



364 Acres m/l Farm *JOHNSON COUNTY, MISSOURI*

FOR MORE INFORMATION CONTACT:

Craig McCollam – (816) 838-5959

craigm@uslandandhome.com

4501 College Blvd., Suite 130

Leawood KS 66211

www.kclandbroker.com



Location - Four miles north of Warrensburg, Missouri on Highway 13, then 2.5 miles west on NW 400th Rd on the south side of NW 400th Rd. Can be purchased as a whole, or will divide the homestead from the farmland.

Farmland Acreage -

Cropland	295 Acres
Woodland/Meadow	26 Acres
Roads, etc.	10 Acres
Pasture	<u>6 Acres</u>
TOTAL	337 Acres

Price - \$1,196,350 or \$3,550 per acre

Improvements - Farmland is protected by levees owned by Seller and the fields are well drained with ditches and directed to the creek for runoff.

Soils - See Attached.

Rent -

2012 Cash Rent 294.66 acres @132.50 = \$39,042

2013 Cash Rent 294.66 acres @140.00 = \$41,252

Yields - See attached FSA Report

Taxes - 2011 Approximate \$955.00

Climate – Johnson County, Missouri

Climate	Johnson Co	United States
Rainfall	39.8	36.5
Snowfall (in)	15	25
Precipitation Days	91	100
Sunny Days	214	205
Avg July High	90	86.5
Avg Jan Low	19.2	20.5
Elevation	859	1,060



Homestead Price -

Land 27 Acres @6,000.00 = \$162,000.00
House \$275,236.00
\$437,236.00

Improvements - 2,400 sq. ft. wood frame building with metal siding added, 2,200 sq. ft. farrowing house, 966 sq. ft. garage

Two 600 foot wells

Two former lagoons not used since 2002, one five acres and 18 feet deep and stocked with fish and the other is two acres and four feet deep

Utilities - Rural water

Road - Blacktop

Taxes - 2011 Approximate - \$3,198

House - 1,200 sq. ft. house built in 1964 and remodeled in 1991 and 2,792 sq. ft. added for a total of 3,972 sq. ft.

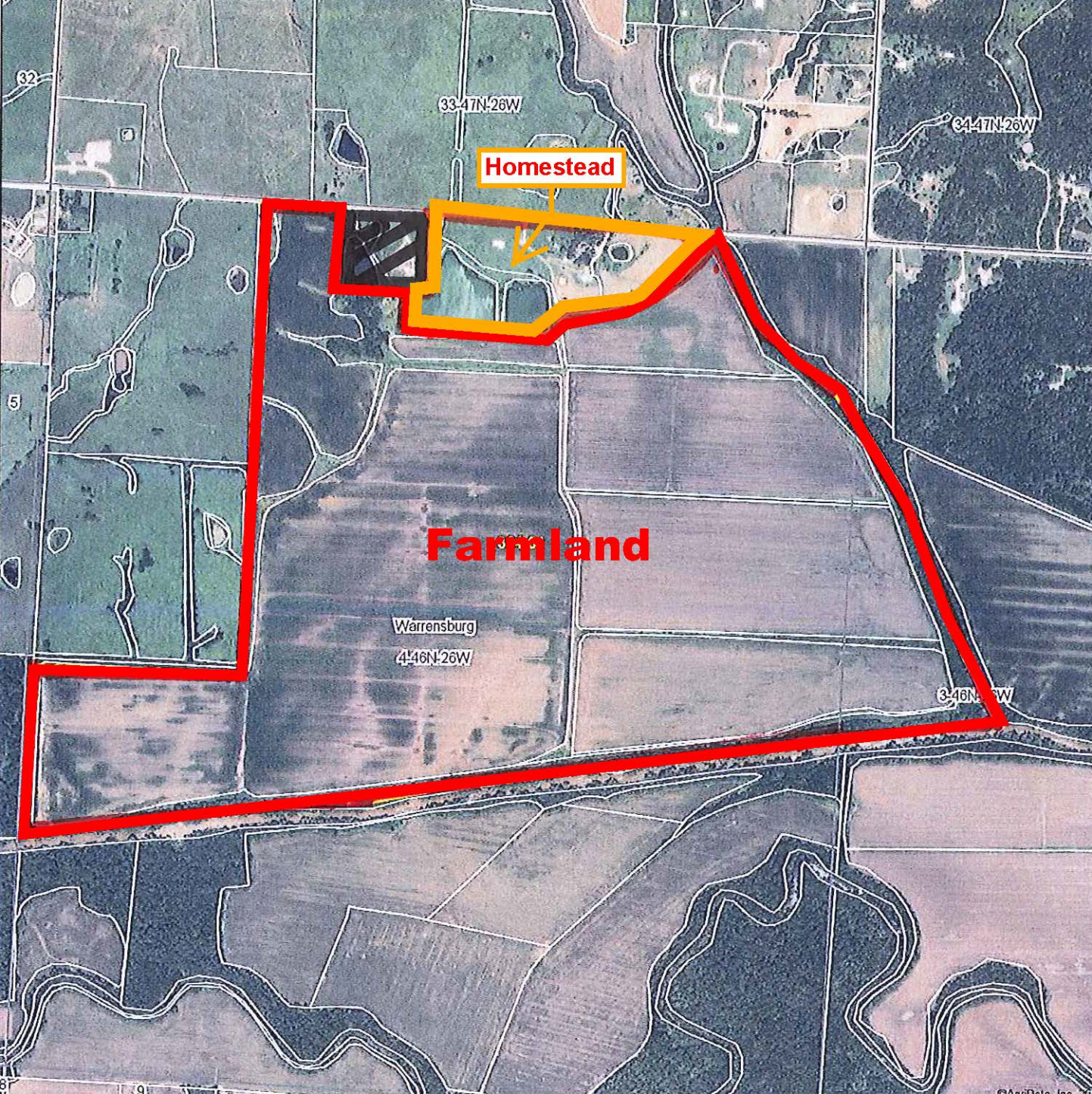
Basement – 1,056 sq ft., Level One – 2,972 sq. ft.,
Level Two – 1,000 sq. ft., Garage – 782 sq. ft

Total Price –

Farmland and Homestead= \$1,633,586.00

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DISCLAIMER: The accuracy of all information regardless of source, including but not limited to acreage, yields and soils is deemed reliable. While we do not doubt its accuracy, we have not verified it and U.S. Land and Home – Stephens & Company, Inc. or its agents make no guarantees, warranties or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions or assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This property is listed by a broker other than U.S. Land and Home Stephens and Company, Inc., and U.S. Land and Home Stephens & Company is acting as an authorized cooperating broker. All properties are subject to prior sale, price change or withdrawal



Homestead

Farmland

Warrensburg

4-46N-26W

3-46N-26W

33-47N-26W

34-47N-26W

32

5

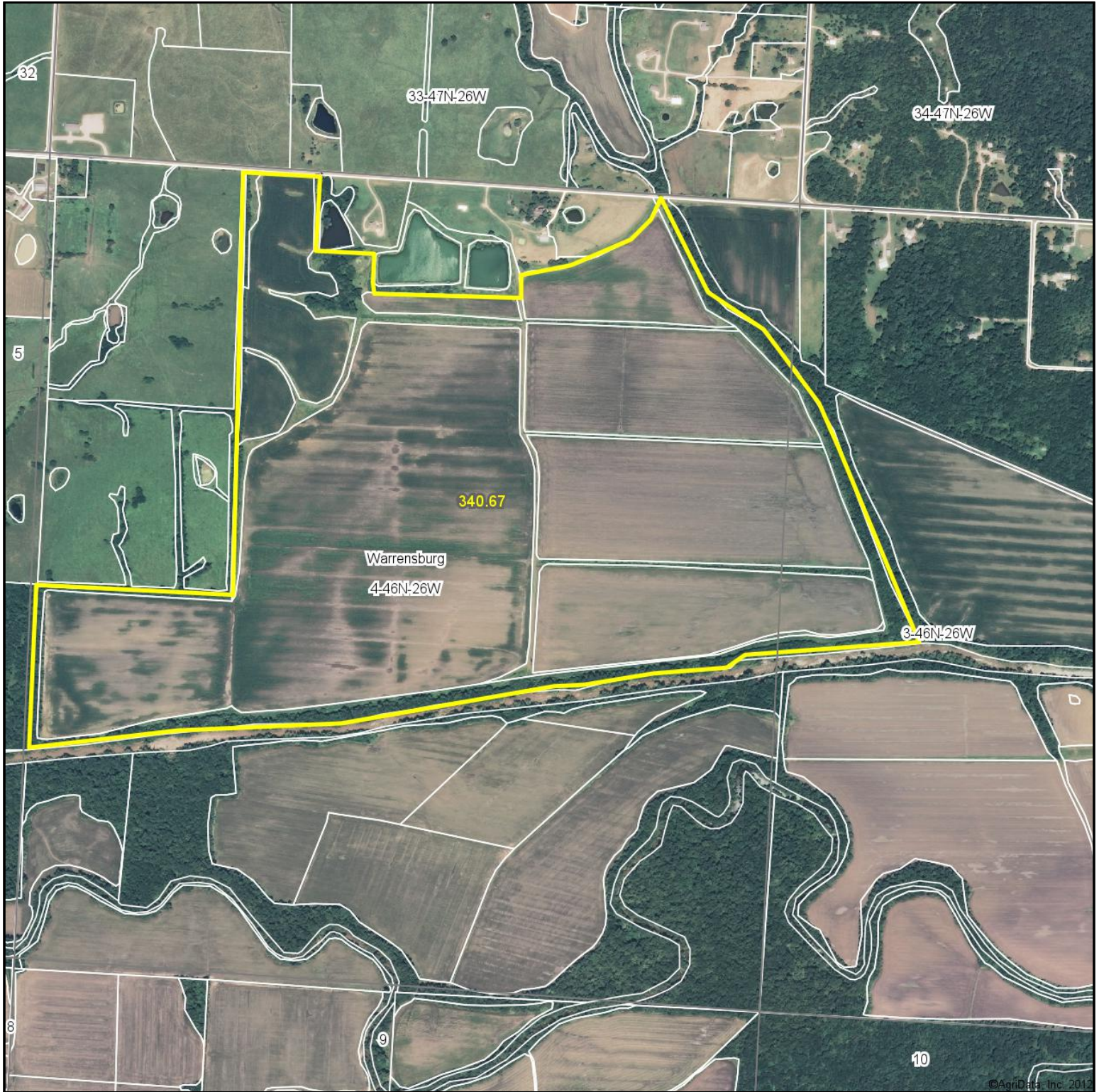
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Farmland Only

Aerial Map



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map center: 38° 48' 52.54, 93° 47' 10.22

scale: 11824



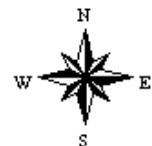
Maps provided by:



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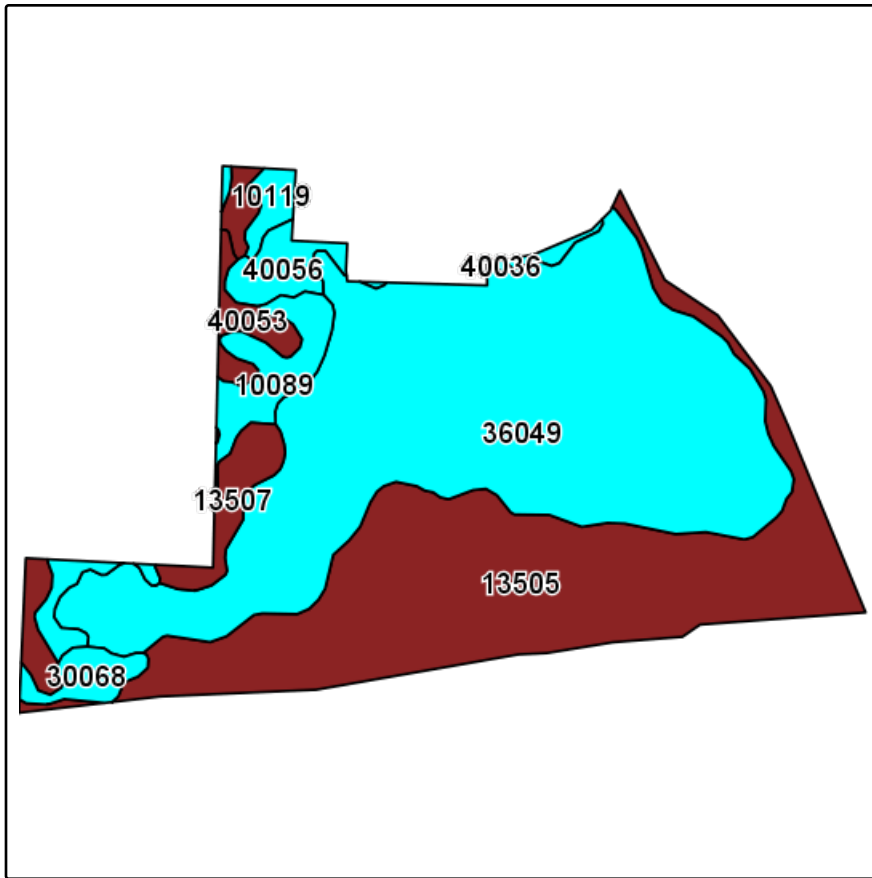
4-46N-26W
Johnson County
Missouri



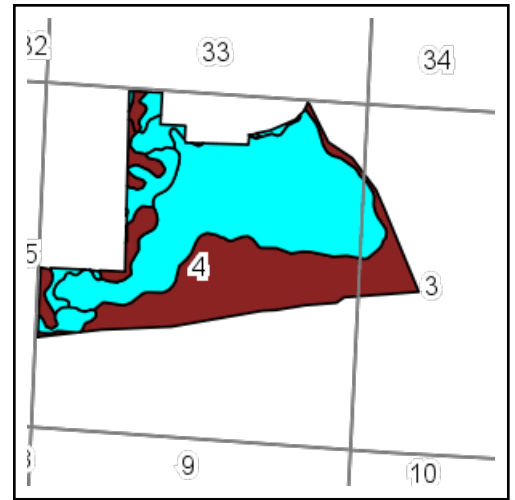
5/1/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

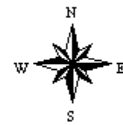
Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Johnson**
Location: **4-46N-26W**
Township: **Warrensburg**
Acres: **340.7**
Date: **5/1/2012**

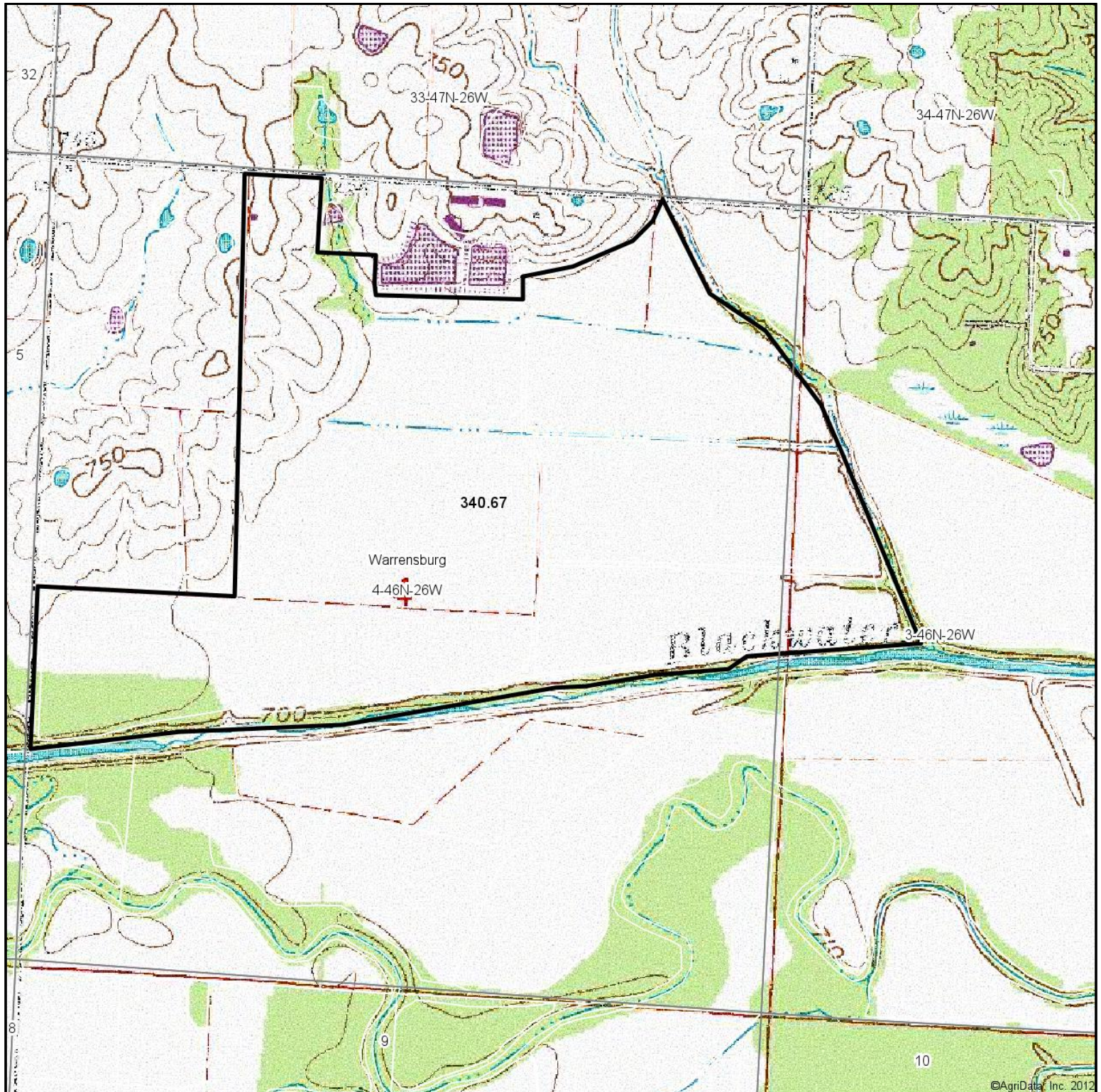


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Warm season grasses	Orchardgrass red clover	Alfalfa hay	Tall fescue	Caucasian bluestem	Common bermudagrass
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	172.2	50.5%		IIIw	9	7		8		8
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	113	33.2%		IIw	10	7		8		8
10089	Mandeville silt loam, 5 to 9 percent slopes	15.9	4.7%		IIIe	7	6	4	5	7	4
40053	Deepwater silt loam, 2 to 5 percent slopes	9.8	2.9%		Ile	8	7	7	7	8	7
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	8.8	2.6%		IIIe	8	7	7	7	8	7
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	8.2	2.4%		IIw	9	7		8		8
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	5.8	1.7%		IIIe	8	8	5	7	8	7
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	3.9	1.2%		IIIe	10	7		8	2	8
10000	Arisburg silt loam, 1 to 5 percent slopes	2.9	0.8%		Ile	8	8	5	7	8	7
40036	Barco loam, 5 to 9 percent slopes	0.2	0.1%		IIIe	7	6	4	5	7	4
Weighted Average						9.2	7	0.7	7.8	1	7.7

Topography Map



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4-46N-26W
Johnson County
Missouri

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Missouri
Johnson
Report ID: FSA-156EZ

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

FARM: 8583
Prepared: 5/1/12 9:24 AM
Crop Year: 2012
Page: 1 of 1

Operator Name
BALDWIN CATTLE & GRAIN FARMS INC

Farm Identifier

Recon Number
2010 29101 127

Farms Associated with Operator:
106, 3743, 5083, 6012, 7183, 7473, 7474, 7931, 7932, 8520, 8895, 8896

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
311.0	305.1	305.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	305.1	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	136.1	0.0	0.0	99	99	0.0
GRAIN SORGHUM	41.4	0.0	0.0	98	98	0.0
SOYBEANS	118.3	0.0	0.0	31	31	0.0
Total Base Acres:	295.8					

Tract Number: 2174 Description K5/2,3 46-26-4

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
311.0	305.1	305.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	305.1	0.0	0.0	0.0	

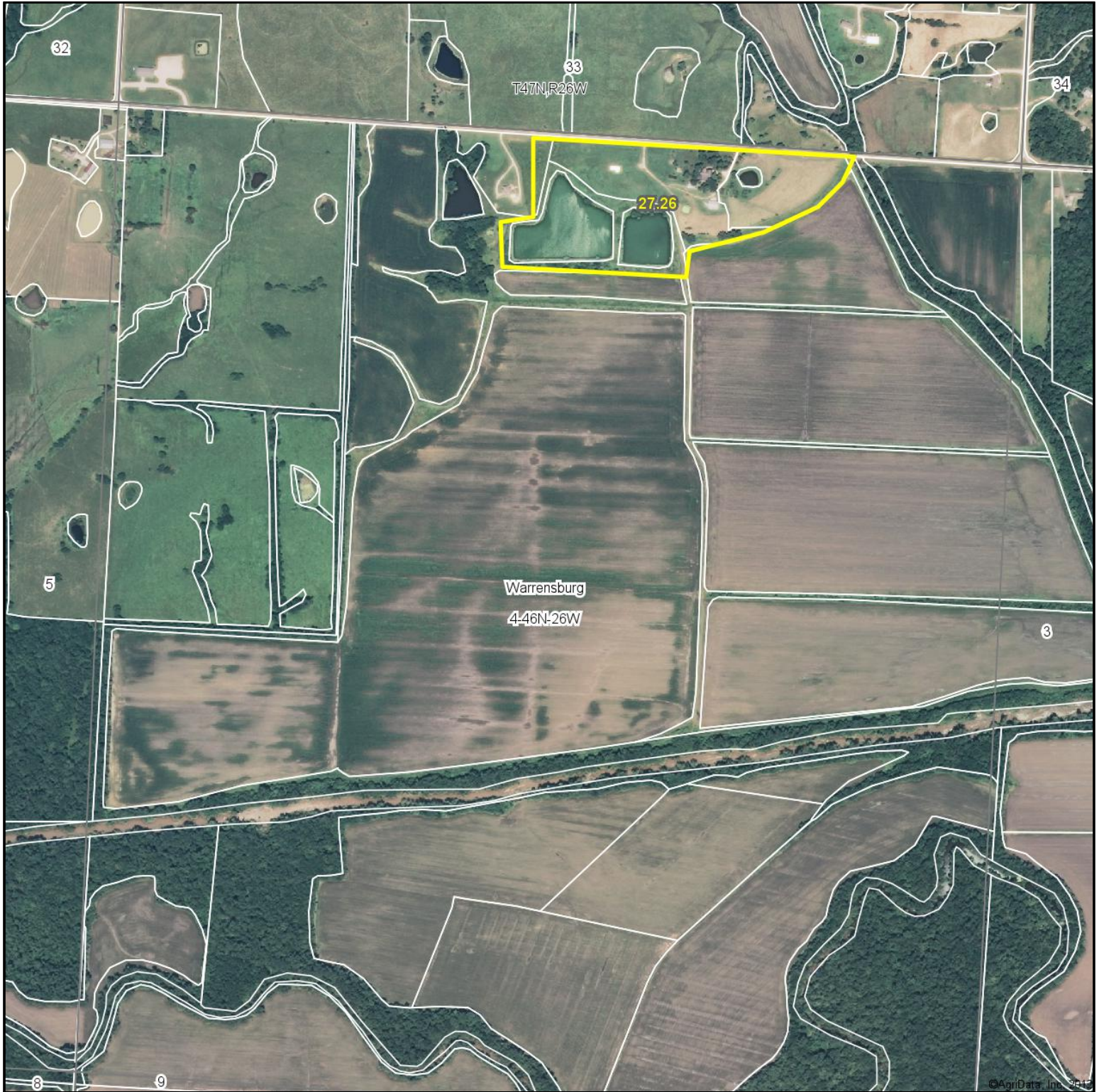
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	136.1	99	99	0.0	0.0	0	0.0
GRAIN SORGHUM	41.4	98	98	0.0	0.0	0	0.0
SOYBEANS	118.3	31	31	0.0	0.0	0	0.0
Total Base Acres:	295.8						

Owners: INNES FARM CO %C EWING

Other Producers: None

Homestead Only

Aerial Map



map center: 38° 48' 54.22, 93° 47' 23.08

scale: 9820

4-46N-26W
Johnson County
Missouri



5/1/2012



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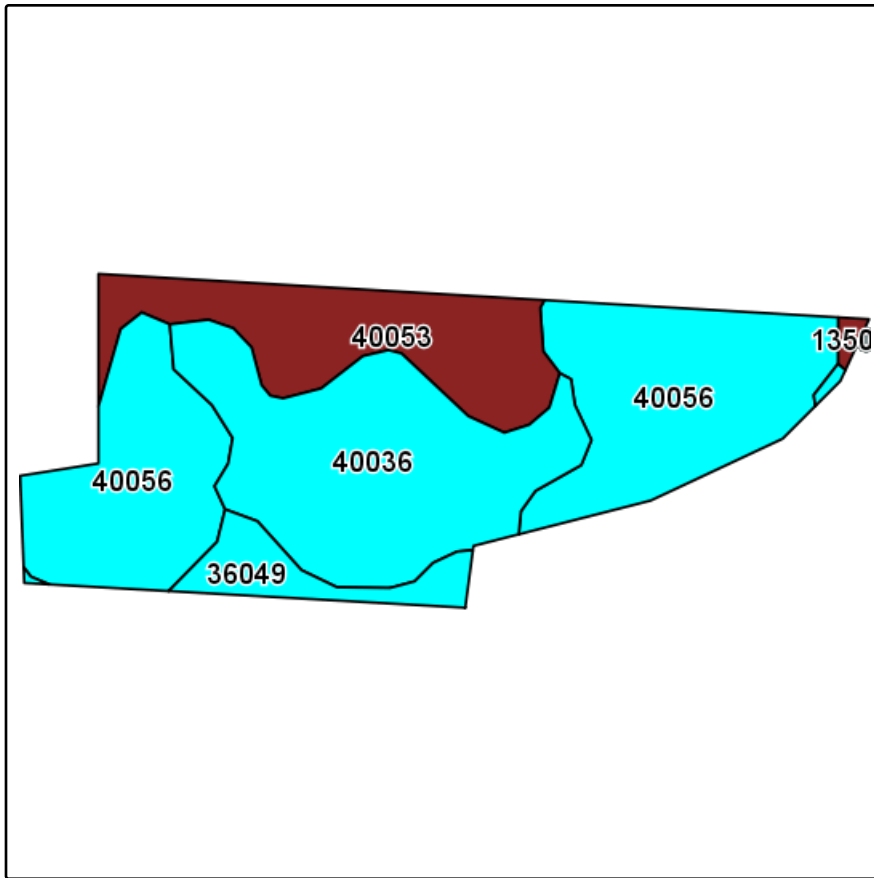


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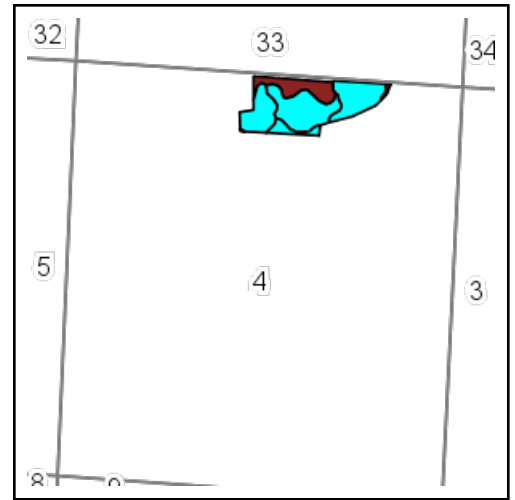
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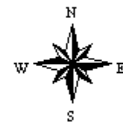
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State: **Missouri**
County: **Johnson**
Location: **4-46N-26W**
Township: **Warrensburg**
Acres: **27.3**
Date: **5/1/2012**

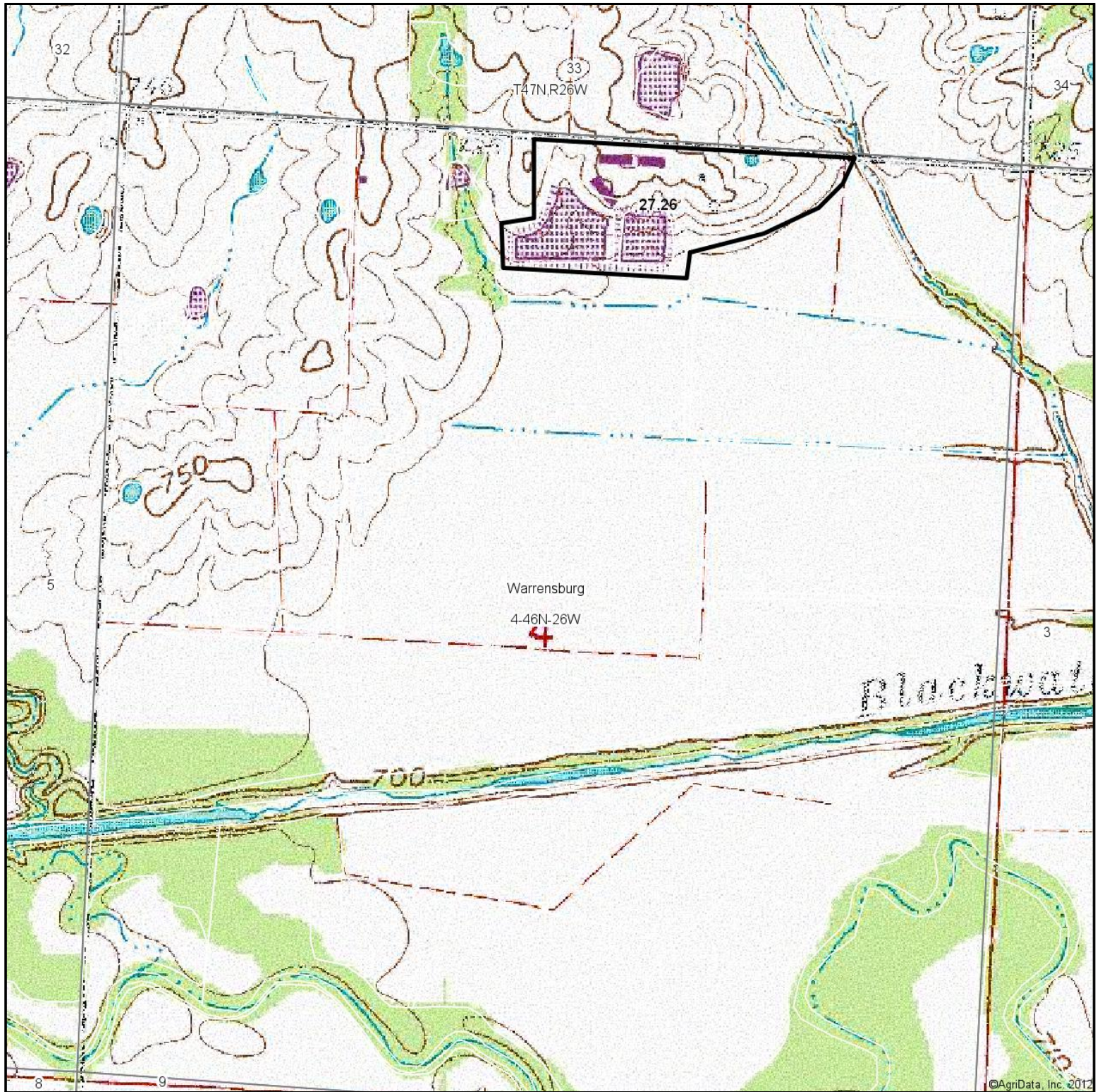


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40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	11.6	42.4%		IIIe	8	7	8	7	7	7
40036	Barco loam, 5 to 9 percent slopes	8.6	31.7%		IIIe	7	4	7	5	4	6
40053	Deepwater silt loam, 2 to 5 percent slopes	5.3	19.3%		Ile	8	7	8	7	7	7
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	1.7	6.1%		IIIw	9			8	8	7
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.5%		IIw	10			8	8	7
Weighted Average						7.8	5.6	7.2	6.4	6.1	6.7

Topography Map

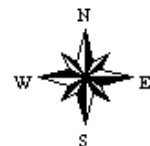


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