10.15	26.9%		IIIe	68
10120	Sharpsburg silt loam, 2 to 5 percent slopes	4.29	11.4%		Ile	75
10132	Sibley silt loam, 2 to 5 percent slopes	3.67	9.7%		Ile	89
30024	Armster loam, 9 to 14 percent slopes, eroded	0.66	1.7%		IVe	48
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	0.29	0.8%		IVe	22
Weighted Average						*n 72.6

Area Symbol: MO165, Soil Area Version: 14

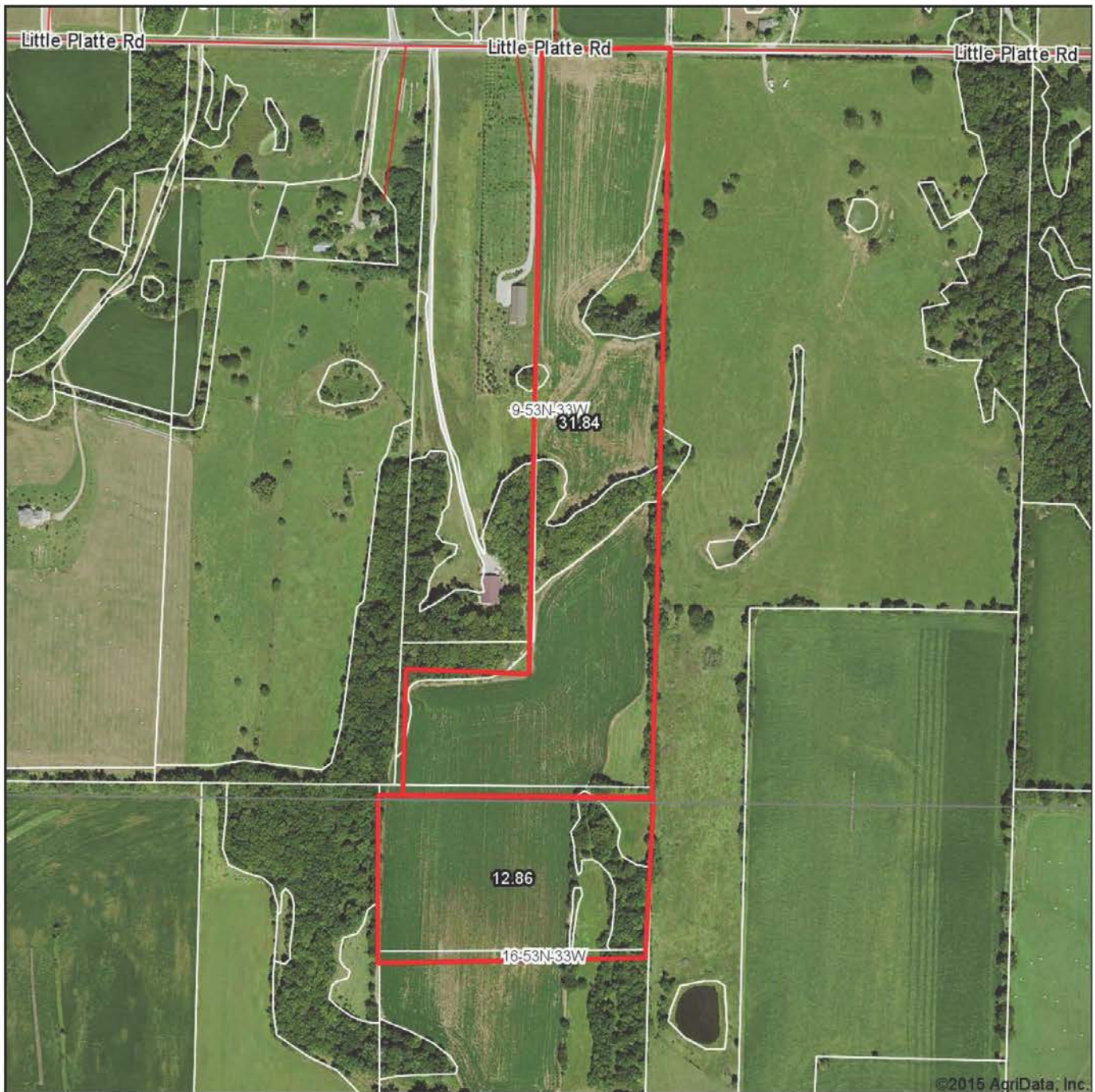
*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tillable acres are approximate.

44.7 acres, Platte County, MO
Surety Map



map center: 39° 24' 52.59, 94° 36' 44.98
scale: 6334

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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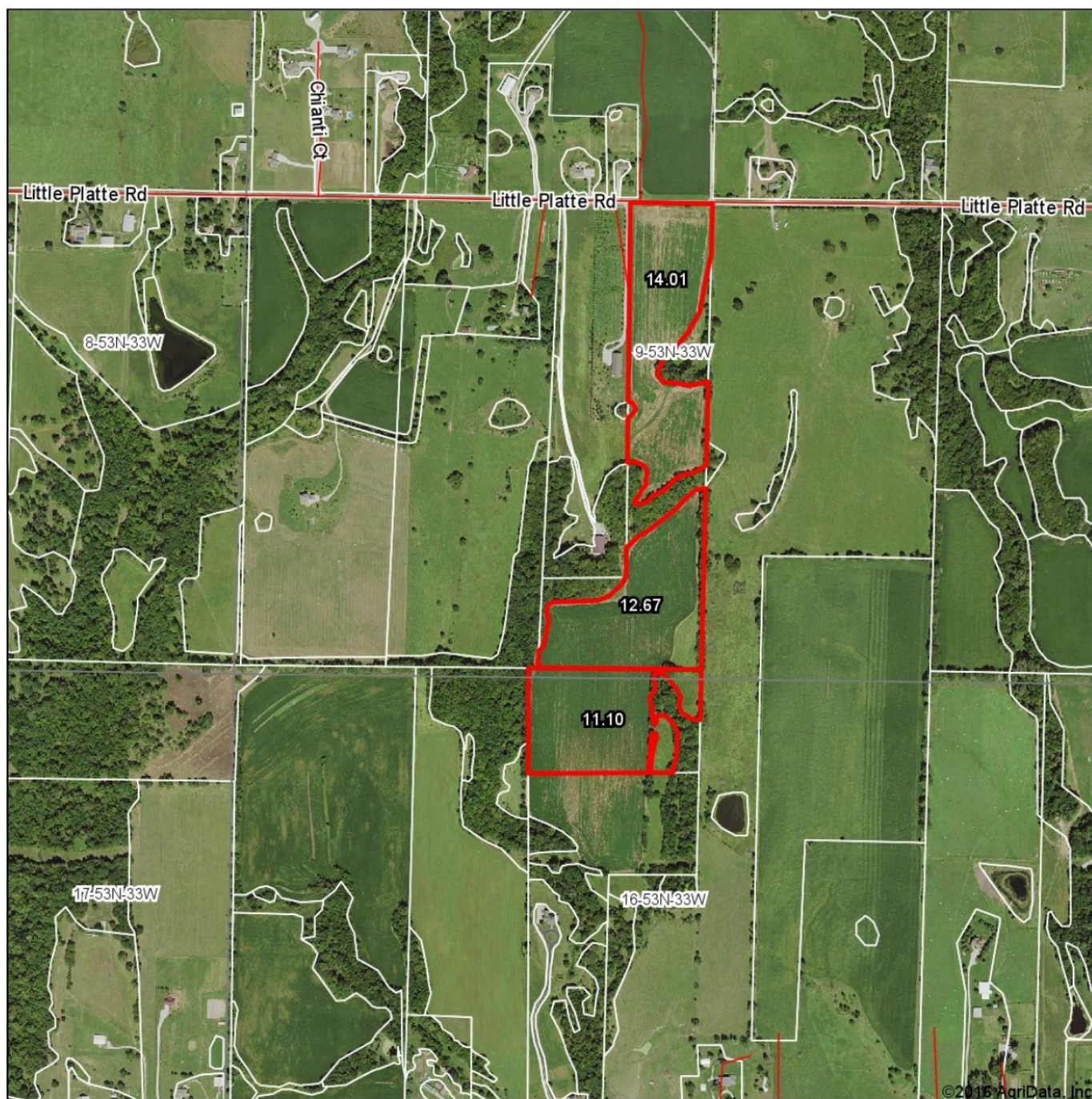
9-53N-33W
Platte County
Missouri



7/23/2015

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

44.7 acres, Platte County, MO
Surety Map of Tillable Acres



map center: 39° 24' 50.53, 94° 36' 50.82

0ft 873ft 1745ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9-53N-33W
Platte County
Missouri



2/18/2016

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

Tillable acres are approximate.

44.7 acres, Platte County, MO

FSA 156

Missouri

Platte

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4700

Prepared: 8/25/15 9:07 AM

Crop Year: 2015

Page: 1 of 2

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
		2006 29165 2

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
45.27	39.79	39.79	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	39.79	0.0	0.0			N	

ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default
NONE	CORN , SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	7.06		87	0.0
SOYBEANS	6.04		27	0.0
Total Base Acres:	13.1			

Tract Number: 9228 Description: P5/ S8-T53-R33 FAV/WR History: N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
12.92	11.19	11.19	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	11.19	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	1.99		87	0.0
SOYBEANS	1.7		27	0.0
Total Base Acres:	3.69			

Owners:

Other Producers:

44.7 acres, Platte County, MO
FSA 156

Missouri
 Platte

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

Report ID: FSA-156EZ

FARM: 4700

Prepared: 8/25/15 9:07 AM

Crop Year: 2015

Page: 2 of 2

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.

Tract Number: 9237 Description: P5/S9/T53/R33

FAV/WR
 History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
32.35	28.6	28.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	28.6	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	5.07		87	0.0
SOYBEANS	4.34		27	0.0
Total Base Acres:	9.41			

Owners: '

Other Producers:

44.7 acres, Platte County, MO
FSA 578

Platte, Missouri

FSA - 578 (02-01-91)

Farm Number: 4700

Operator Name and Address

PROGRAM YEAR: 2015

DATE: 8-25-2015

PAGE: 1

Original: _____

Revision: _____

Cropland: 39.79

Farmland: 45.27

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

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					
9228	165	GRASS	BRO	N	LS			C	IV	A	11.19		Yes				01						
Producer										Share 66.67	RMA Unit				NAP Unit 2389								
										33.33													
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated		Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated					
GRASS	BRO	N	LS	11.19																			
Photo Number/Legal Description: P5/ S8-T53-R33																							
Cropland: 11.19						Reported on Cropland: 11.19						Difference: 0.00			Reported on Non-Cropland: 0.00								
9237	7	GRASS	BRO	N	LS			C	IV	A	1.92		Yes				01						
Producer										Share 66.67	RMA Unit				NAP Unit 2389								
										33.33													
										8	CORN	YEL	N	GR		C	I	A	12.67		Yes	4-17-2015	01
Producer										Share 66.67	RMA Unit				NAP Unit 2389								
										33.33													
										9	CORN	YEL	N	GR		C	I	A	14.01		Yes	4-17-2015	01
Producer										Share 66.67	RMA Unit				NAP Unit 2389								
										33.33													
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated		Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated					
GRASS	BRO	N	LS	1.92			CORN	YEL	N	GR	26.68												
Photo Number/Legal Description: P5/S9/T53/R33																							
Cropland: 28.60						Reported on Cropland: 28.60						Difference: 0.00			Reported on Non-Cropland: 0.00								

Platte, Missouri

FSA - 578 (02-01-91)

Farm Number: 4700

Operator Name and Address

PROGRAM YEAR: 2015

DATE: 8-25-2015

PAGE: 2

Original: _____

Revision: _____

Cropland: 39.79

Farmland: 45.27

**REPORT OF COMMODITIES
FARM SUMMARY**

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
				GRASS	33.33	CORN	33.33				
				GRASS	66.67	CORN	66.67				
Crop/Commodity	Variety/Type	Irr Prac	Int Use	Rpt Exp	Det Exp	Rpt Pvt	Det Pvt	Rpt Vol	Det Vol	Rpt NA	Det NA
GRASS	BRO	N	LS					13.11			
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	26.68							

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

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.

44.7 acres, Platte County, MO
FSA Aerial



Created: 8/12/2015

Platte County FSA

1:7,920



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.

**All Measurements are
For FSA Programs Only**

- clu
- crp
- plss

**Farm 4700
Tract 9228**