



PUBLIC OFFERING

320.93 Acres, Atchison County, MO
Wednesday, June 8, 2016 at 10:30 am
Velma Houts Bldg, 201 U.S. 136, Rock Port, MO

*Barnes Realty is proud to offer 320.93 acres of high quality Missouri River bottomland at public auction on June 8, 2016. The property is cash rented for 2016 to a good neighboring farmer and the buyer will get the year's rent at closing. The property will be offered in 2 options, each with **excellent** Class II soils! Option 1 has approximately 5,000 bushels of older, but still usable, grain storage and Option 2 has 50,000 bushels of modern grain storage with aeration floors and fans. **THIS IS A GOOD OPPORTUNITY TO PURCHASE A GREAT INVESTMENT FARM AND GET THE YEAR'S INCOME, TOO!!***

Option Details:

Option 1: 77.78 ac (Tract 1)

Option 2: Approx. 243.15 ac (Tracts 2 & 3)

Option 3: Options 1 & 2 Combined

Property Location:

Option 1: 0.5 miles north of US Hwy 136 west of Phelps City, alongside Rd 220.

Option 2: Alongside and East of State Hwy 111, 2 miles South of the Langdon exit on I-29.

FSA Information:

Coming Soon

2015 Taxes/Taxable Acres:

Option 1: Total taxes of \$1,234.93 on 77.78 taxable acres.
(Real Estate: \$594.93, Drainage: \$640.00)

Option 2: Total taxes of \$3,653.12 on 243.15 taxable acres.
(Real Estate: \$1,931.62, Drainage: \$1,721.50)

Listing Agent:

Rick Barnes: (660) 851-1152 or rickey@barnesrealty.com

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 July 8, 2016 at 10:30 am at the First American Title in St. Joseph, MO. 2016 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. Loan policy, if any, paid by buyer.

Barnes Realty is agent for the seller.

Barnes Realty

18156 Hwy 59, Mound City, MO 64470 • www.BarnesRealty.com • 1-800-648-3177

Rick Barnes, Broker: 660-851-1152



Tract 1



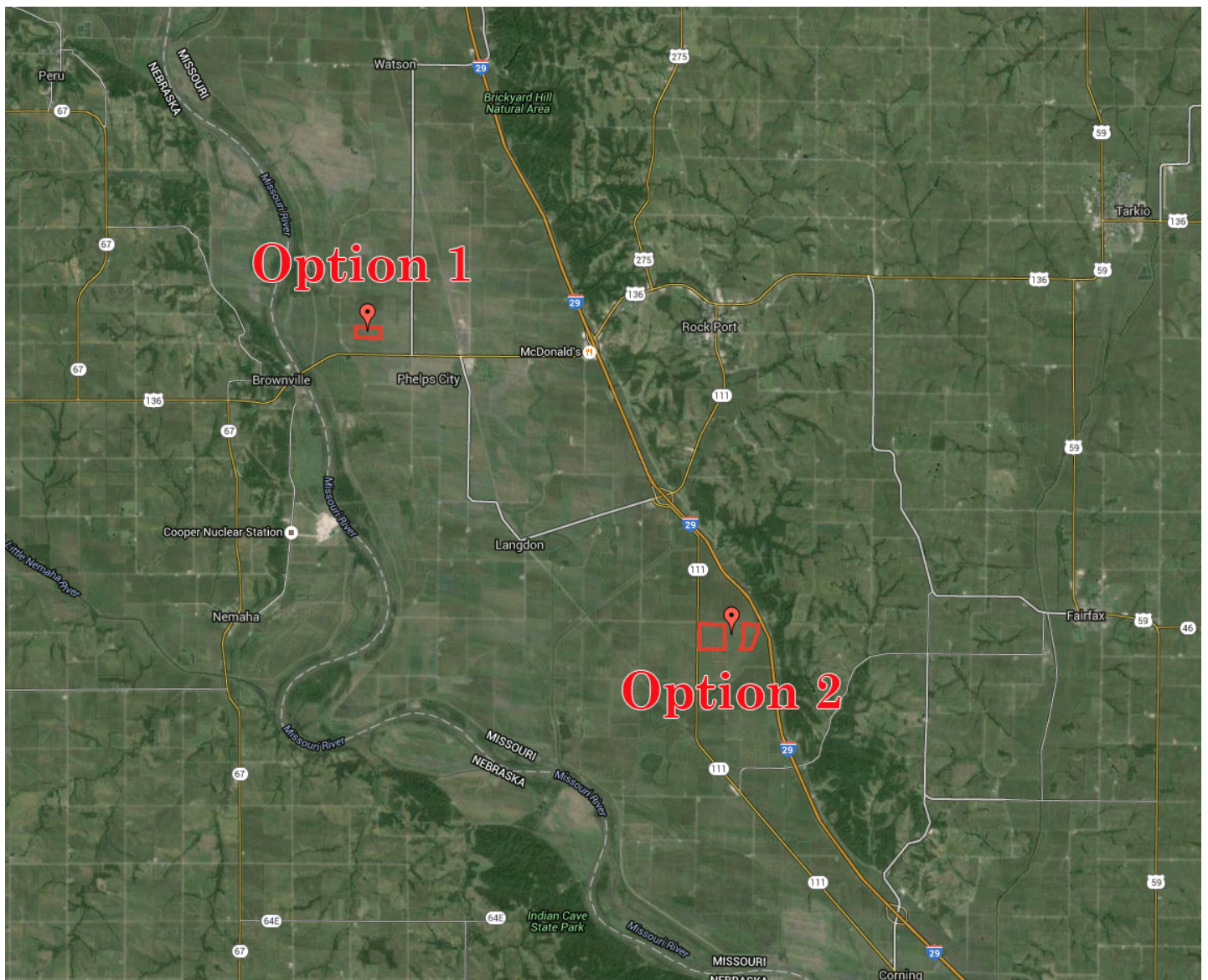
Tract 2



Tract 3

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General Location Map

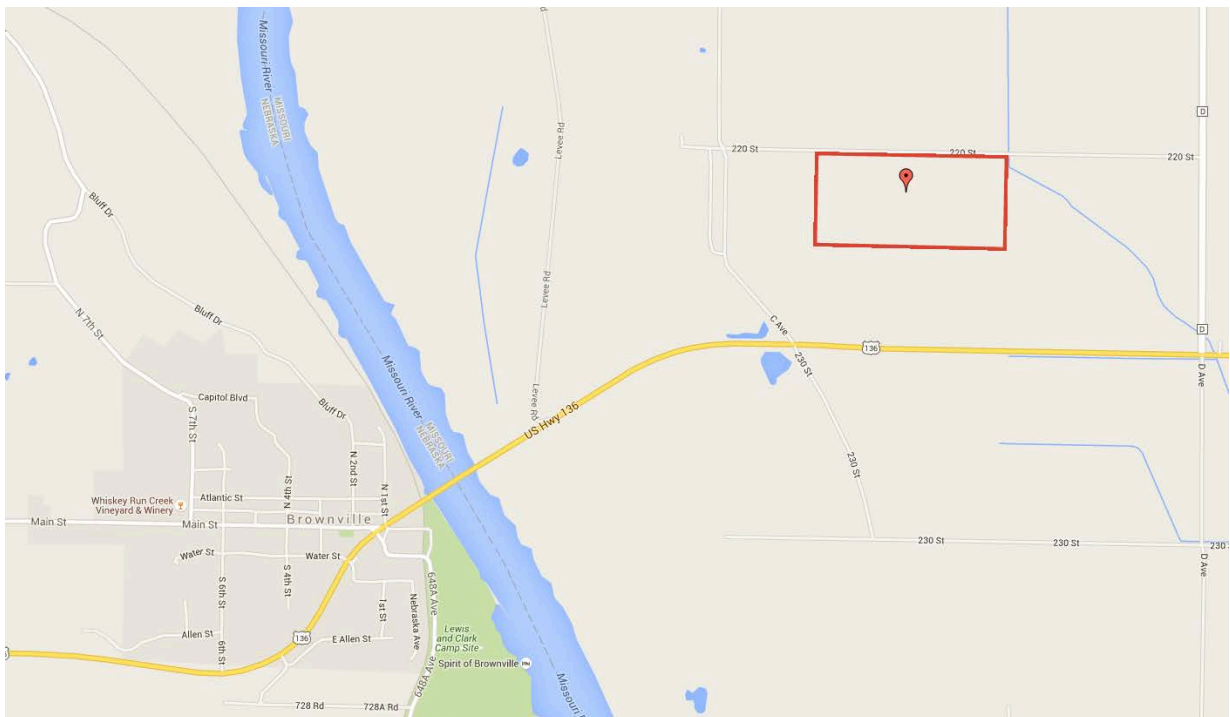


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Option 1

Google Aerial



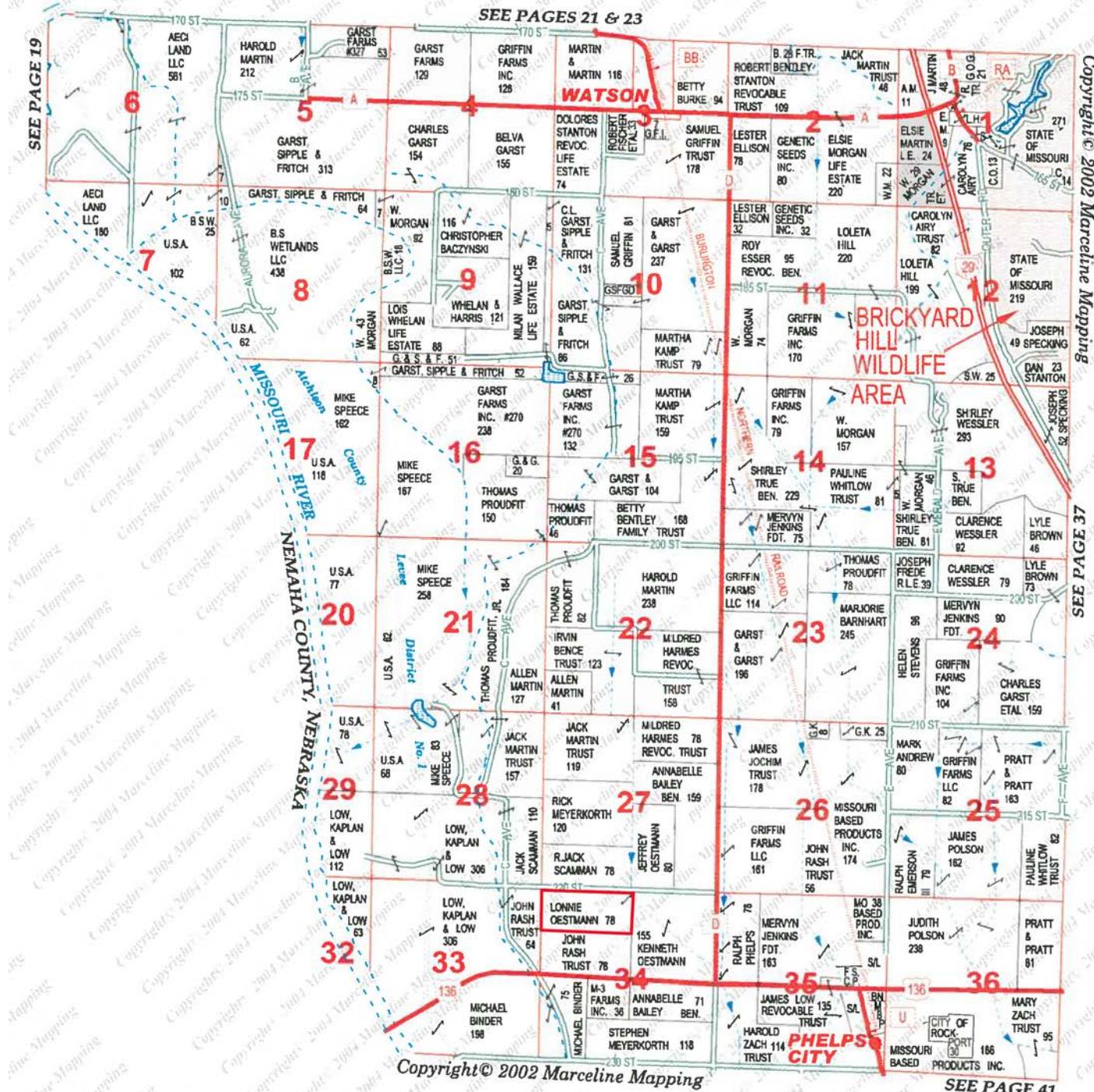
Driving Map



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Option 1

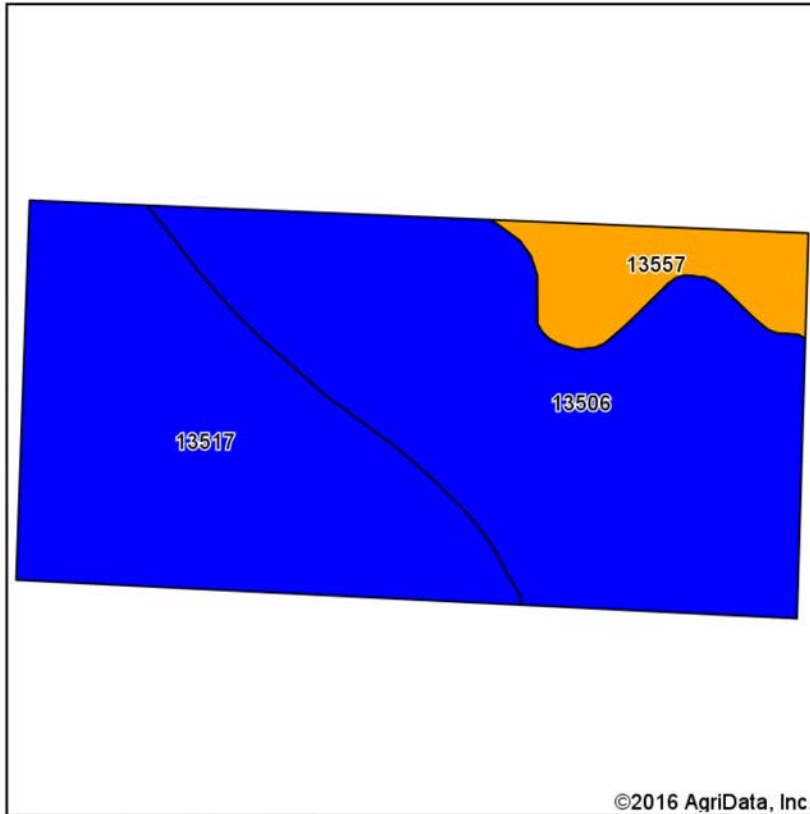
Plat Map

TOWNSHIP 65N • RANGE 42W



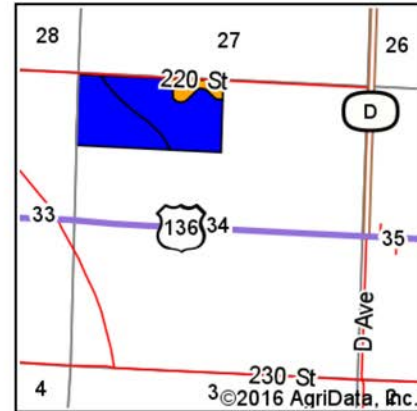
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Option 1

Soil Map



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Atchison**
 Location: **34-65N-42W**
 Township: **Templeton**
 Acres: **77.78**
 Date: **5/4/2016**

Maps Provided By:



Area Symbol: MO005, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	39.65	51.0%		IIw	IIw	54
13517	Gilliam silt loam, 0 to 2 percent slopes, rarely flooded	31.64	40.7%		IIw		81
13557	Moville silt loam, 0 to 2 percent slopes, rarely flooded	6.49	8.3%		IIIw	IIw	74
Weighted Average							*n 66.7

Area Symbol: MO005, Soil Area Version: 16

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Option 1

Surety Map



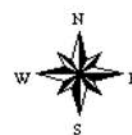
©2016 AgriData, Inc.

map center: 40° 24' 34.4, 95° 37' 44.75

0ft 535ft 1070ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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34-65N-42W
Atchison County
Missouri



5/4/2016

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Option 1

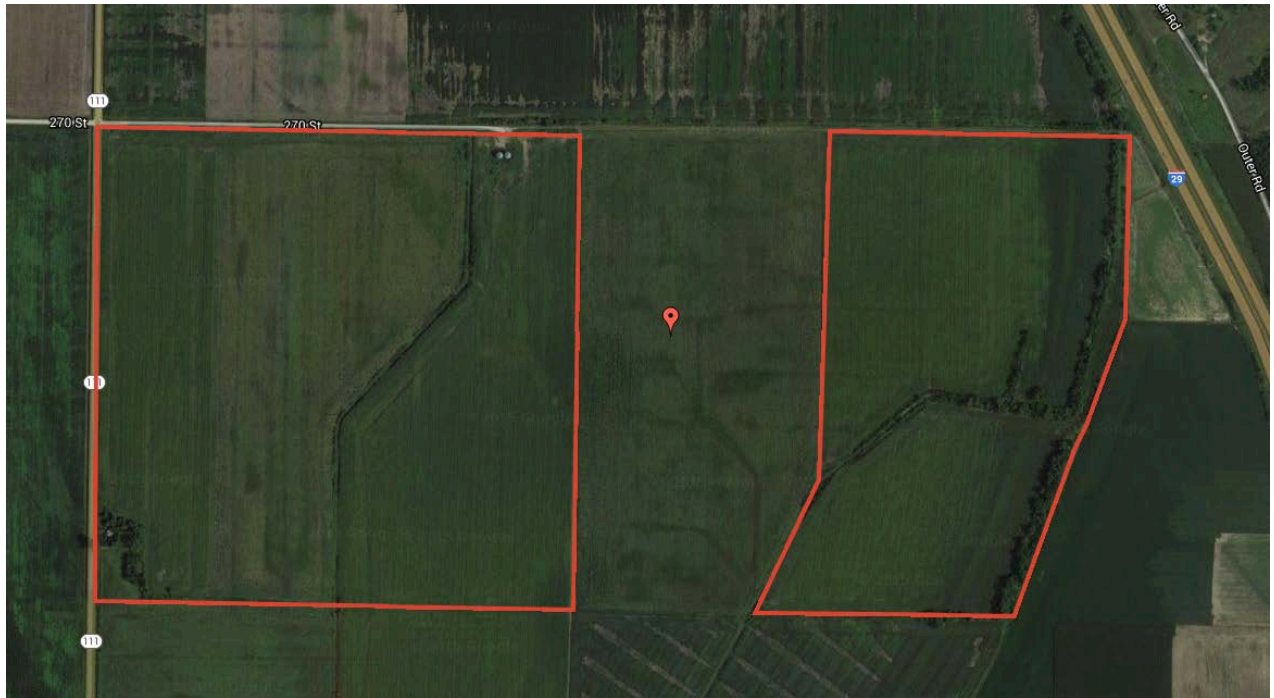


Scan to view
Aerial Video:

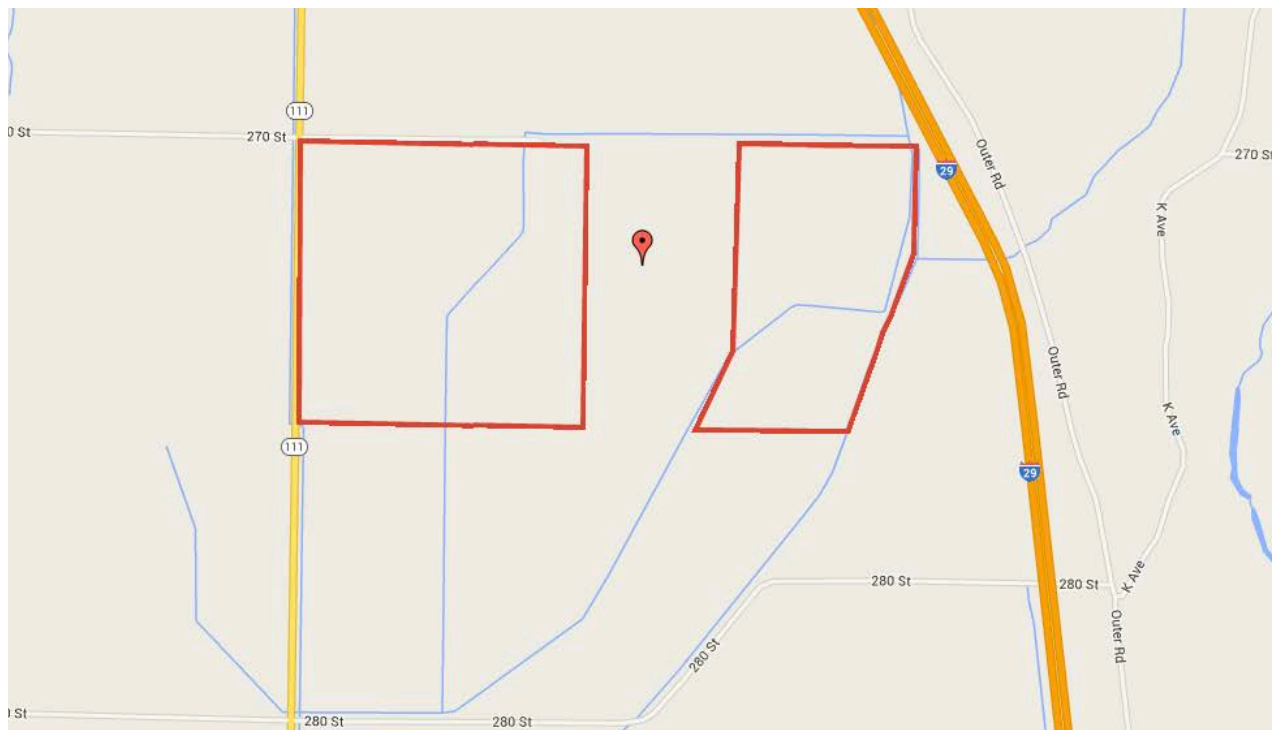


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Option 2

Google Aerial



Driving Map



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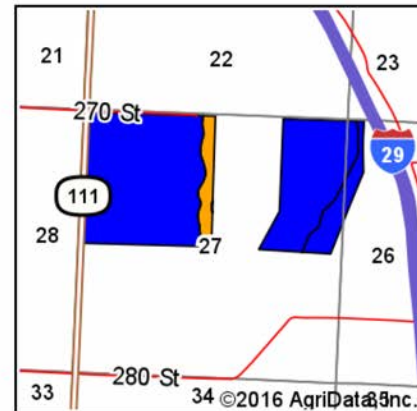
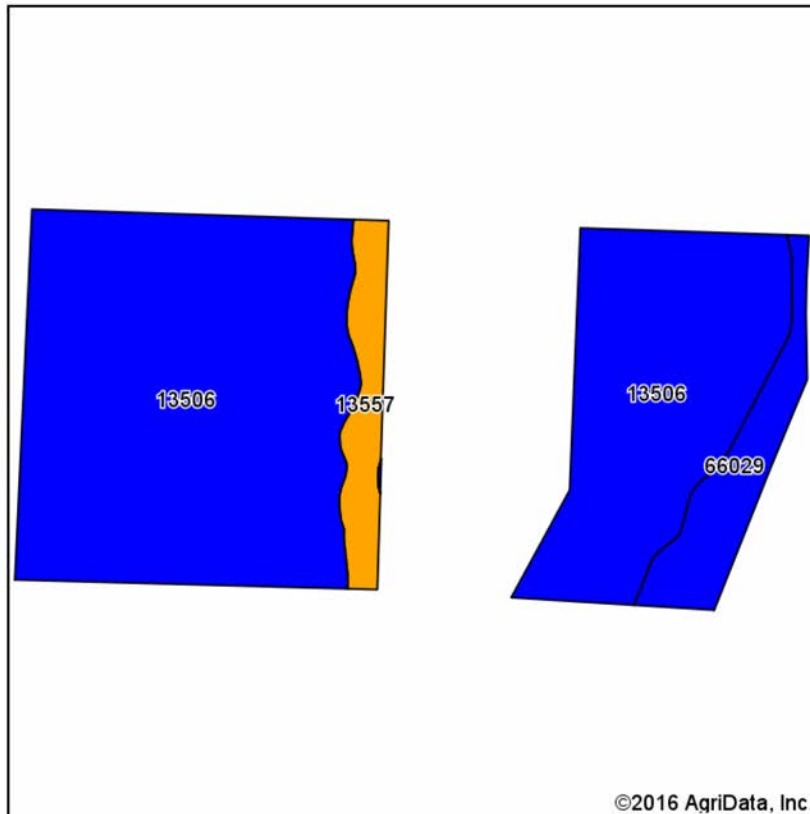
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Option 2

Soil Map



State: **Missouri**
 County: **Atchison**
 Location: **27-64N-41W**
 Township: **Benton**
 Acres: **252.13**
 Date: **5/4/2016**




Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO005, Soil Area Version: 16

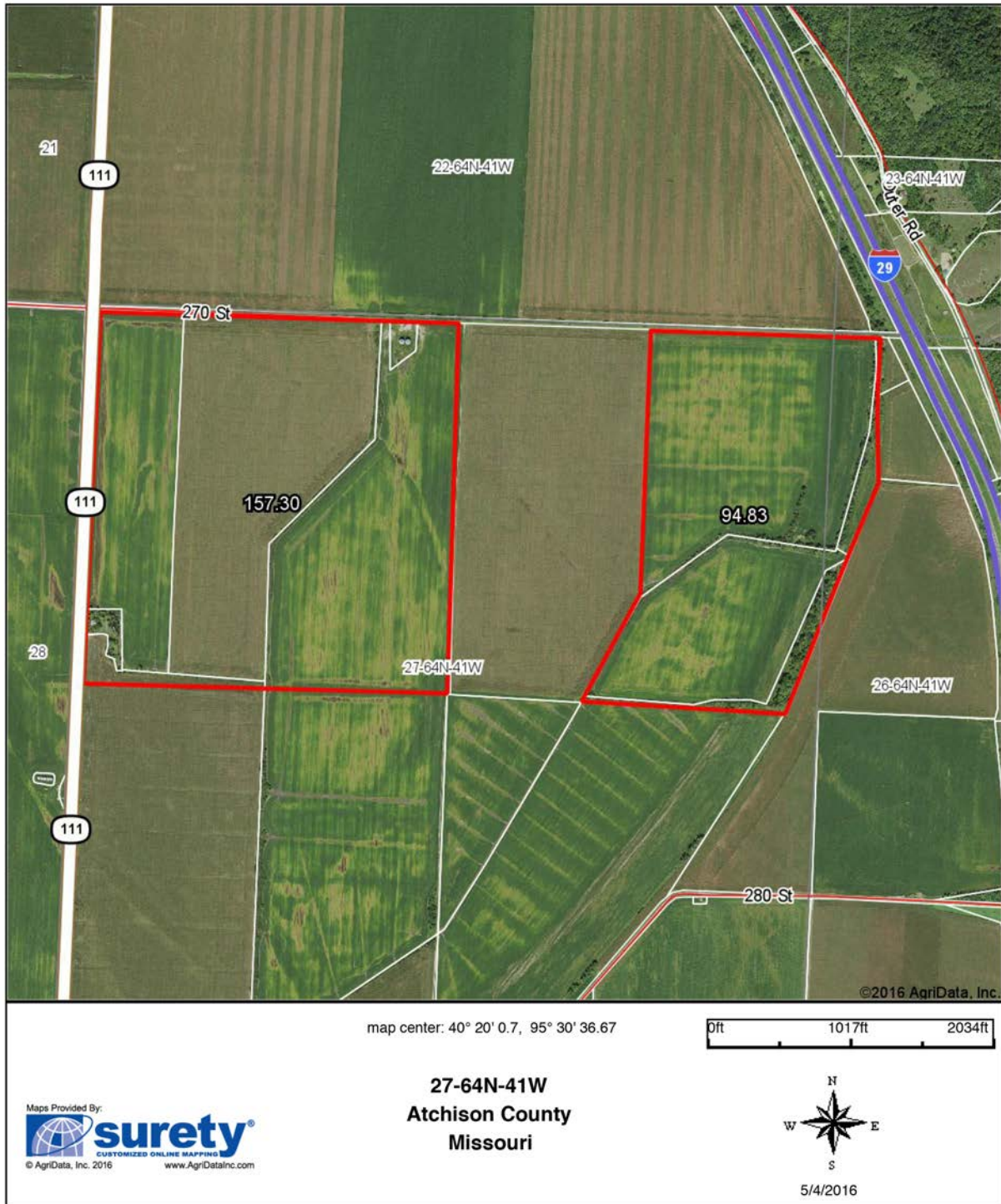
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	216.93	86.0%		IIw	IIw	54
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	20.27	8.0%		IIw		78
13557	Moville silt loam, 0 to 2 percent slopes, rarely flooded	14.93	5.9%		IIIw	IIw	74
Weighted Average							*n 57.1

Area Symbol: MO005, Soil Area Version: 16

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Surety Map



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Option 2



Scan to view
Aerial Video:

