



Farm Land Sales

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

www.barnesrealty.com

Smith, 120 m/l Acres, Nodaway County, MO

Hunters, beginning farmers, take a look at this property!

This well-located farm has just come out of the conservation reserve program and is ready to go back to work. Plant what you can this year and have the remainder of the summer to clean up the rest. And enjoy superb deer and turkey hunting while you're at it!

LOCATION:

The farm is south of Barnard a short distance from Hwy 71, on the southwest corner of 395th St and State Hwy N.

PRICE AND TERMS:

\$383,400.00 or \$3,250.00/taxable acre

F.S.A. INFORMATION:

According to the FSA 156 & 578:

Farmland: 120 ac	Cropland: 100.3 ac
Wheat: 8.3 base acres	DY & CC Yield: 39 bu/ac
Corn: 57.5 base acres	DY & CC Yield: 86 bu/ac
Sorghum: 2.6 base acres	DY & CC Yield: 70 bu/ac

IMPROVEMENTS:

The tract is unimproved.

REAL ESTATE TAXES/TAXABLE ACRES:

2011 taxes: \$344.24 on 118 taxable acres

MINERAL RIGHTS:

The owner is not retaining any mineral rights to the property.

RENTAL STATUS:

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.



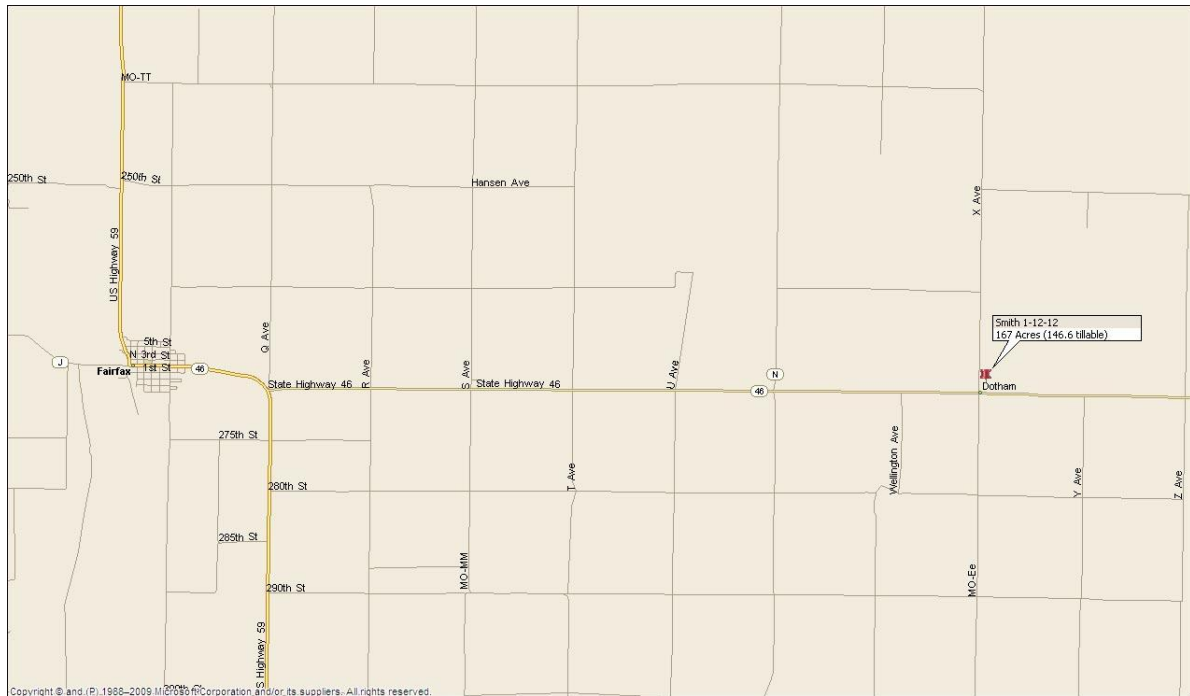
Setting the trend for how Real Estate is Sold in the Midwest.

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 The listing may be withdrawn with or without approval.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

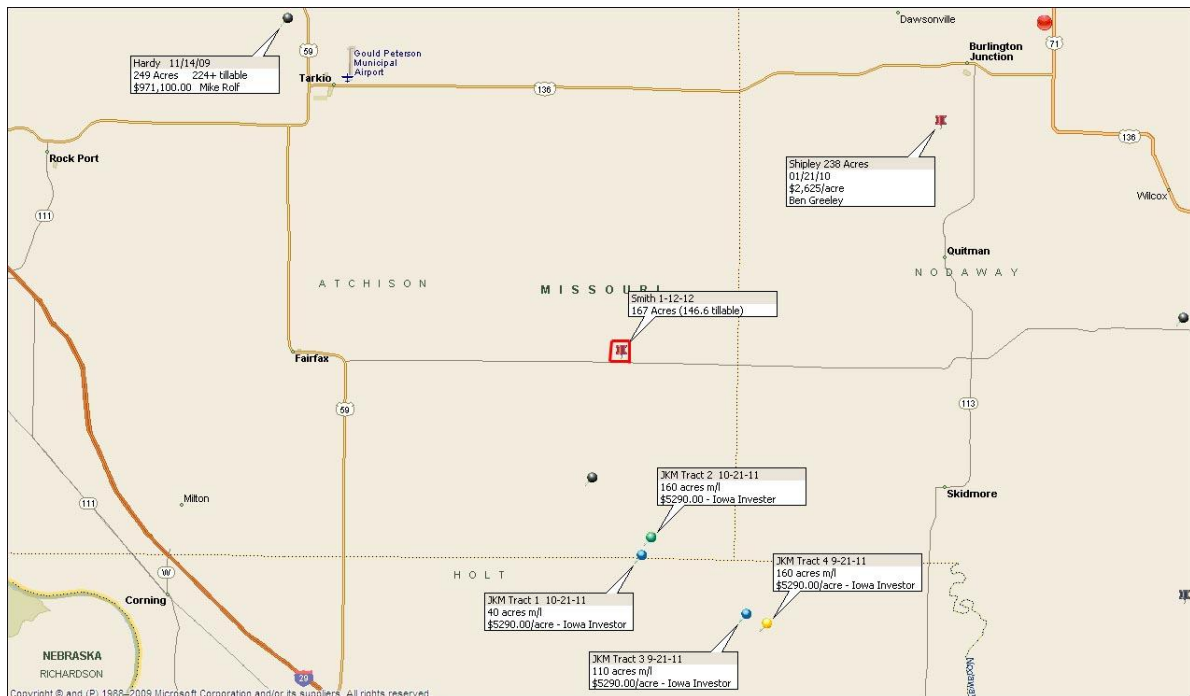
PHONE NUMBER: 1-660-442-3177

Smith, 120 Acres m/l, Nodaway County, 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

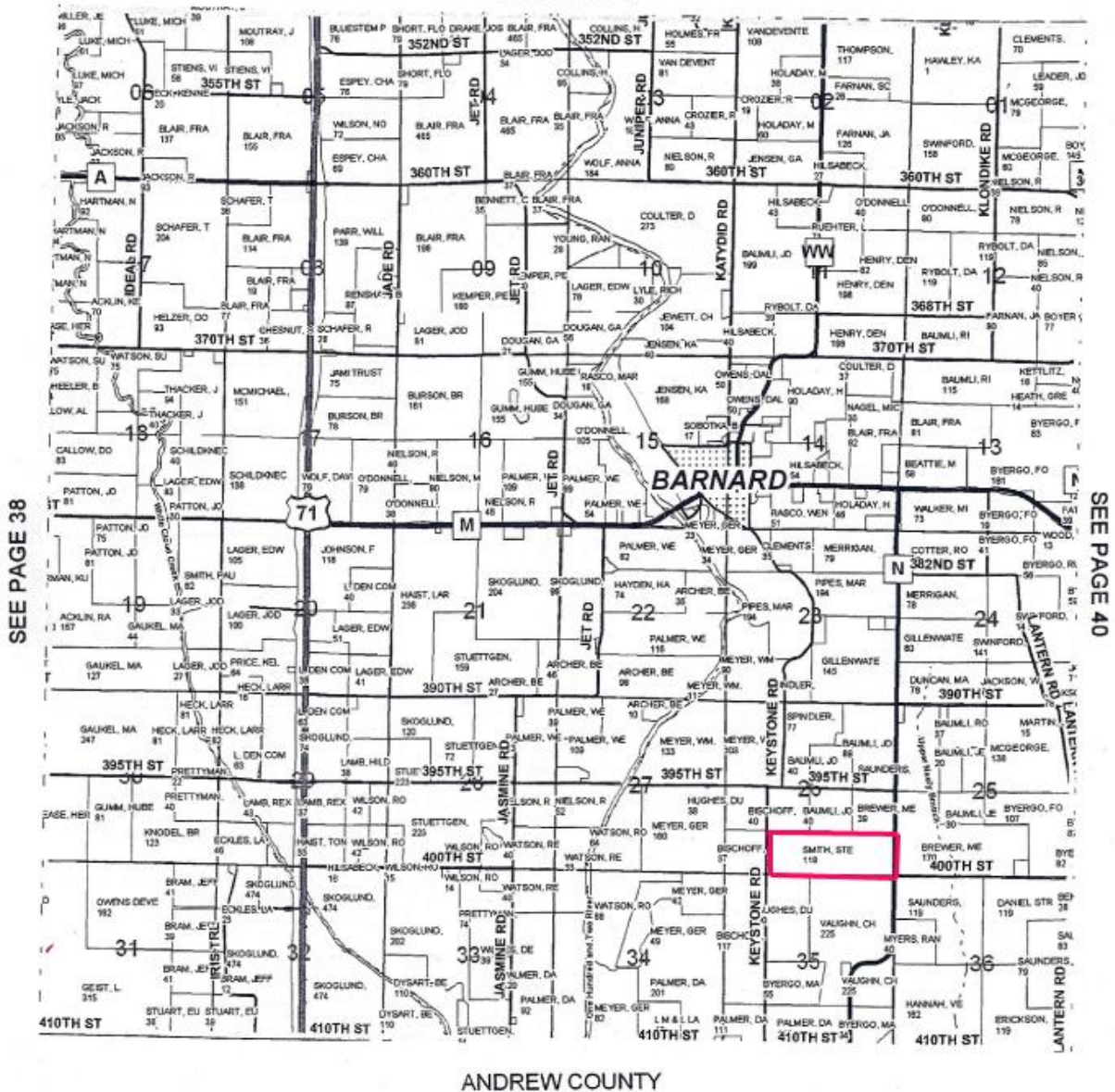
PHONE NUMBER: 1-660-442-3177

Smith, 120 Acres m/l, Nodaway County, MO

Plat Map

T62NR35W

SEE PAGE 34



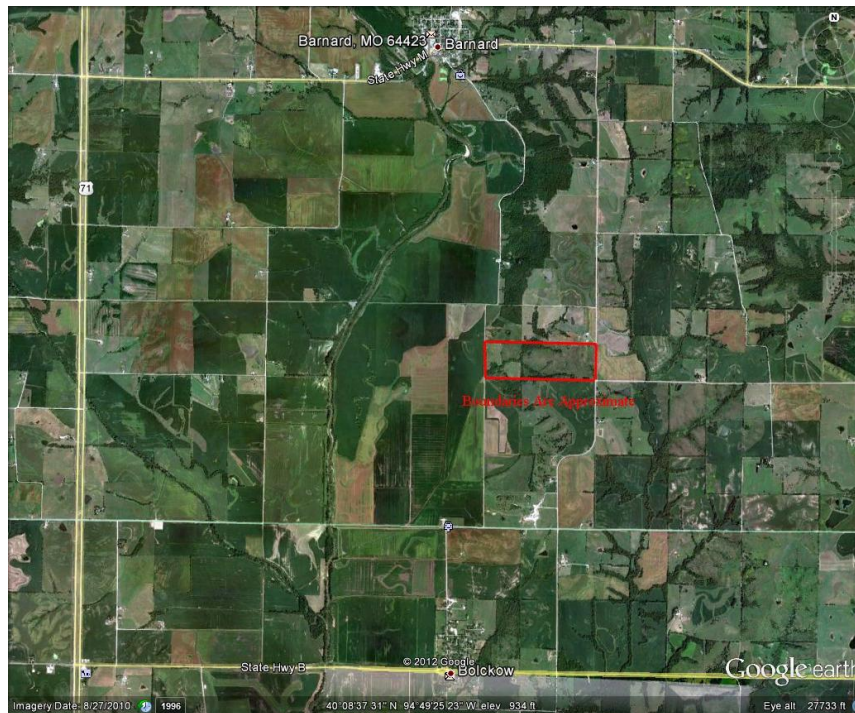
Setting the trend for how Real Estate is Sold in the Midwest.

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

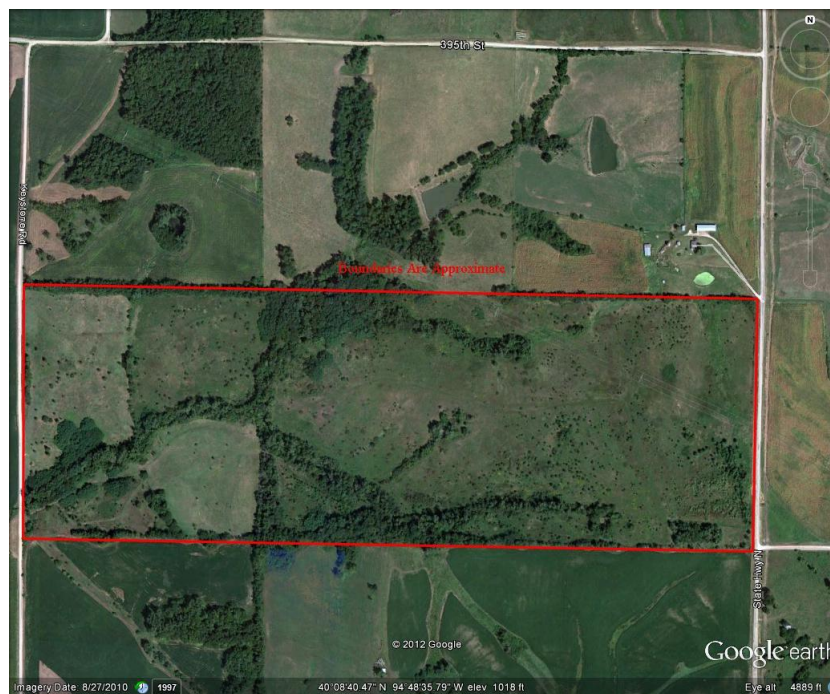
PHONE NUMBER: 1-660-442-3177

Smith, 120 Acres m/l, Nodaway County, MO

Google Aerial - General Location



Google Aerial

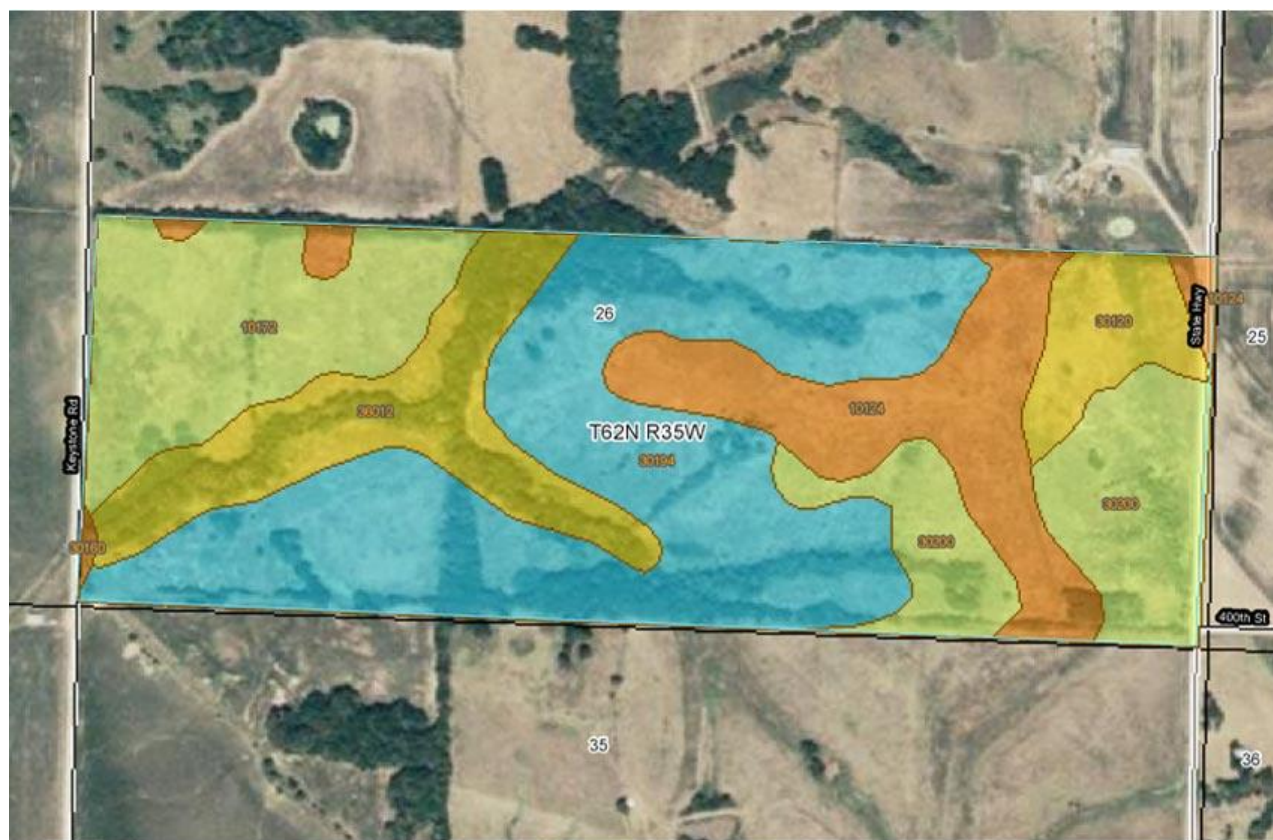


Setting the trend for how Real Estate is Sold in the Midwest.

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

Smith, 120 Acres m/l, Nodaway County, MO *Soil Map and Key*



Nonirrigated Capability Class— Summary by Map Unit — Nodaway County, Missouri (MO147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10124	Sharpsburg silty clay loam, 2 to 5 percent slopes	2	18.2	14.6%
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	4	18.6	14.9%
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	3	6.1	4.9%
30160	Olmitz loam, 2 to 5 percent slopes	2	0.3	0.2%
30194	Shelby clay loam, 14 to 20 percent slopes, eroded	6	48.6	39.1%
30200	Shelby loam, 9 to 14 percent slopes	4	16.7	13.4%
36012	Colo silty clay loam, channeled, 0 to 3 percent slopes, frequently flooded	3	15.9	12.8%
Totals for Area of Interest			124.4	100.0%

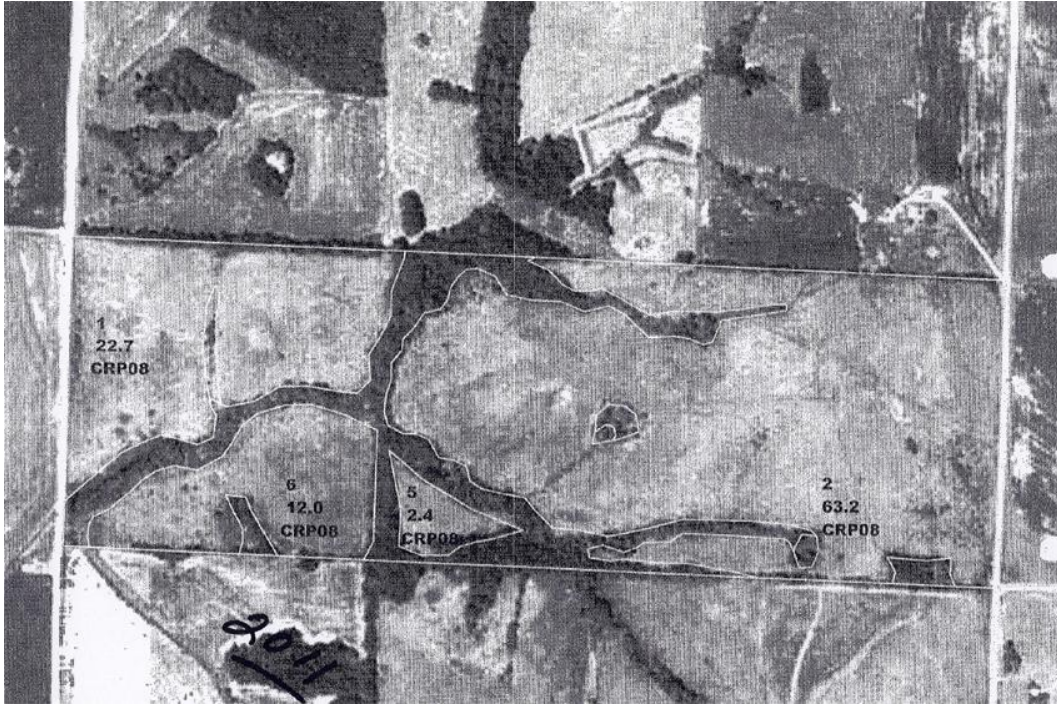
Setting the trend for how Real Estate is Sold in the Midwest.

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

Smith, 120 Acres m/l, Nodaway County, MO

FSA CRP Aerial



FSA 578

Nodaway, Missouri

FSA - 578 (02-01-91)

Farm Number: 3180

Operator Name and Address

PROGRAM YEAR: 2011

DATE: 1-21-2011
PAGE: 1

Original: _____
Revision: _____
Cropland: 100.3
Farmland: 120.0

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Official/Measured	Planting Date	Number of Rows	Row Width	Row Pattern	Skip Rows	Conversion Factor	
207	1	CRP		N	10		IN	A	22.70		Yes								
			Producer	STEPHEN D SMITH					Share		100.00	RMA Unit							
	2	CRP		N	10		IN	A	63.20		Yes								
			Producer	STEPHEN D SMITH					Share		100.00	RMA Unit							
	5	CRP		N	10		IN	A	2.40		Yes								
			Producer	STEPHEN D SMITH					Share		100.00	RMA Unit							
	6	CRP		N	10		IN	A	12.00		Yes								
			Producer	STEPHEN D SMITH					Share		100.00	RMA Unit							
Cri/Co	Var/Type	Irr Proc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Proc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Proc	Int Use	Non-Irrig	Irrigated		
CRP		N	10	100.30															
Photo Number/Legal Description: N-14 S26-T62-R35																			
Cropland: 100.30					Reported on Cropland: 100.30					Difference: 0.00					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

Smith, 120 Acres m/l, Nodaway County, MO

FSA 156

Missouri	U.S. Department of Agriculture	FARM: 3180
Nodaway	Farm Service Agency	Prepared: 2/27/12 2:54 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2012
		Page: 1 of 1

Operator Name				Farm Identifier			Recon Number	
STEPHEN D SMITH				B10,B11,B12,A11,A10				
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
120.0	100.3	100.3	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	100.3	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	8.3	0.0	0.0	39	39	0.0
CORN	57.5	0.0	0.0	86	86	0.0
GRAIN SORGHUM	2.6	0.0	0.0	70	70	0.0
Total Base Acres:	68.4					

Tract Number: 207	Description: N-14 S26-T62-R35	FAV/WR History
BIA Range Unit Number:		N
HEL Status: HEL: conservation system is being actively applied		
Wetland Status: Tract contains a wetland or farmed wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.0	100.3	100.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	100.3	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	8.3	39	39	0.0	0.0	0	0.0
CORN	57.5	86	86	0.0	0.0	0	0.0
GRAIN SORGHUM	2.6	70	70	0.0	0.0	0	0.0
Total Base Acres:	68.4						

Owners: STEPHEN D SMITH
Other Producers: None

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

Smith, 120 Acres m/l, Nodaway County, MO
Aerial Photos



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