



Farm Land Sales

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

www.barnesrealty.com

Robards, 740 acres, Bates County Missouri

Wildlife is abundant in this region, and Tillable land is always in demand. This farm lays nice, and offers a strong portion of tillable, CRP & Pasture, so if you want cash flow with your land, this one may be just up your alley!

LOCATION:

5 miles west of Rich Hill MO on Hwy A to Hwy WW then 2 miles south then 1 mile west.

PRICE AND TERMS:

\$2,164,500.00 or \$2,925/acre

F.S.A. INFORMATION:

According to the FSA 156 & 578:

Farmland Acres: 440 - Cropland Acres: 331.8 -

Wheat: Base Acres 158.7, DY & CC Yield: 39 bu/ac

Sorghum: Base Acres 68.9, DY & CC Yield: 63bu/ac

Beans: Base Acres 6.7, DY & CC Yield: 27 bu/ac

CRP: 106.4 acres total with an annual payment of \$7,716.45. See following pages for CRP payment breakdown.

IMPROVEMENTS:

The tract is unimproved.

REAL ESTATE TAXES:

Approximate annual taxes: \$1,351.00

on 735.5 taxable acres

MINERAL RIGHTS:

Owner is not retaining any interest in the minerals beneath the surface.

RENTAL STATUS:

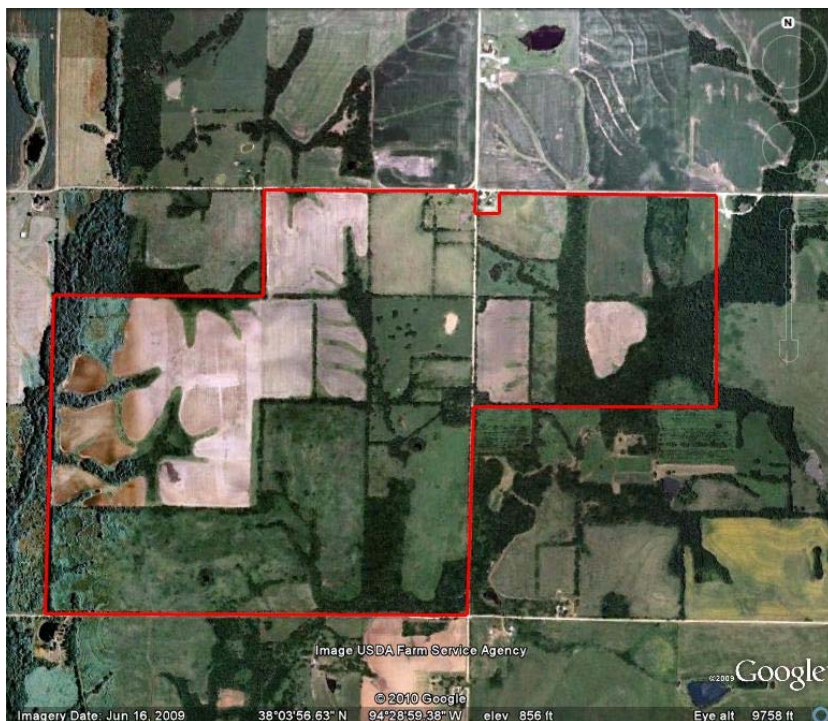
The farm is available for immediate possession.

LISTING AGENT:

Rick Barnes: 660-572-0018 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.



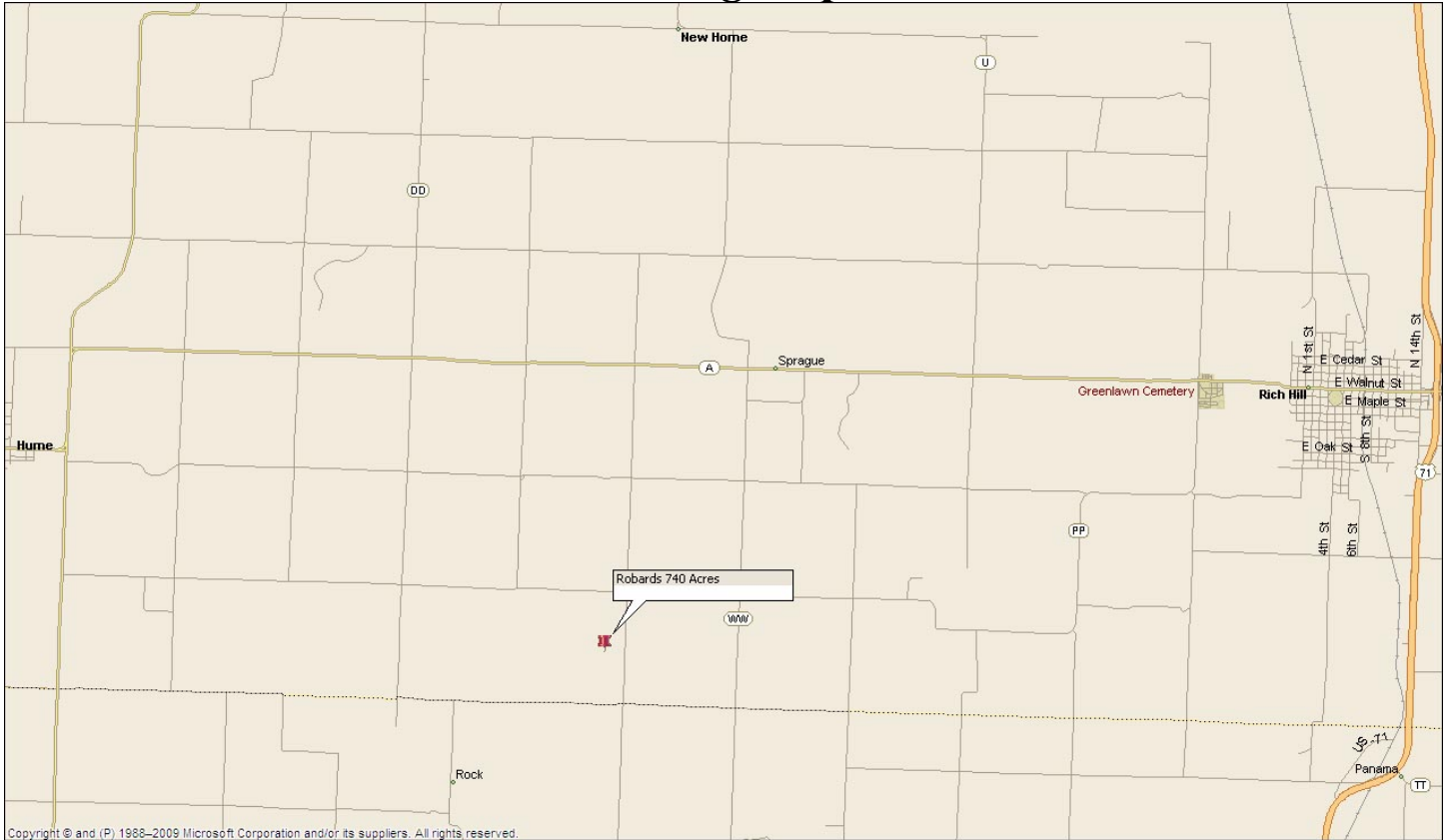
Setting the trend for how Real Estate is Sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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:

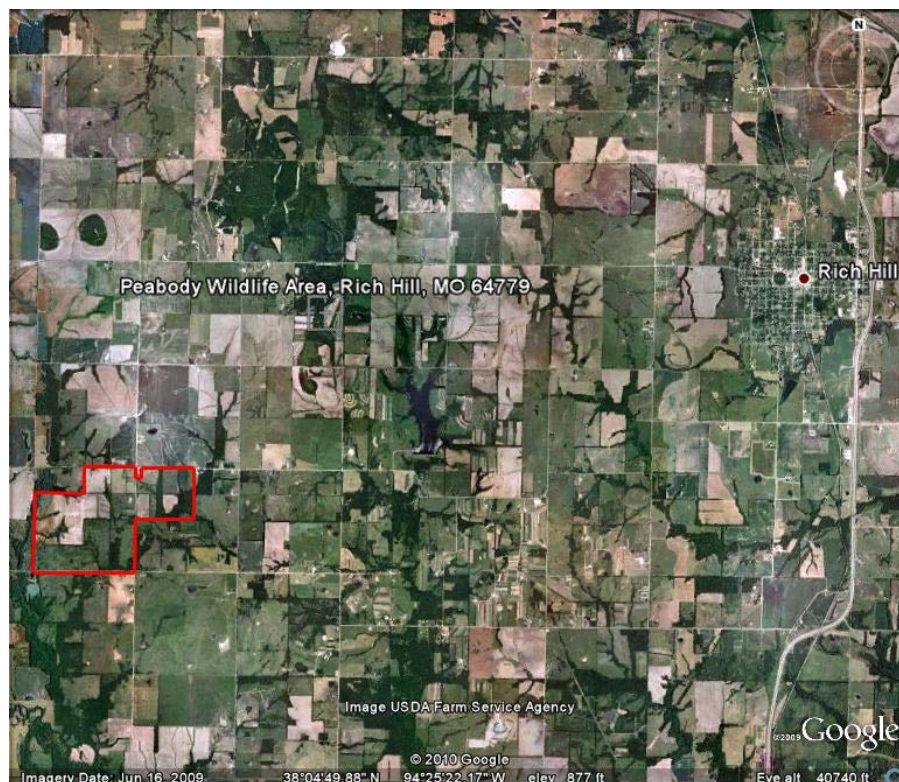
Rick Barnes, BARNES REALTY COMPANY 18156 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

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Robards, 740 acres, Bates County Missouri Driving Map



Google Aerial – General Location

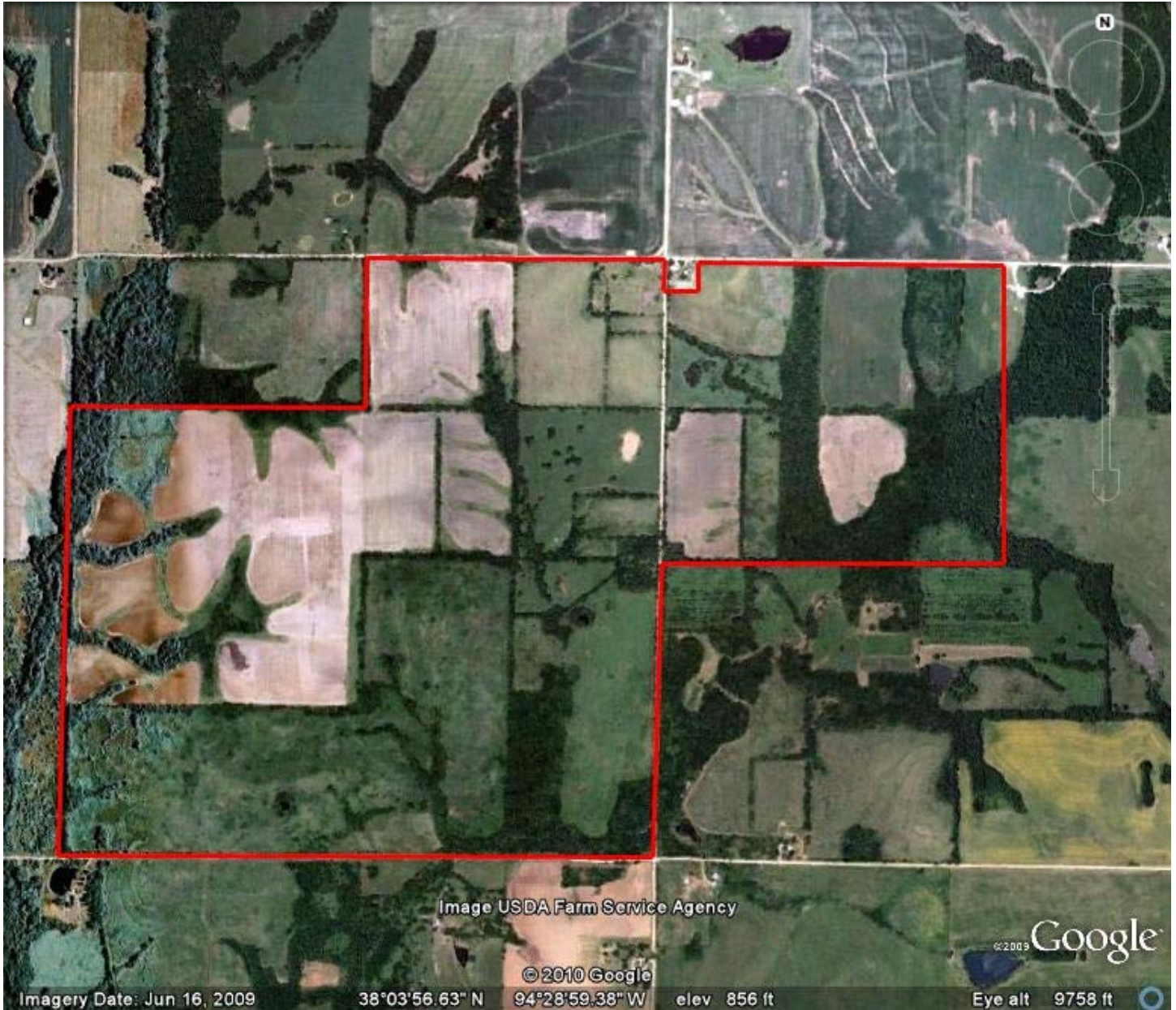


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Robards, 740 acres, Bates County Missouri
Google Aerial



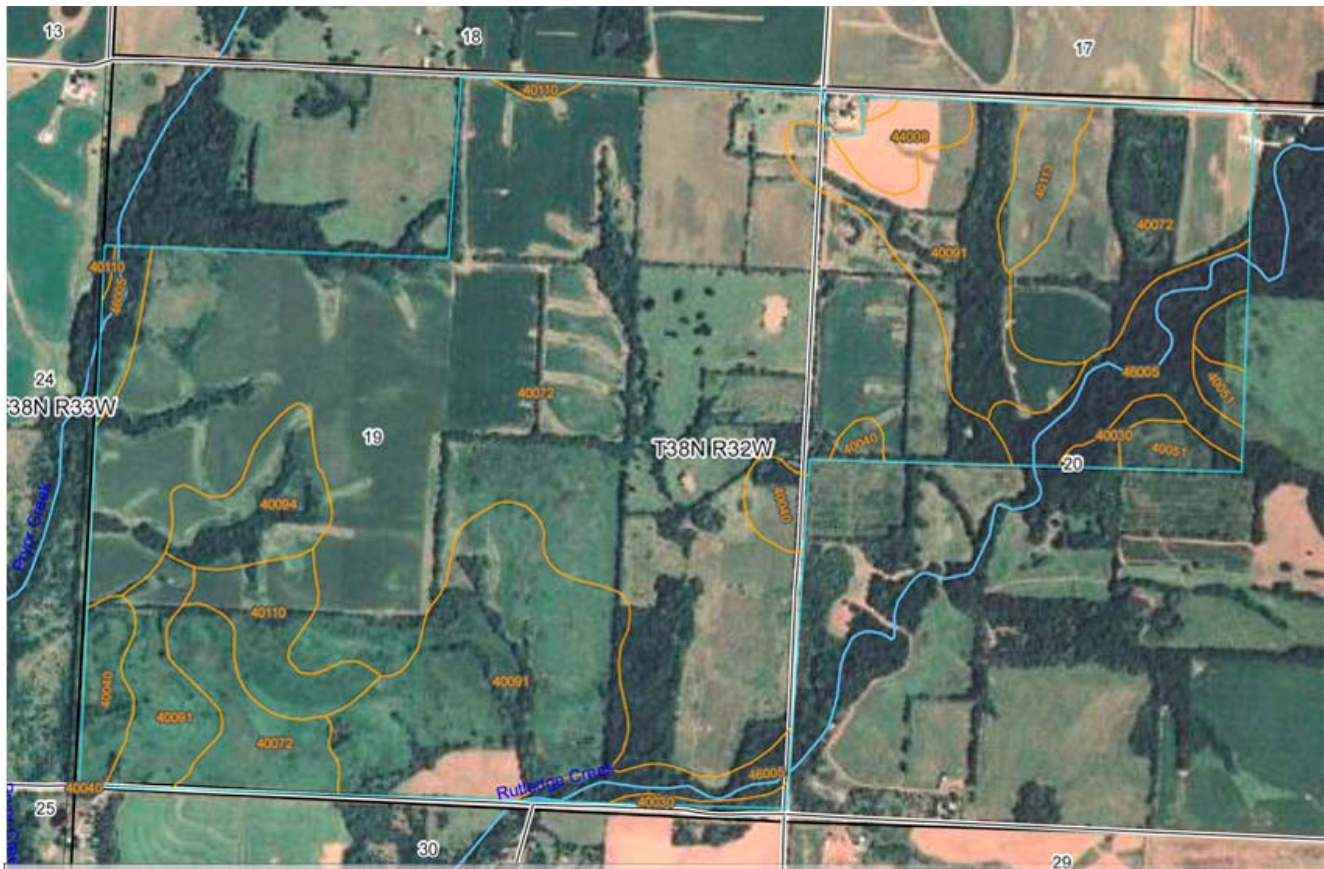
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Robards, 740 acres, Bates County Missouri

NRCS Soil Map and Key



Nonirrigated Capability Class— Summary by Map Unit — Bates County, Missouri

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
40030	Balltown very flaggy silt loam, 5 to 20 percent slopes	7	5.7	0.8%
40040	Bates loam, 2 to 5 percent slopes	2	17.4	2.4%
40051	Coweta loam, 5 to 14 percent slopes	6	8.5	1.2%
40072	Kenoma silt loam, 1 to 4 percent slopes	3	474.1	64.5%
40091	Summit silty clay loam, 2 to 5 percent slopes	2	127.4	17.3%
40094	Summit silty clay loam, 5 to 9 percent slopes, eroded	4	19.3	2.6%
40110	Bates loam, 3 to 8 percent slopes, eroded	4	20.1	2.7%
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	3	11.0	1.5%
44008	Okemah silt loam, 0 to 2 percent slopes	2	9.2	1.3%
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2	41.9	5.7%
Subtotals for Soil Survey Area			734.6	100.0%
Totals for Area of Interest			734.6	100.0%

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Robards, 740 acres, Bates County Missouri FSA 156 EZ

Missouri
Bates
Report ID: FSA-156EZ

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

FARM: 7104
Prepared: 2/7/12 1:41 PM
Crop Year: 2012
Page: 1 of 1

Operator Name [REDACTED]					Farm Identifier D=5776		Recon Number	
Farms Associated with Operator: [REDACTED]								
CRP Contract Number(s): [REDACTED]								

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
440.0	331.8	331.8	0.0	0.0	105.7	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	226.1	57.6	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	158.7	0.0	0.0	39	39	26.1
CORN	0.0	0.0	0.0	0	0	37.0
GRAIN SORGHUM	68.9	0.0	0.0	63	63	0.0
SOYBEANS	6.7	0.0	0.0	27	27	0.0
Total Base Acres:	234.3					

Remarks/Explanation updated owner. If

Tract Number: 6139 **Description:** T38N-R32W-S19&20 **FAV/WR History:** N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
440.0	331.8	331.8	0.0	0.0	105.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	226.1	57.6	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	158.7	39	39	0.0	0.0	0	26.1
CORN	0.0	0	0	0.0	0.0	0	37.0
GRAIN SORGHUM	68.9	63	63	0.0	0.0	0	0.0
SOYBEANS	6.7	27	27	0.0	0.0	0	0.0
Total Base Acres:	234.3						

Owners: ROBARDS FAMILY LIMITED PARTNERSHIP
Other Producers: None

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Robards, 740 acres, Bates County Missouri

FSA 156 EZ

Missouri Bates Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 9090 Prepared: 2/7/12 1:44 PM Crop Year: 2012 Page: 1 of 3
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Operator Name	Farm Identifier 2011 D=7106	Recon Number 2011 29013 84
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Farms Associated with Operator:

CRP Contract Number(s):

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1001.7	578.0	578.0	0.0	0.0	0.7	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election

Tract Number: 1537 Description: E15 T38N R32W SEC 19, 20

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.9	67.7	67.7	0.0	0.0	0.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	67.0	4.3	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	2.7	42	42	0.0	0.0	0	0.0
CORN	10.5	77	77	0.0	0.0	0	0.0
GRAIN SORGHUM	4.1	61	61	0.0	0.0	0	0.0
Total Base Acres:		17.3					

Owners: ROBARDS FAMILY LIMITED PARTNERSHIP

Tract Number: 7611 Description: T38NR32W S20

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
47.9	31.3	31.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	31.3	0.0	0.0	0.0	

Owners: ROBARDS FAMILY LIMITED PARTNERSHIP

Tract Number: 3680 Description: E15 T.38N.R.32W.SEC.19

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.1	139.4	139.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	139.4	0.0	0.0	0.0	

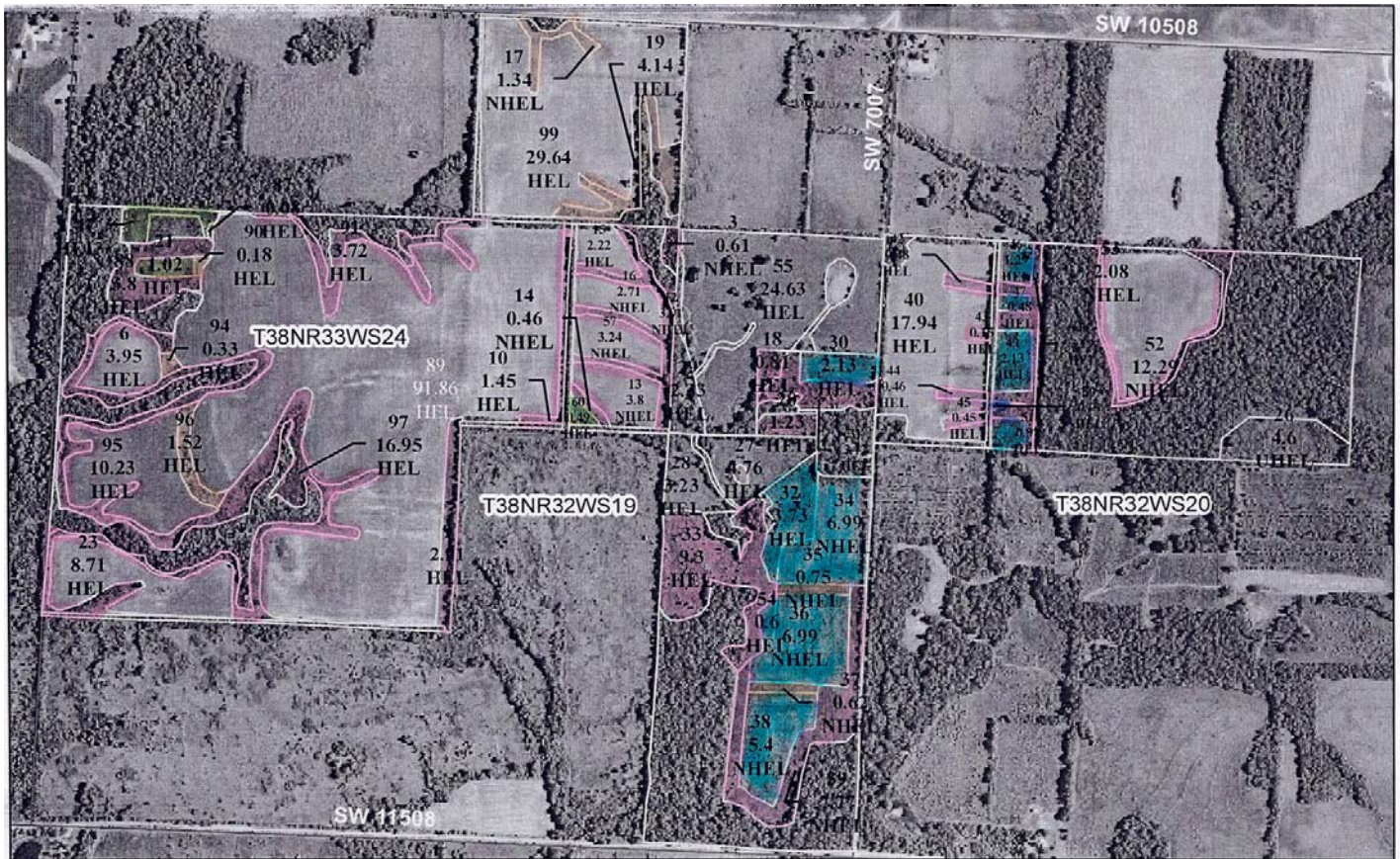
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	21.6	45	45	0.0	0.0	0	0.0
CORN	20.0	77	77	0.0	0.0	0	0.0
GRAIN SORGHUM	36.8	62	62	0.0	0.0	0	0.0
Total Base Acres:		78.4					

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Robards, 740 acres, Bates County Missouri FSA Aerial – Tract 6139



Farm 7104
Tract 6139

1:10,098

Expires 9-30-19
Expires 9-30-22
Expires 9-30-14
Expires 9-30-13

Bates County FSA
625 W NURSERY ST
BUTLER, MO 64730-0192

For FSA Programs Only

● Restricted Use
▽ Limited Restrictions
■ Exempt from Conservation Compliance Provisions
clu
crp
roads
plss



Created 6-12-2011

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.

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***Robards, 740 acres, Bates County Missouri
FSA Aerial – Tract 3660***



United States Department of Agriculture
Farm Service Agency

Farm: 9090
Tract: 3660

139.4

October 18, 2011

Bates County, MO

1:6,569

Legend

GIS_MO.SDE.Wet_P_mo013



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***Robards, 740 acres, Bates County Missouri
FSA Aerial – Tract 1537***



Expires 9-30-19
#102.80 / AC

**Farm 9090
Tract 1537**

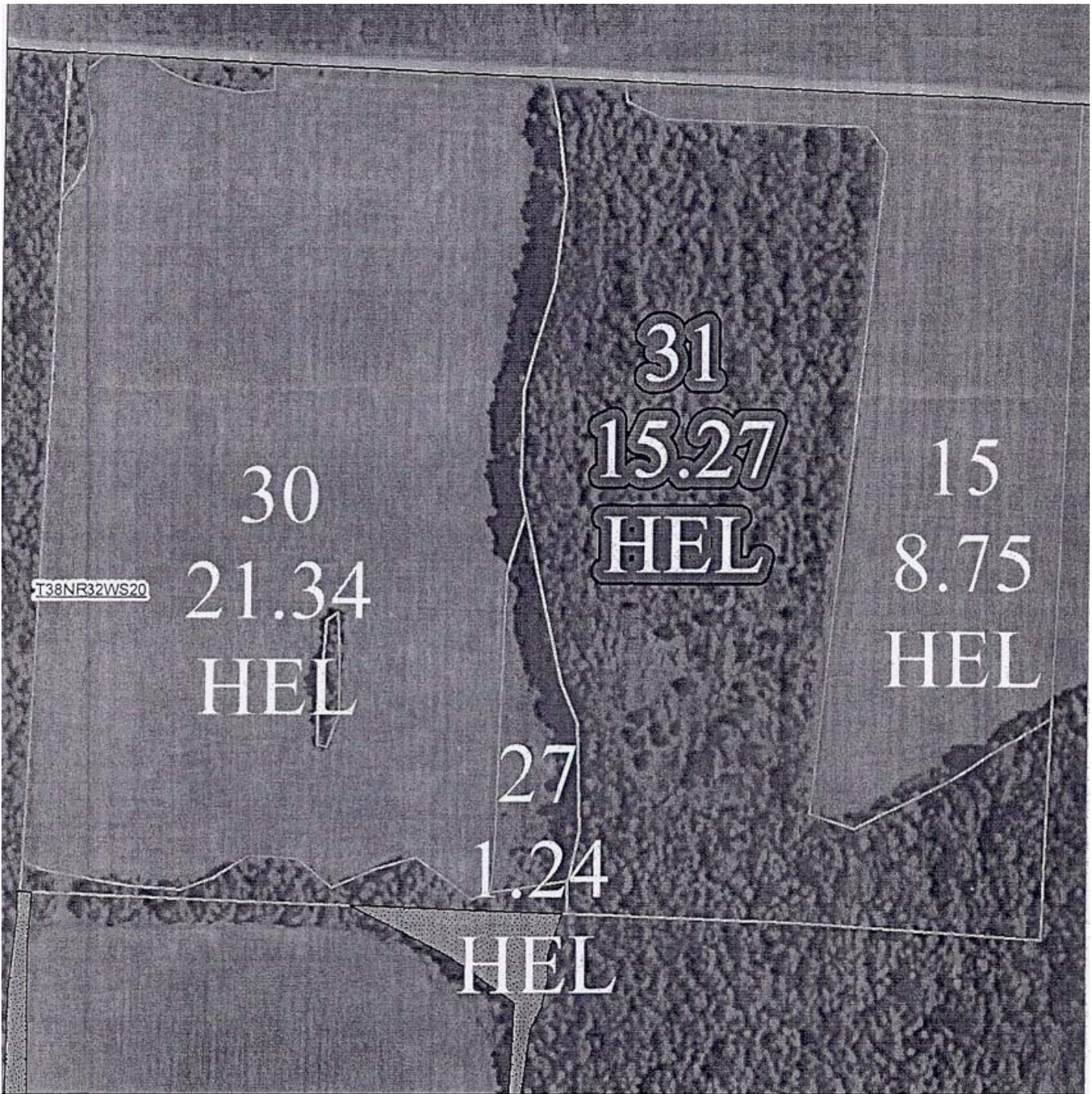
Bates County FSA
625 W NURSERY ST
RIITI FR MO 64730-0192 ●Restricted Use

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Robards, 740 acres, Bates County Missouri
FSA Aerial – Tract 7611



United States Department of Agriculture
Farm Service Agency

Farm: 9090
Tract: 7611

October 18, 2011

Bates County, MO

1:2 675

Legend



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***Robards, 740 acres, Bates County Missouri
CRP Contract information***

<i>Farm #</i>	<i>Tract #</i>	<i>Acres</i>	<i>Rate/Acre</i>	<i>Annual Pmt</i>	<i>Expires</i>
<i>7104</i>	<i>6139</i>	<i>33.9</i>	<i>\$71.76</i>	<i>\$2,433.00</i>	<i>09/30/13</i>
<i>7104</i>	<i>6139</i>	<i>29.2</i>	<i>\$74.60</i>	<i>\$2,178.00</i>	<i>09/30/13</i>
<i>7104</i>	<i>6139</i>	<i>30.8</i>	<i>\$63.00</i>	<i>\$1,940.00</i>	<i>09/30/14</i>
<i>7104</i>	<i>6139</i>	<i>5.4</i>	<i>\$10.98</i>	<i>\$545.29</i>	<i>09/30/19</i>
<i>7104</i>	<i>6139</i>	<i>2.0</i>	<i>\$85.00</i>	<i>\$170.00</i>	<i>09/30/19</i>
<i>7104</i>	<i>6139</i>	<i>1.4</i>	<i>\$85.00</i>	<i>\$119.00</i>	<i>09/30/19</i>
<i>7104</i>	<i>6139</i>	<i>3.0</i>	<i>\$84.96</i>	<i>\$255.00</i>	<i>09/30/22</i>
<i>7106</i>	<i>1537</i>	<i>.7</i>	<i>\$108.80</i>	<i>\$76.16</i>	<i>09/30/19</i>
<i>Totals:</i>		<i>106.4</i>		<i>\$7,716.45</i>	

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