



Farm Land Sales

*1711 Oregon
Hiawatha KS 66434
785.742.4580*

*18156 Hwy 59
Mound City MO 64470
660.442.3177*

www.barnesrealty.com

American Forest, 120 Acres, Gentry CO MO

Here is a reasonably priced row crop farm with a good location on a state highway! Such farms seem to be very hard to come by in this era of high priced commodities. It won't last long at this price so give me a call!

LOCATION:

The farm lies adjacent to and on the west side of Mo Highway N, approximately 3.5 miles northwest of the town of Albany, MO

PRICE AND TERMS:

\$359,400.00 or \$2,995.00/acre

F.S.A. INFORMATION:

According to the FSA 156 & 578:
Farmland: 120 acres Cropland: 100.9 acres
Grain Sorghum: 1.6 base acres DY & CC Yield: 75 bu/ac

IMPROVEMENTS:

The tract is unimproved.

REAL ESTATE TAXES/TAXABLE ACRES:

Annual taxes are approximately \$238 on 117 taxable acres.



MINERAL RIGHTS:

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

RENTAL STATUS:

The tract is rented to Larry Bunker for the 2011 season but will be available after that.

LISTING AGENT:

Rick Barnes: 660-572-0018 or Email Rick: rickey@barnesrealty.com

BROKER PARTICIPATION:

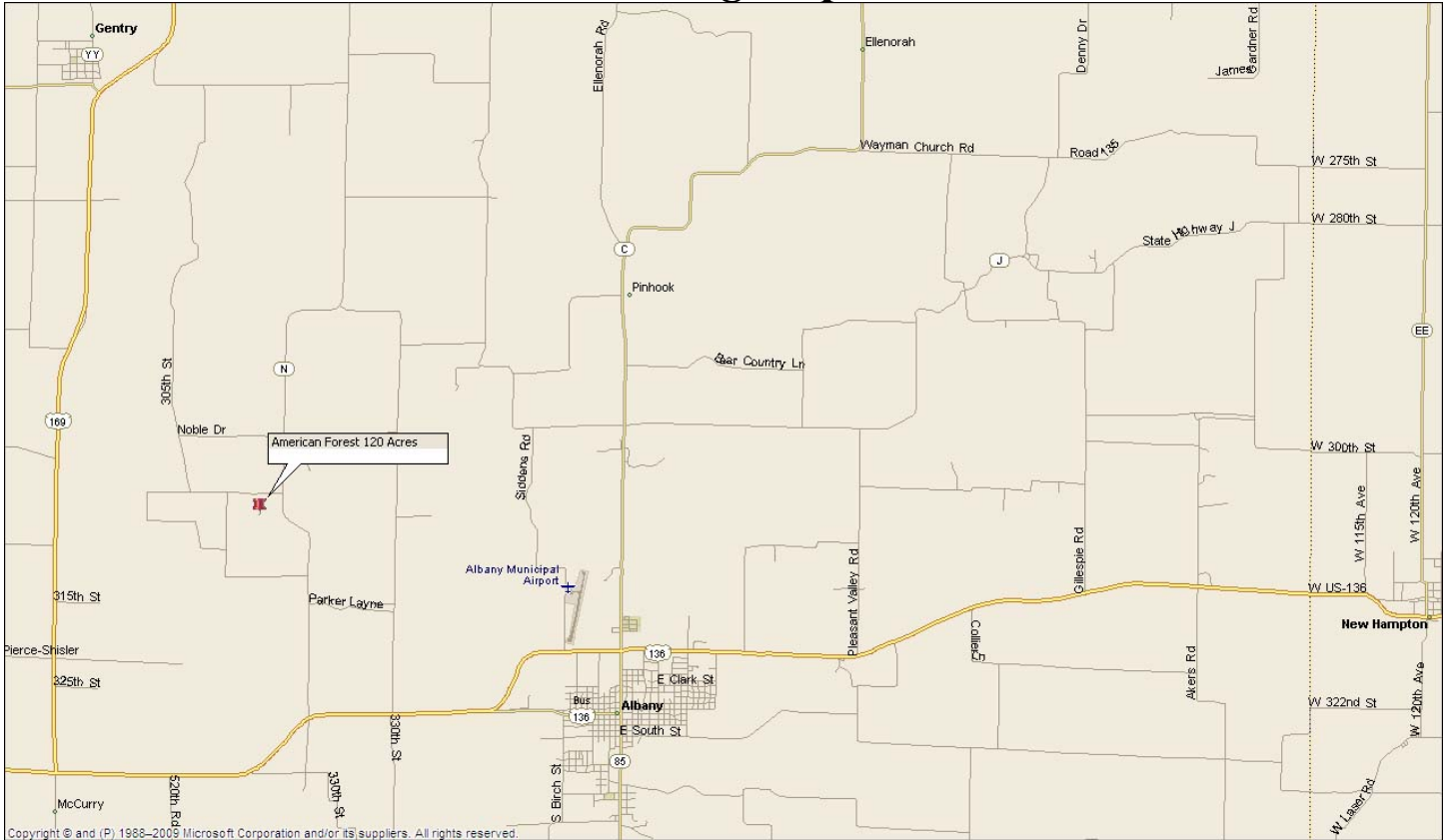
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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 The listing may be withdrawn with or without approval.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
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Driving Map



Google Aerial – General Location



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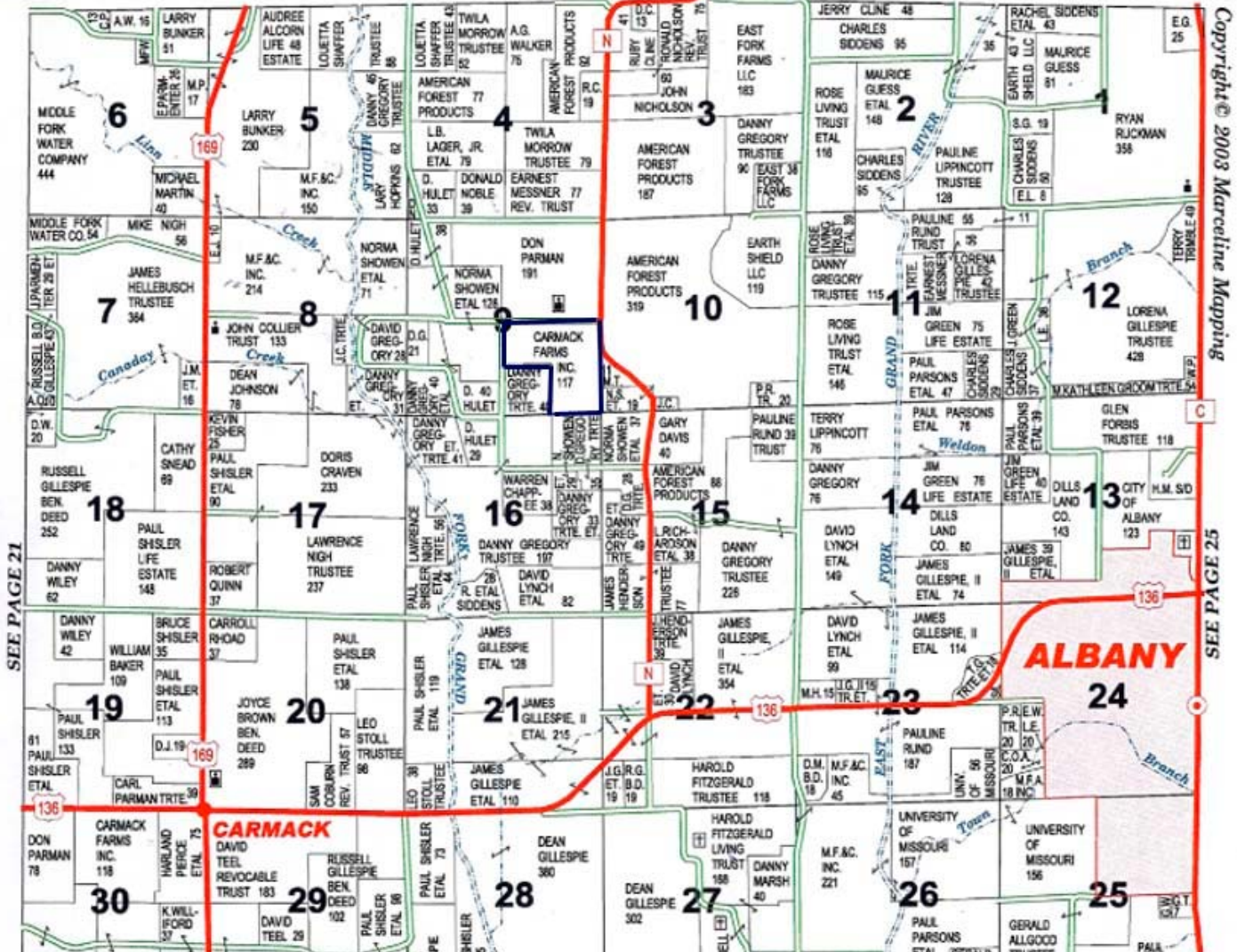
Plat Book Page

TOWNSHIP 63N • RANGE 31W

EAST PART HUGGINS PT
WEST PART ATHENS PT

SOUTHEAST PART COOPER PT

SEE PAGE 15



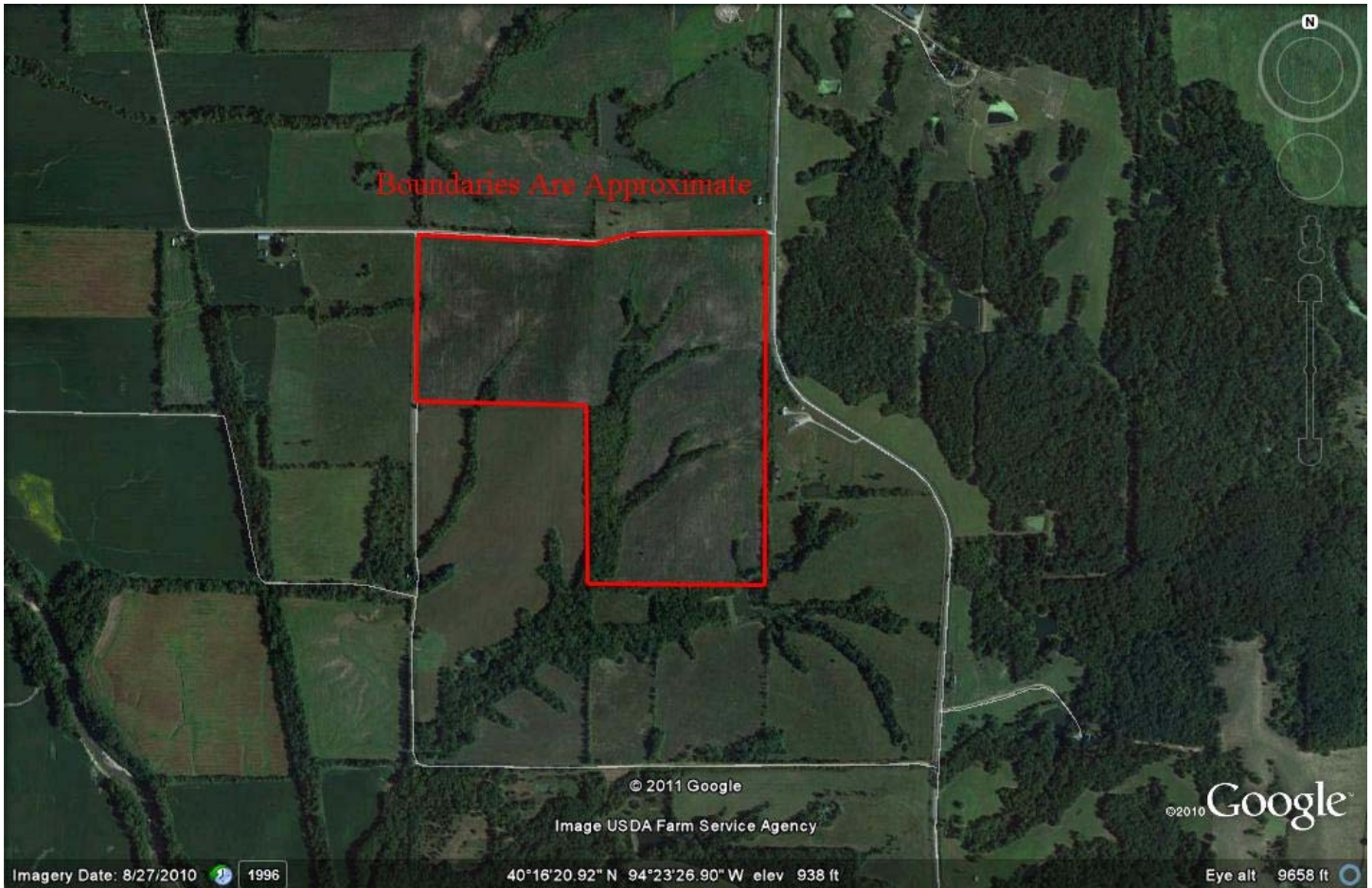
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Google Aerial

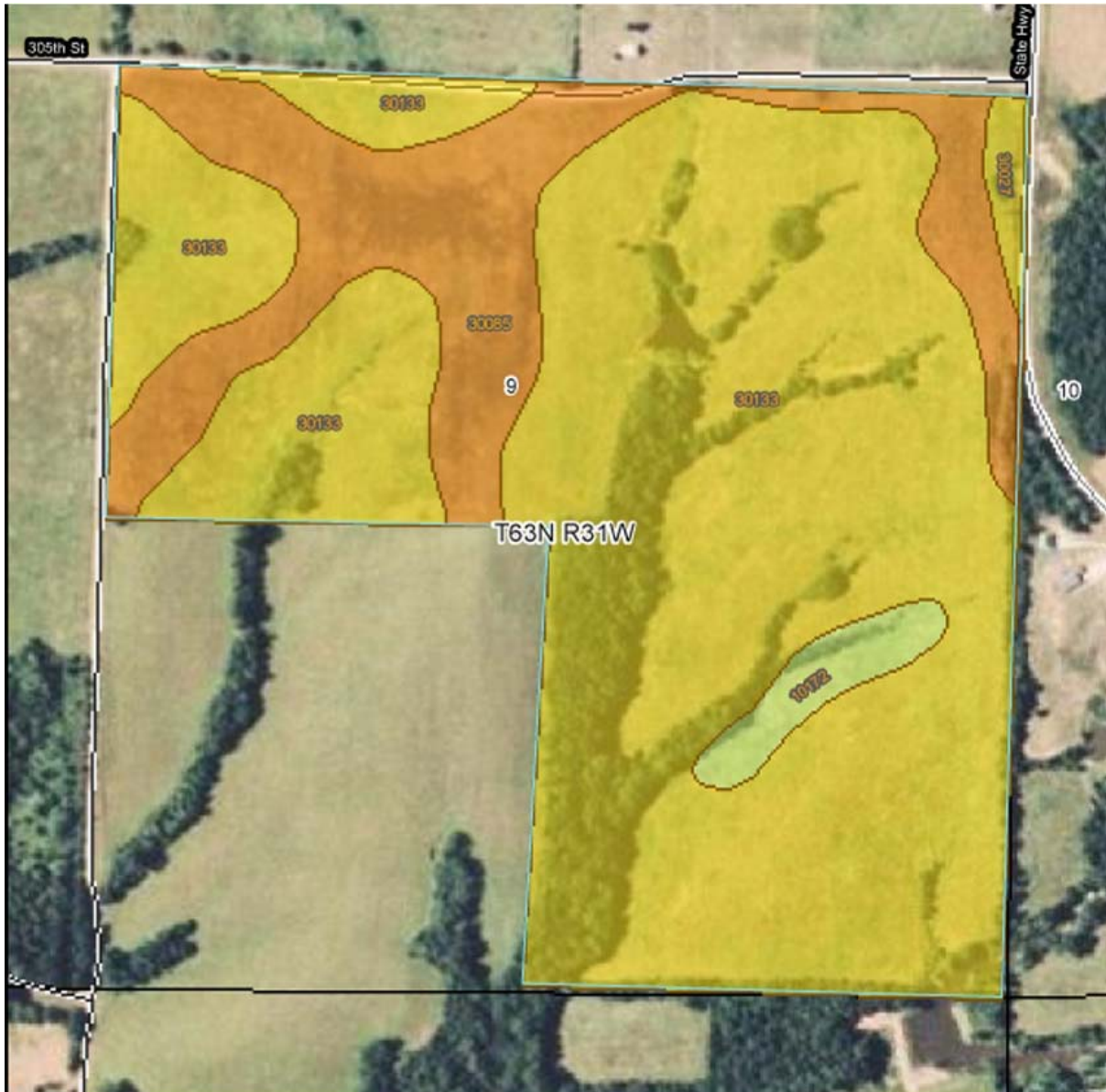


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NRCS Rating Map and Key



Nonirrigated Capability Class— Summary by Map Unit — Gentry County, Missouri (MO075)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	4	2.9	2.5%
30027	Armstrong clay loam, 5 to 9 percent slopes, eroded	3	1.3	1.1%
30085	Grundy silt loam, 2 to 5 percent slopes	2	22.5	19.1%
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	3	90.9	77.3%
Totals for Area of Interest			117.6	100.0%

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American Forest, 120 Acres, Gentry CO MO 156 EZ

Missouri Gentry Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 5837 Prepared: 7/11/11 11:50 AM Crop Year: 2011 Page: 2 of 3
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Tract Number: 556 Description H-4 S9 T63 R31 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
120 0	100 9	100 9	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 9	0 0	0 0	0 0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	1 6	75	75	0 0	0 0	0	0 0
Total Base Acres:	1 6						

Owners: AMERICAN FOREST PRODUCTS INC
 Other Producers: None

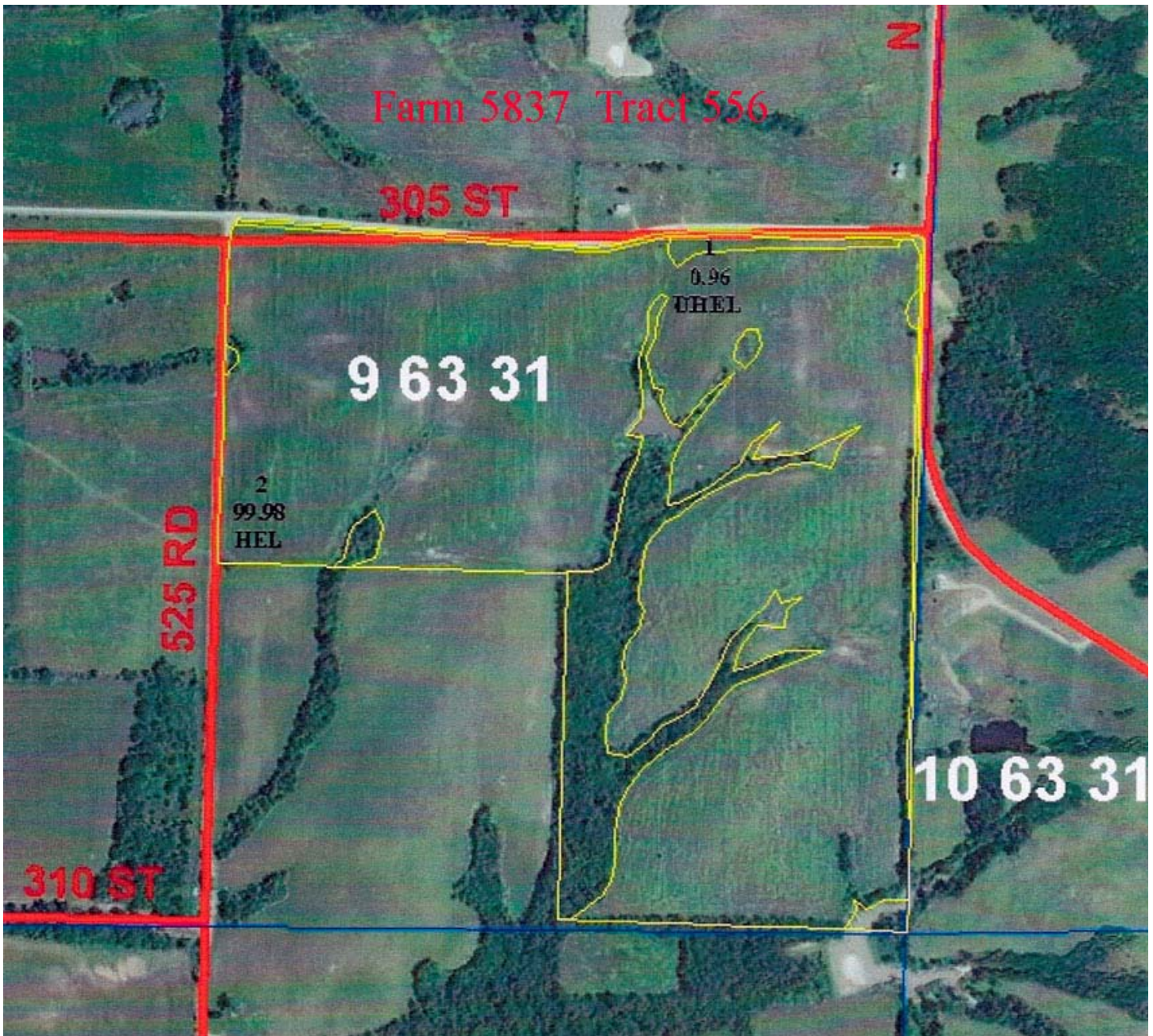
FSA 578

Tract Number	CLU/Field	C/C	Var/Type	Irr/Prc	Int Use	Lnd Use	C/C Stat	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/M	Planting Date				
556	1	CORN	YEL	N	GR		I	A	0.96	Yes			5-8-2011				
		Producer BUNKER & BUNKER INC															
	2	CORN	YEL	N	GR		I	A	99.96	Yes			5-8-2011				
		Producer BUNKER & BUNKER INC															
		Share 100.00 RMA Unit															
		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
CORN	YEL	N	GR	100.94													
Photo Number/Legal Description: H-4 S9 T63 R31																	
Cropland: 100.90					Reported on Cropland: 100.94					Difference: 0.04				Reported on Non-Cropland: 0			

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