



*Farm Land Sales*

1711 Oregon                      18156 Hwy 59  
Hiawatha KS 66434    Mound City MO 64470  
785.742.4580                      660.442.3177

[www.barnesrealty.com](http://www.barnesrealty.com)

## ***JKM Land Company, 222 Acres m/l, Atchison CO MO***



*Our list of good quality farms for sale is getting slim now with current commodity prices. Here's one on a blacktop road, and with all conservation work in order and a good tenant in place. Highly tillable, and not subject to flooding! Did I mention the reasonable Missouri Taxes?*

**LOCATION:**

West of Westboro MO on Hwy C 1 mile to S Ave then south ¼ mile. Property is on the West side of the road.

**PRICE AND TERMS:** \$1,531,800.00 or \$6,900/ac

**F.S.A. INFORMATION:**

According to the FSA 156 & 578:

Farmland: 240 acres Cropland: 223.3 acres

Corn: 61.2 base acres DY & CC: 89 bu/ac

Beans: 53.4 base acres DY & CC: 31 bu/ac

**IMPROVEMENTS:** There are no improvements on the farm.

**REAL ESTATE TAXES/TAXABLE ACRES:** Taxes are approximately \$780 on 222.1 taxable acres

**MINERAL RIGHTS:** Owner is not retaining any interest in the mineral rights beneath the surface.

**RENTAL STATUS:** A cash rent contract is in place for 2012

**LISTING AGENT:** Jamie Barnes: 660-572-0019 or [barnes-realty@barnesrealty.com](mailto:barnes-realty@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.*

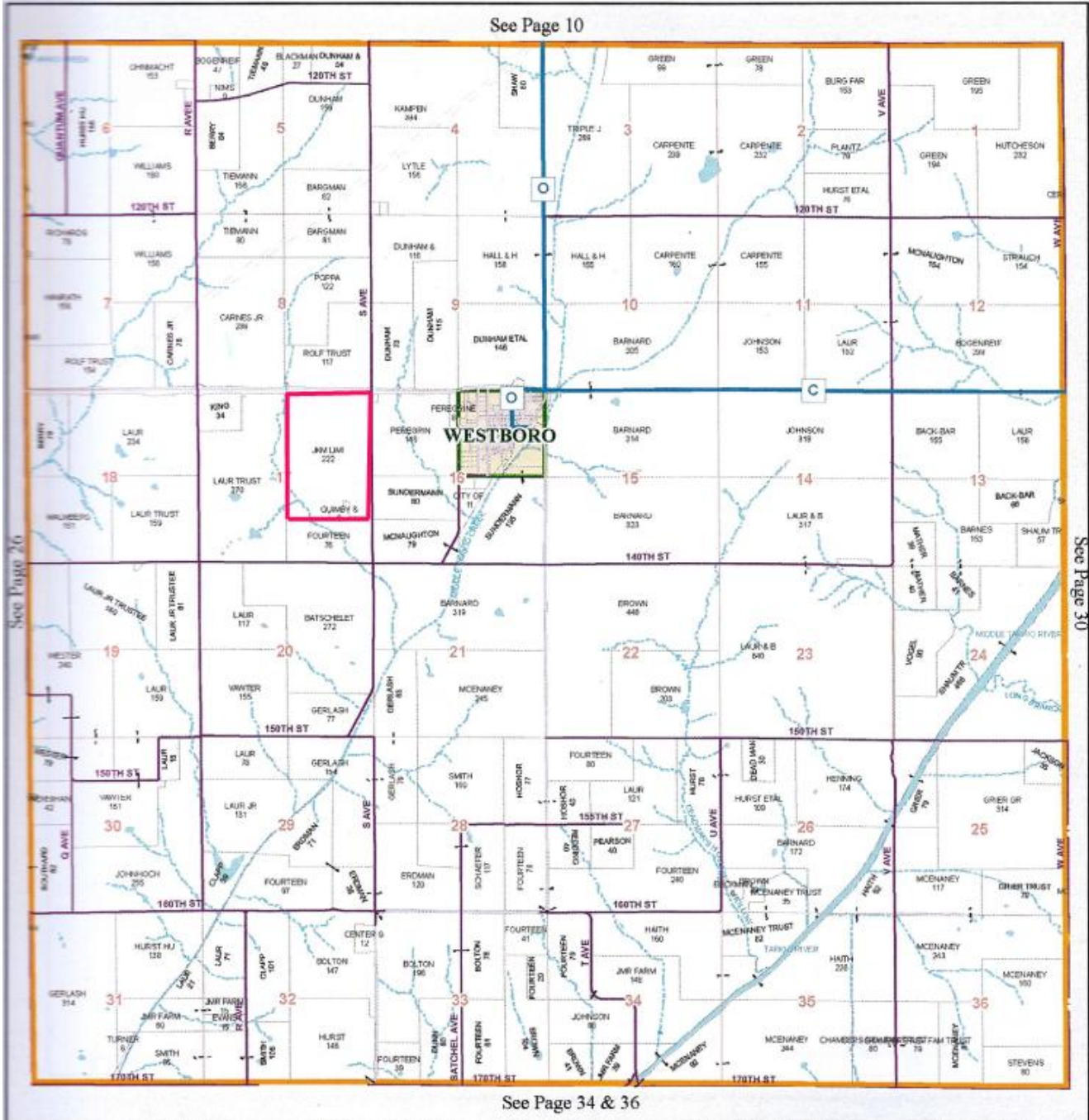
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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

# *JKM Land Company, 222 Acres m/l, Atchison CO MO Plat Book Page*

Atchison County, MO  
T66N-R39W

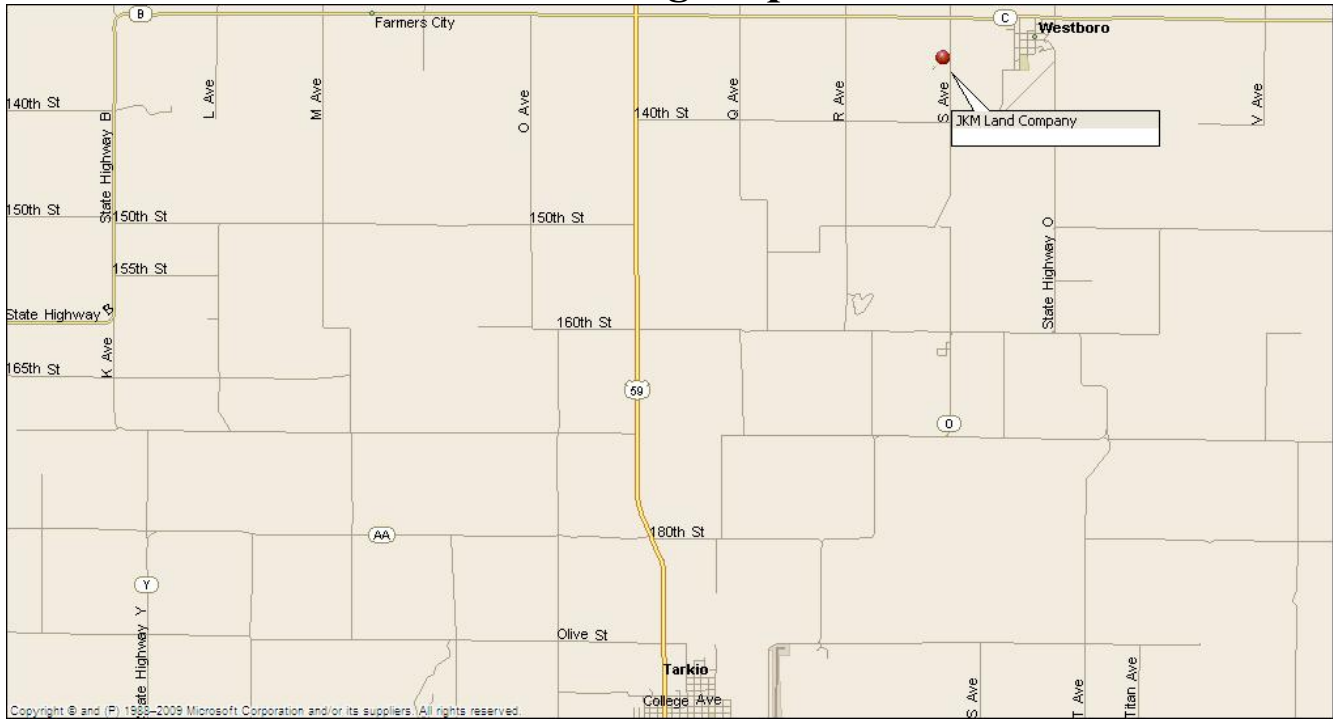


### *Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors 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

# *JKM Land Company, 222 Acres m/l, Atchison CO MO Driving Map*



## *Driving Map – General Location*



### *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 errors 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

# *JKM Land Company, 222 Acres m/l, Atchison CO MO*

## *Google Aerial*

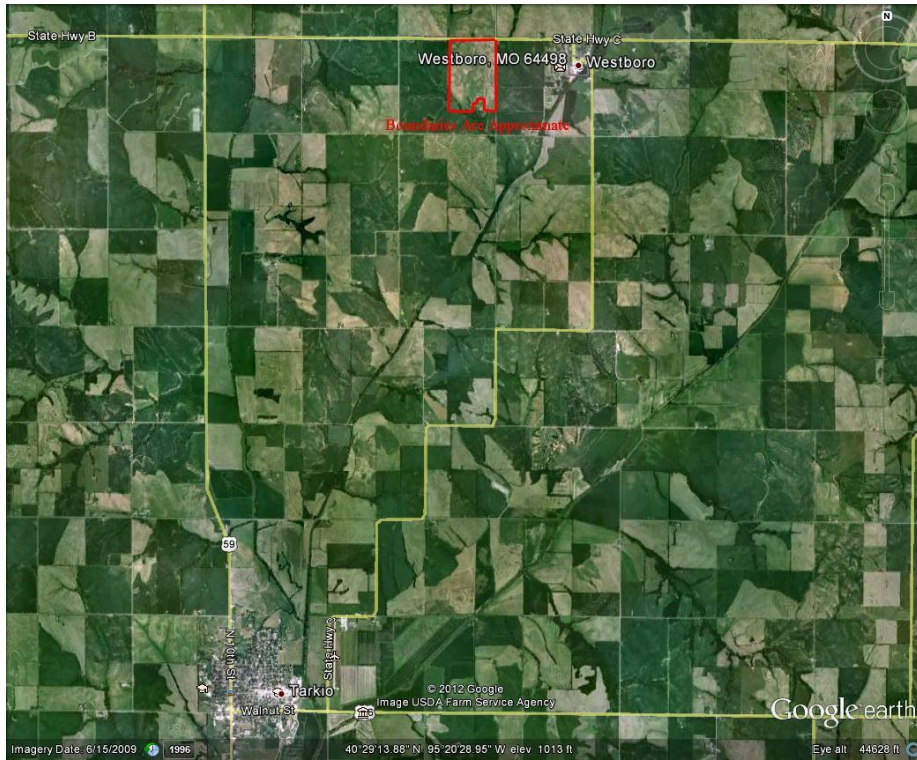


### *Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors 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

## *Google Aerial – General Location*



### *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 errors 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

# *JKM Land Company, 222 Acres m/l, Atchison CO MO*

## *NRCS Rating Map and Rating Key*



**Nonirrigated Capability Class— Summary by Map Unit — Atchison County, Missouri (MO005)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	4	58.1	25.8%
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3	66.6	29.6%
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4	0.6	0.2%
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	4	57.6	25.6%
13511	Colo-Judson silty clay loams, 1 to 5 percent slopes, occasionally flooded	2	22.5	10.0%
30135	Lamoni clay loam, 9 to 14 percent slopes, eroded	4	19.9	8.8%
<b>Totals for Area of Interest</b>			<b>225.1</b>	<b>100.0%</b>

### *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 errors 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



# JKM Land Company, 222 Acres m/l, Atchison CO MO FSA 578

Atchison, Missouri

FSA - 578 (02-01-91)

Farm Number: 3784

Operator Name and Address

PROGRAM YEAR: 2011

DATE: 2-24-2012  
PAGE: 1

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 773.9  
Farmland: 835.0

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Official/Measured	Planting Date	Planting Period	End Date
378	12	GRASS	SMO	N	LS			IV	A	5.12		Yes		3-3-2003		
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	13	GRASS	SMO	N	LS			IV	A	0.66		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	14	GRASS	SMO	N	LS			IV	A	0.60		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	15	GRASS	SMO	N	LS			IV	A	0.15		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	16	GRASS	SMO	N	LS			IV	A	0.13		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	17	GRASS	SMO	N	LS			IV	A	0.48		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	18	GRASS	SMO	N	LS			IV	A	0.20		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	19	GRASS	SMO	N	LS			IV	A	0.04		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	20	GRASS	SMO	N	LS			IV	A	0.47		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	27	SOYBN	COM	N	GR			I	A	8.12		Yes		5-19-2011		
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	29	GRASS	SMO	N	LS			IV	A	0.09		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	31	GRASS	SMO	N	LS			IV	A	0.07		Yes		3-3-2003		2025
		Producer JKM LAND LIMITED L P							Share 100.00		RMA Unit					
	32	SOYBN	COM	N	GR			I	A	207.09		Yes		5-19-2011		

Atchison, Missouri

FSA - 578 (02-01-91)

Farm Number: 3784

PROGRAM YEAR: 2011

DATE: 2-24-2012  
PAGE: 2

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Official/Measured	Planting Date	Planting Period	End Date			
		Produce							Share 100.00		RMA Unit								
		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	SMO	N	LS	8.01		SOYBN	COM	N	GR	215.21							
Photo Number/Legal Description: M3 SEC 17 T68 R39																			
Cropland: 223.30						Reported on Cropland: 223.22						Difference: -0.08							
Reported on Non-Cropland: 0																			

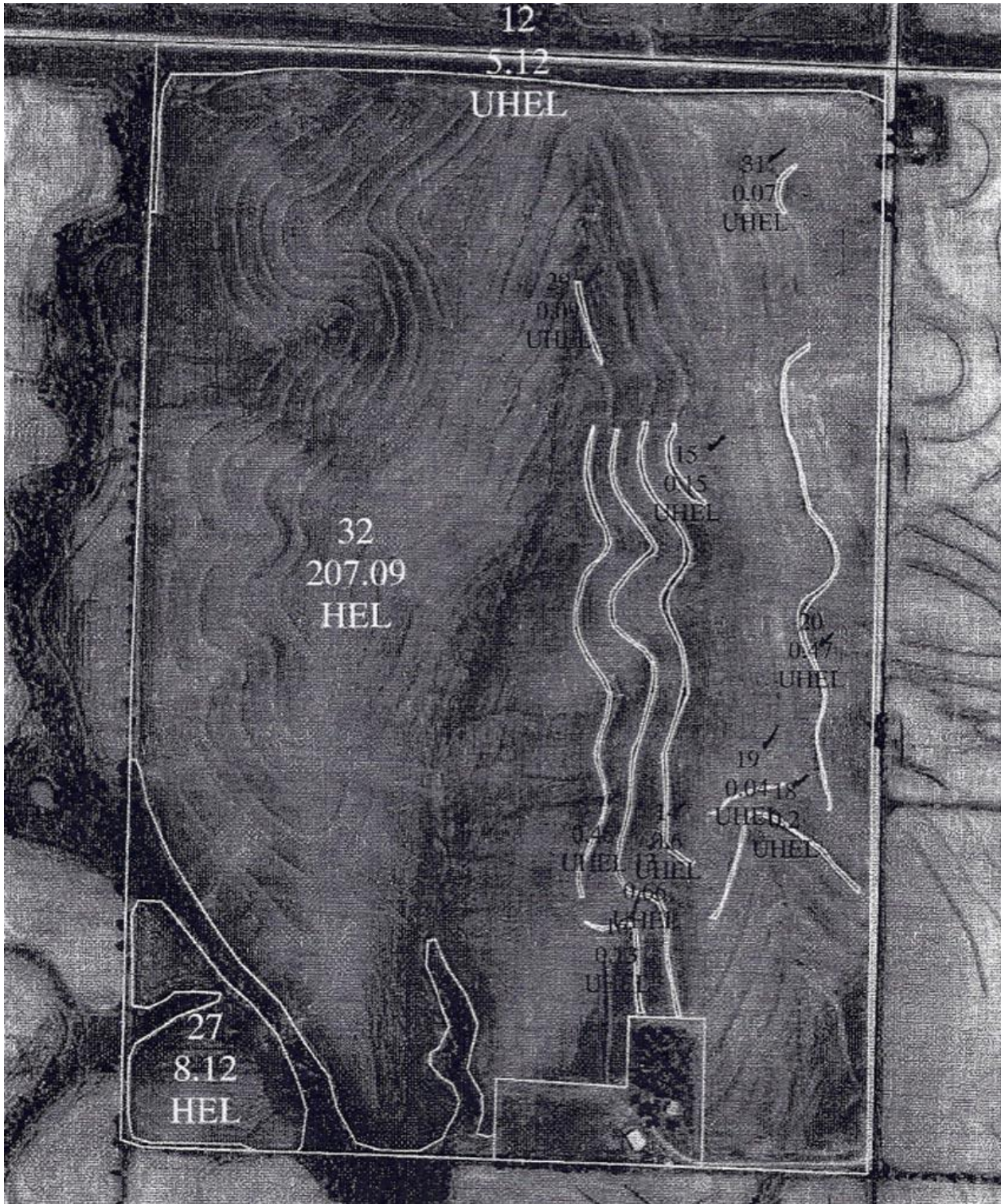
*Setting the trend for how Real Estate is Sold in the Midwest.*

This information is thought to be accurate; however it is subject to verification and no liability for errors 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



***JKM Land Company, 222 Acres m/l, Atchison CO MO  
FSA Aerial***



***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 errors 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