



Farm Land Sales

*1711 Oregon
Hiawatha KS 66434
785.742.4580*

*18156 Hwy 59
Mound City MO 64470
660.442.3177*

www.barnesrealty.com

Erdman, 111 Acres, Sullivan CO MO

Offered here is an extremely affordable property with a huge amount of potential, and versatility providing income, hunting and an overall great investment. This 111 acre farm has 25 acres of farmable bottom ground which is surrounded by a substantial amount of marketable timber not to mention a small cabin at the entrance to the property. If you are looking for an affordable piece of property that provides not just recreation but income, you can't go wrong with this property.

LOCATION:

NW of Browning MO. See driving map for location.

PRICE AND TERMS:

\$183,150.00 or \$1,650.00/acre

F.S.A. INFORMATION:

According to the FSA 156 & 578:

Farmland: 111 acres Cropland: 25.3 acres

Beans: 6.1 base acres DY & CC Yield: 20 bu/ac

IMPROVEMENTS:

A small cabin sets at the entrance.

REAL ESTATE TAXES/TAXABLE ACRES:

Annual taxes are approximately \$177.00 on 111.4 taxable acres

MINERAL RIGHTS:

Owner is not retaining any interest in the mineral rights beneath the surface.

RENTAL STATUS:

Possession is available upon closing.

LISTING AGENT:

Gabe Silvers: 816-351-1244 or Email Gabe: gabe@silversveneer.com

BROKER PARTICIPATION:

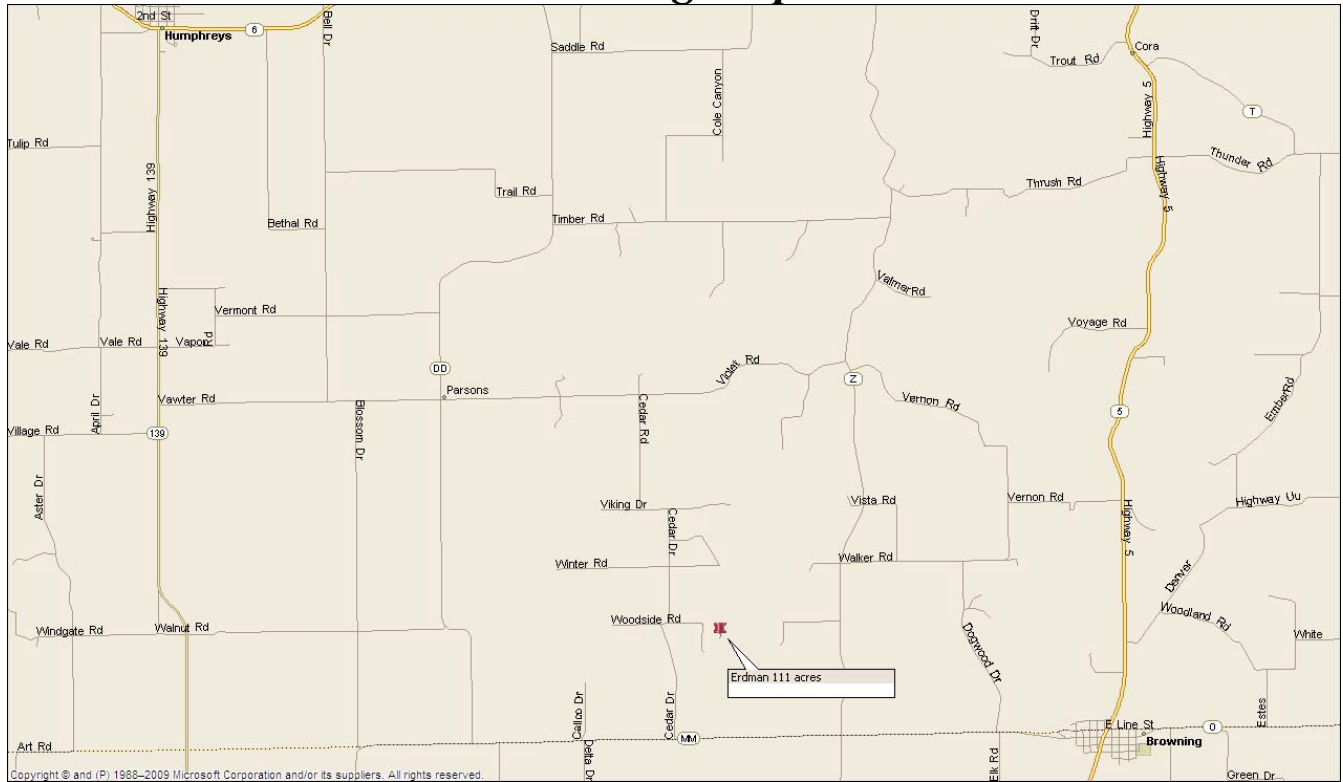
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



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 The listing may be withdrawn with or without approval.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

Erdman, 111 Acres, Sullivan CO MO Driving Map



General Location Driving Map

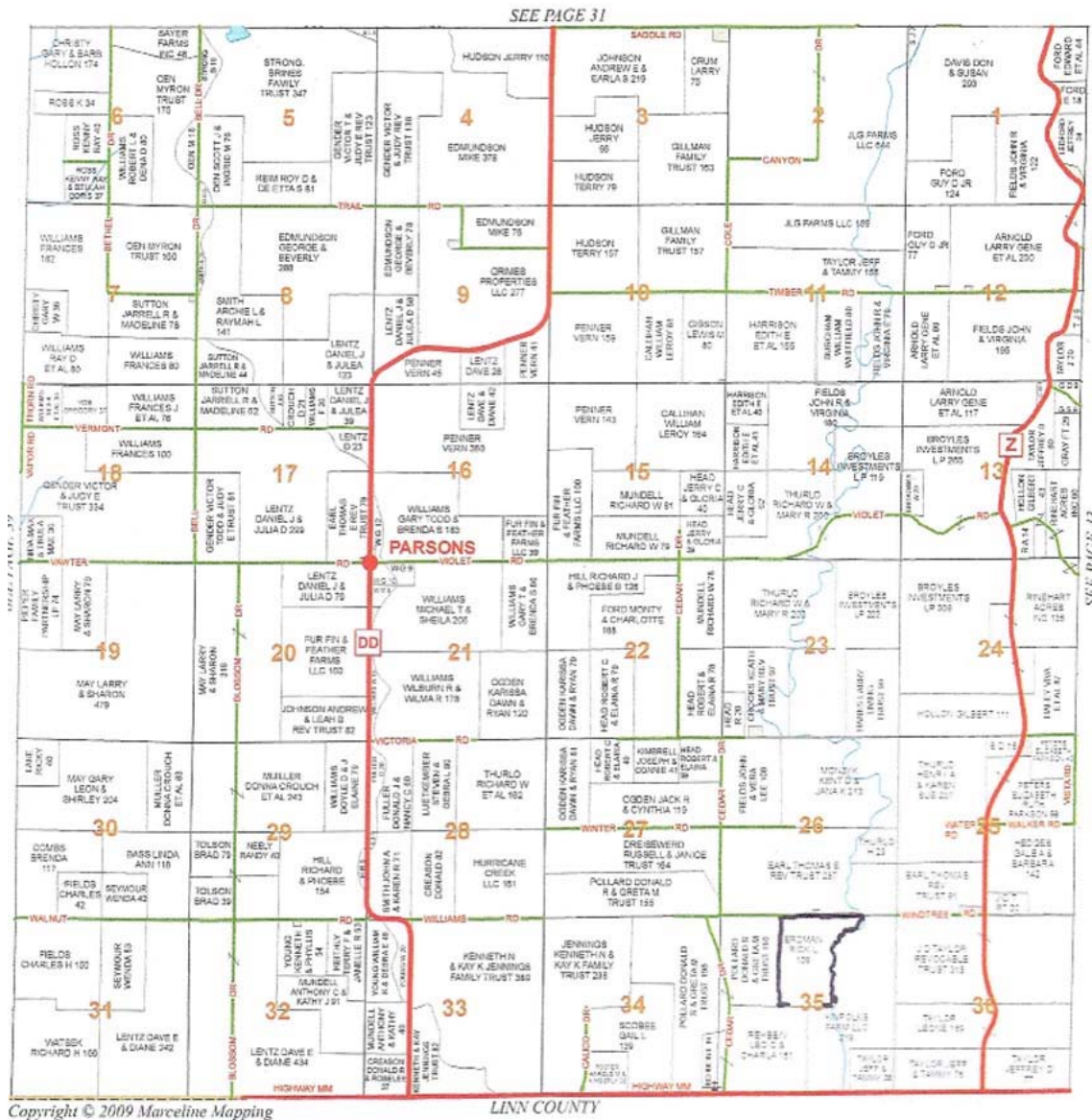


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Erdman, 111 Acres, Sullivan CO MO Plat Book Page

TOWNSHIP 61N • RANGE 21W

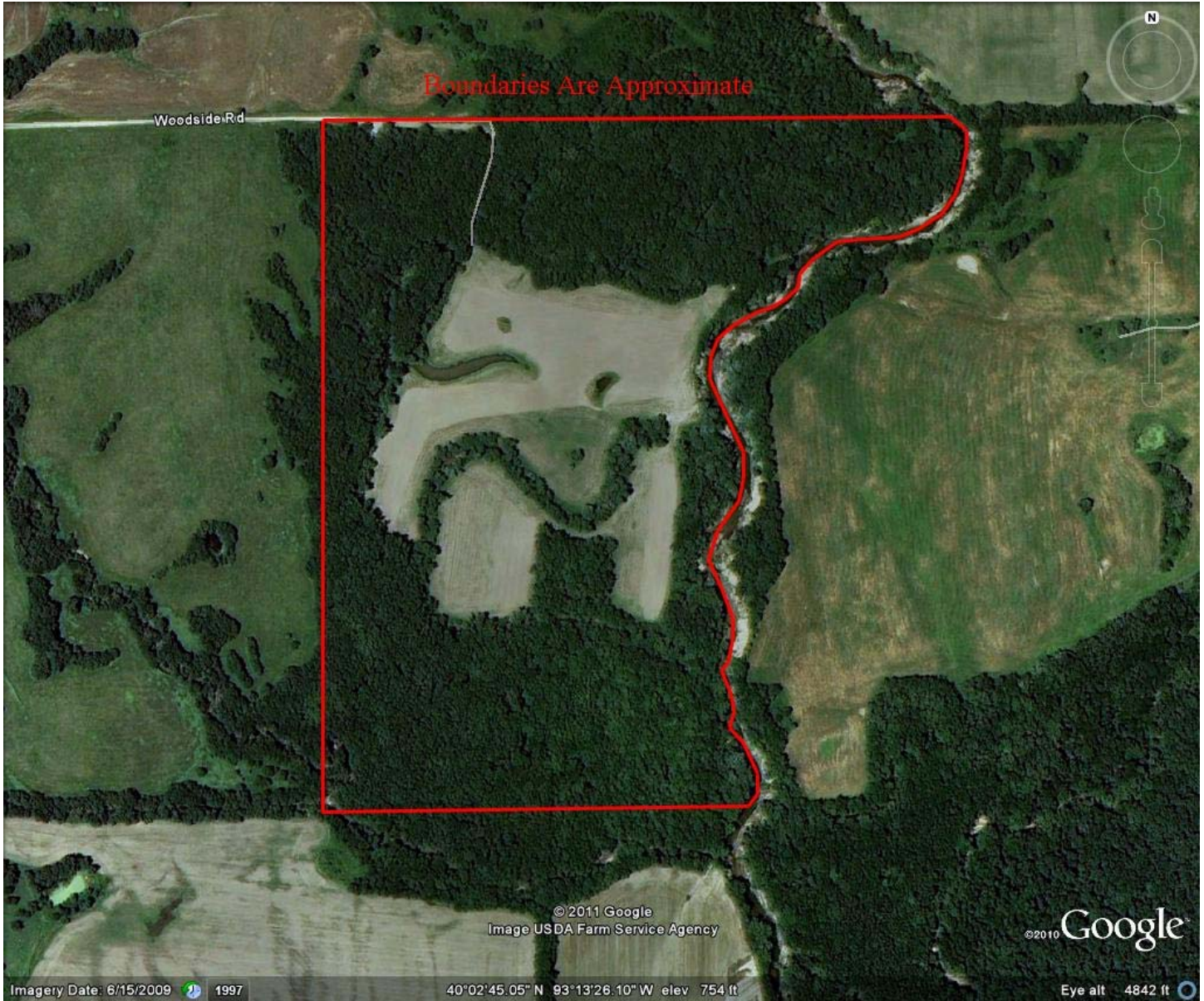


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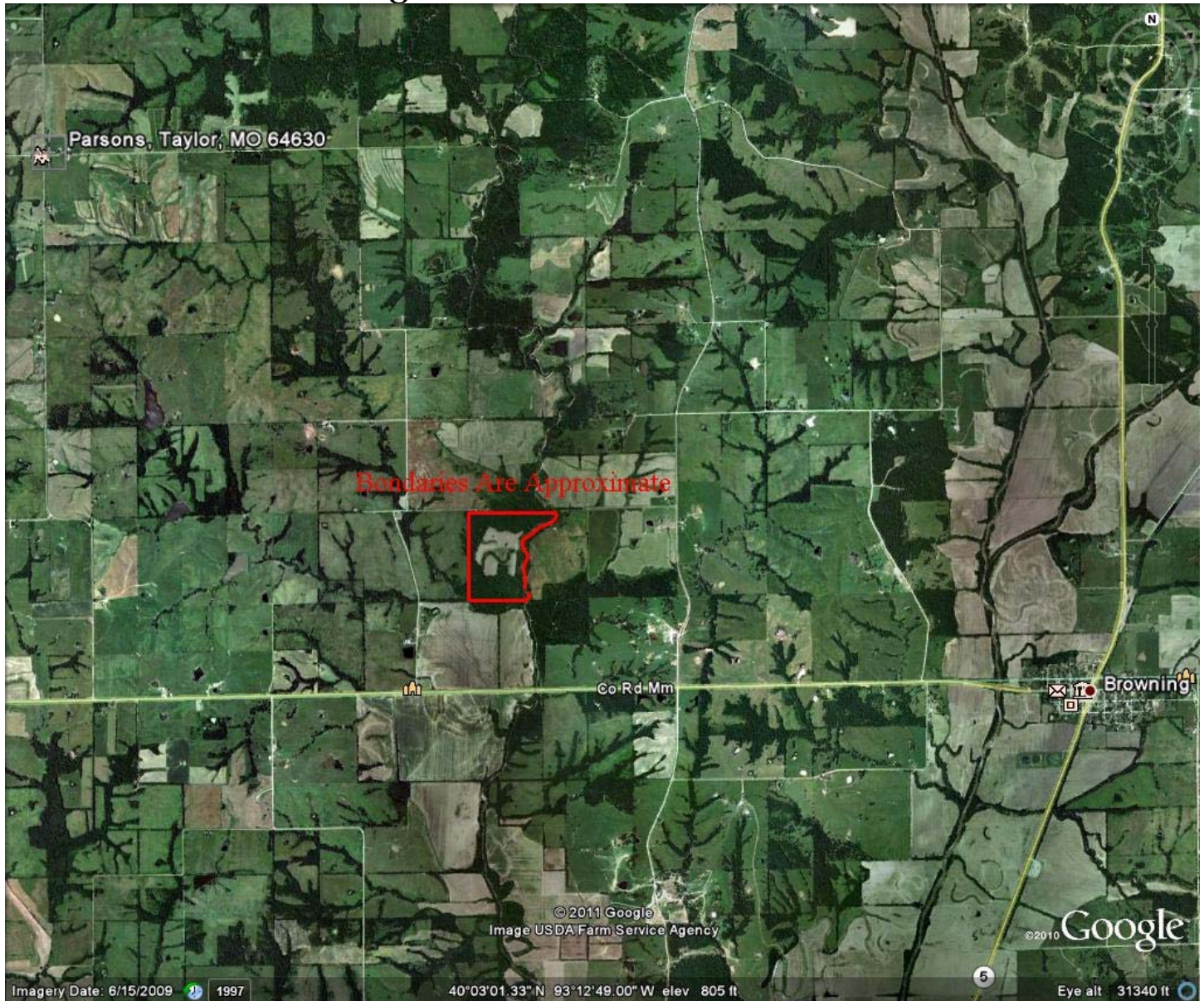
Google Aerial



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Erdman, 111 Acres, Sullivan CO MO Google Aerial – General Location

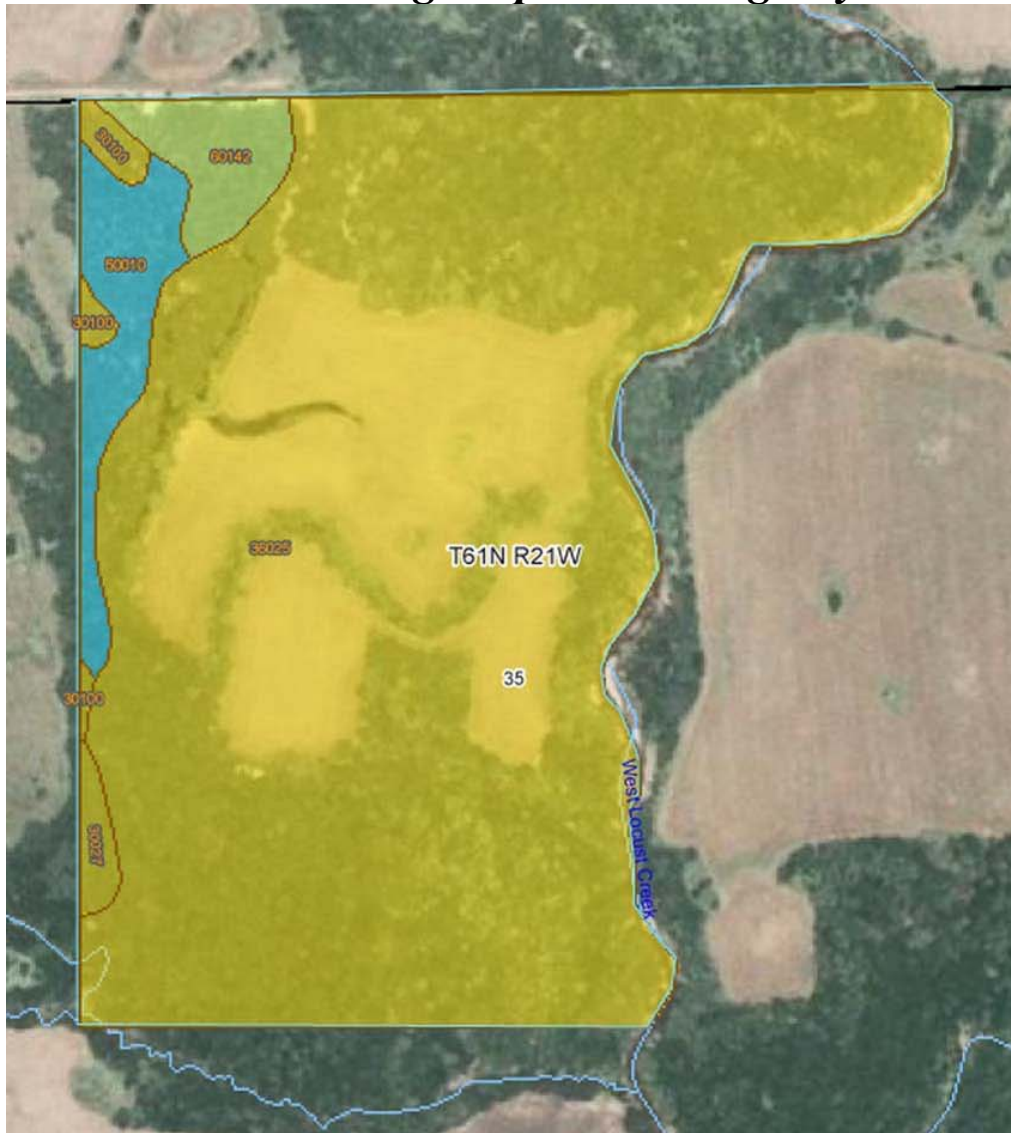


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Erdman, 111 Acres, Sullivan CO MO

NRCS Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Sullivan County, Missouri (MO211)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
30027	Armstrong clay loam, 5 to 9 percent slopes, eroded	3	1.0	0.9%
30100	Keswick loam, 5 to 9 percent slopes, eroded	3	1.2	1.0%
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	3	0.0	0.0%
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	3	101.1	90.5%
50010	Winnegan loam, 14 to 20 percent slopes, eroded	6	5.0	4.5%
60142	Keswick loam, 9 to 14 percent slopes, eroded	4	3.4	3.0%
Totals for Area of Interest			111.7	100.0%

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Erdman, 111 Acres, Sullivan CO MO 156 EZ

Missouri
Sullivan
Report ID: FSA-156EZ

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

FARM: 3328
Prepared: 6/25/09 3:41 PM
Crop Year: 2009
Page: 1 of 1

Operator Name		Farm Description					Recon Number	
RICK ERDMAN		E13 T61/R21/S35						
Farms Associated with Operator:								
None								
Other Producers Associated with Farm:								
FARRELL WESLEY TAYLOR								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
111.0	25.3	25.3	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History	
0.0	0.0	25.3	0.0	0.0	0.0		N	

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
SOYBEANS	6.1	0.0	0.0	20	20	0.0
Total Base Acres:	6.1					

Tract Number: 2991 Identifier E13/S35/T61/R21 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
111.0	25.3	25.3	0.0		0.0		0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		NAP		CRP MPL	
0.0	0.0	25.3	0.0		0.0		0.0	
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	
SOYBEANS	6.1	20	20	0.0	0.0	0	0.0	
Total Base Acres:	6.1							
Owners: RICK ERDMAN								

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Erdman, 111 Acres, Sullivan CO MO

FSA 578

Sullivan, Missouri

FSA - 578 (02-01-91)

Farm Number: 3328

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2011

DATE: 7-6-2011

PAGE 1

Original: *[Signature]*

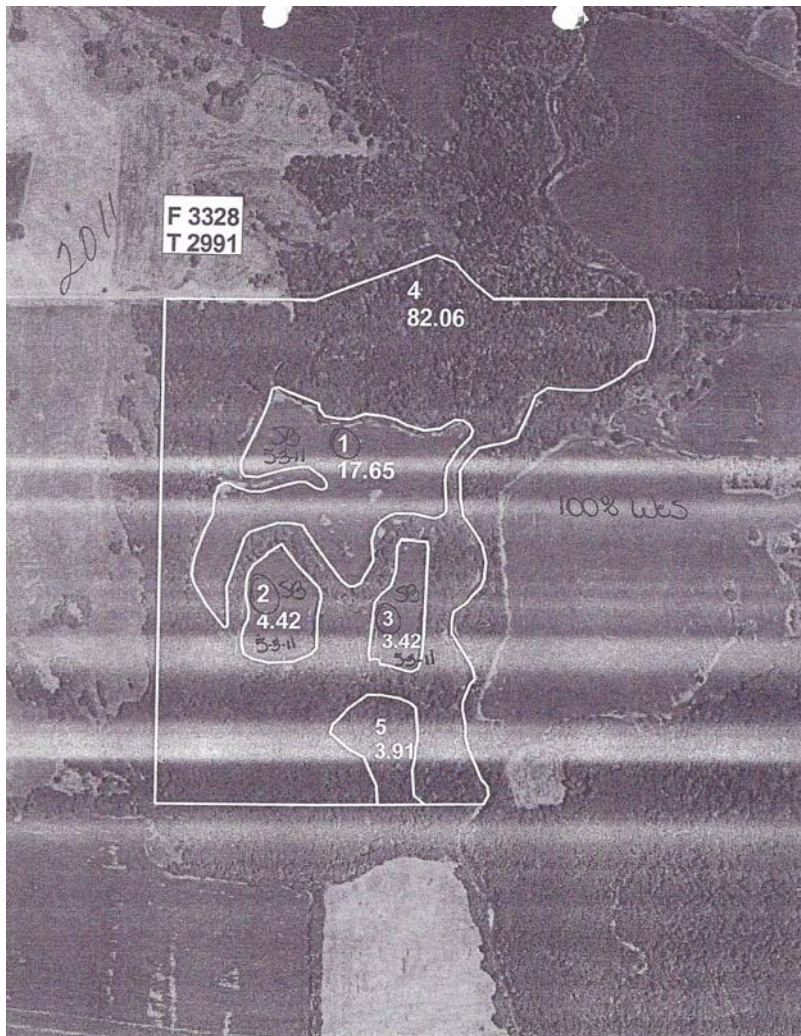
Revision: _____

Cropland: 25.3

Farmland: 111.0

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	
2991	1	SOYBN	COM	N	GR			I	A	17.70		Yes		5-3-2011			
		Producer	FARRELL WESLEY TAYLOR						Share	100.00		RMA Unit					
	2	SOYBN	COM	N	GR			I	A	4.40		Yes		5-3-2011			
		Producer	FARRELL WESLEY TAYLOR						Share	100.00		RMA Unit					
	3	SOYBN	COM	N	GR			I	A	3.40		Yes		5-3-2011			
		Producer	FARRELL WESLEY TAYLOR						Share	100.00		RMA Unit					
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
SOYBN	COM	N	GR	25.50													
Photo Number/Legal Description: E13/S35/T61/R21																	
Cropland: 25.30					Reported on Cropland: 25.50					Difference: 0.20				Reported on Non-Cropland: 0			

FSA Aerial



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