



## *Farm Land Sales*

*1711 Oregon  
Hiawatha KS 66434  
785.742.4580*

*18156 Hwy 59  
Mound City MO 64470  
660.442.3177*

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

## ***Miller, 95 acres, Buchanan CO MO***

*It's been a long time since Missouri River Bottom Ground was offered under \$2,000/acre. With a weakening dollar, steadily increasing commodity prices, & all time low interest rates, it makes good sense to invest in land. This property offers excellent hunting of all the areas types of game, has reasonable taxes, and is easy to get to from an all weather gravel road.*

### **LOCATION:**

SW of St Joseph MO on Hwy 59 to Hwy KK then West to SW 86<sup>th</sup> Road, North approx. 1 mile.  
Property is on the East side of SW 86<sup>th</sup> Road.

### **PRICE AND TERMS:**

This property is offered at an introductory price of \$179,000.00 through the end of 2011 due to capital gains. If not sold by then, it will be offered at \$308,850.00 or \$3,250/acre.

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

10 acres are in CRP paying \$110/acre  
Prior to these recent we years, we are told 35 acres has crop history. Crop insurance is a federally funded program, so be sure and check on the latest rules or conditions with your crop insurance agent that may affect this property.

### **IMPROVEMENTS:**

There is a shed that has had some improvements done inside, including a new high security door. An 18 inch cased well exists on the West side of the pool, and water is fed to the shooting area with 3 underground pipe outlets, so late season hunting is a reality with this property. Some say that's when the hunting really gets good...



**REAL ESTATE TAXES/TAXABLE ACRES:** Annual taxes are approximately \$100 on 95.5 taxable acres

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

### **RENTAL STATUS:**

Available for immediate possession. Lease opportunity exists for the blind on the main pool for \$6,500/yr, as water is piped into the blind. This gets the use of the property for all types of hunting on an annual basis, & there is room for at least 5 to waterfowl hunt the property. In addition to this fantastic waterfowl hunting, Large deer have been harvested here as well. This property truly has hunting of all the areas types of game, and is accessible via a good gravel road.

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

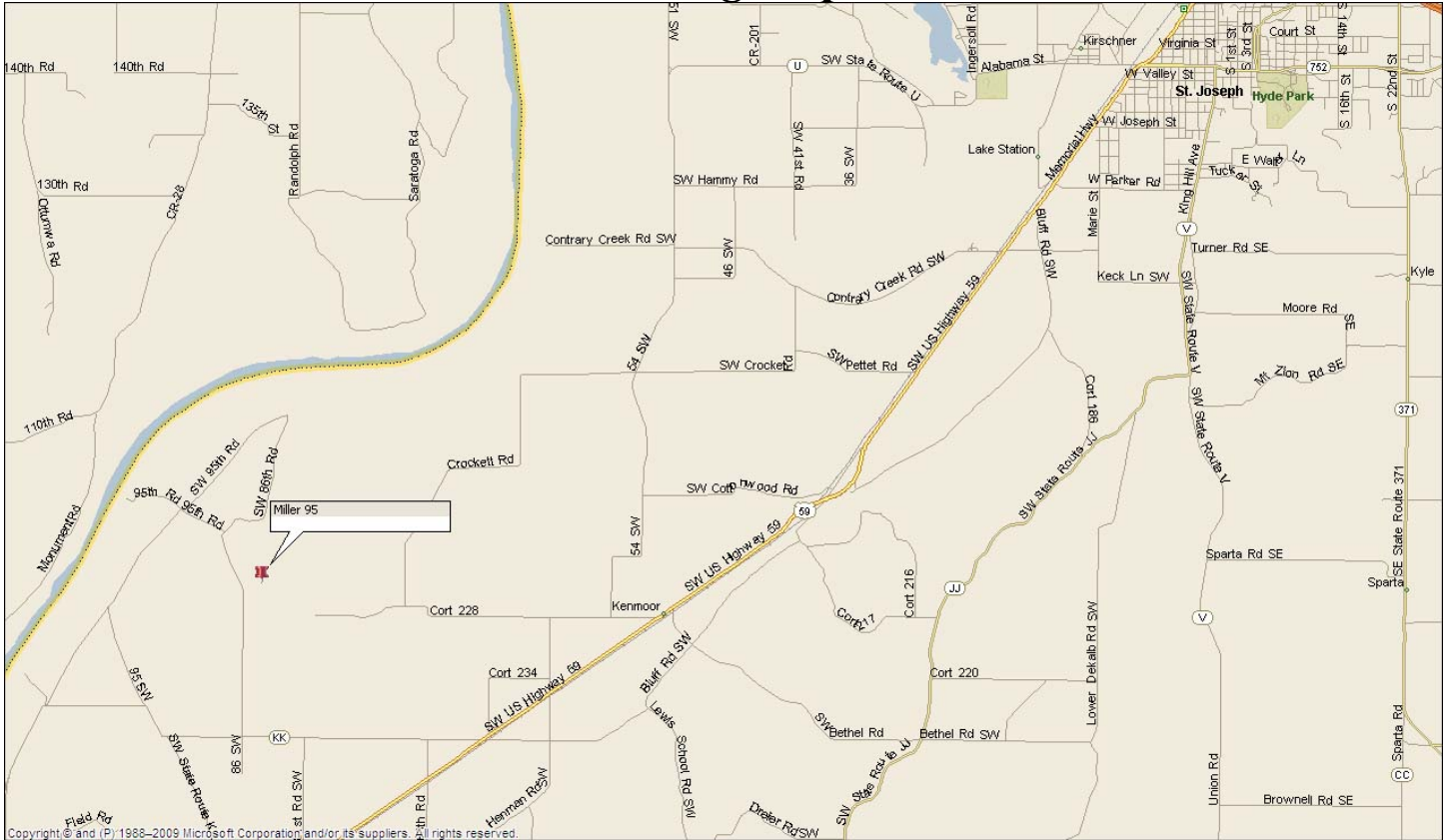
**BROKER PARTICIPATION:** Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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

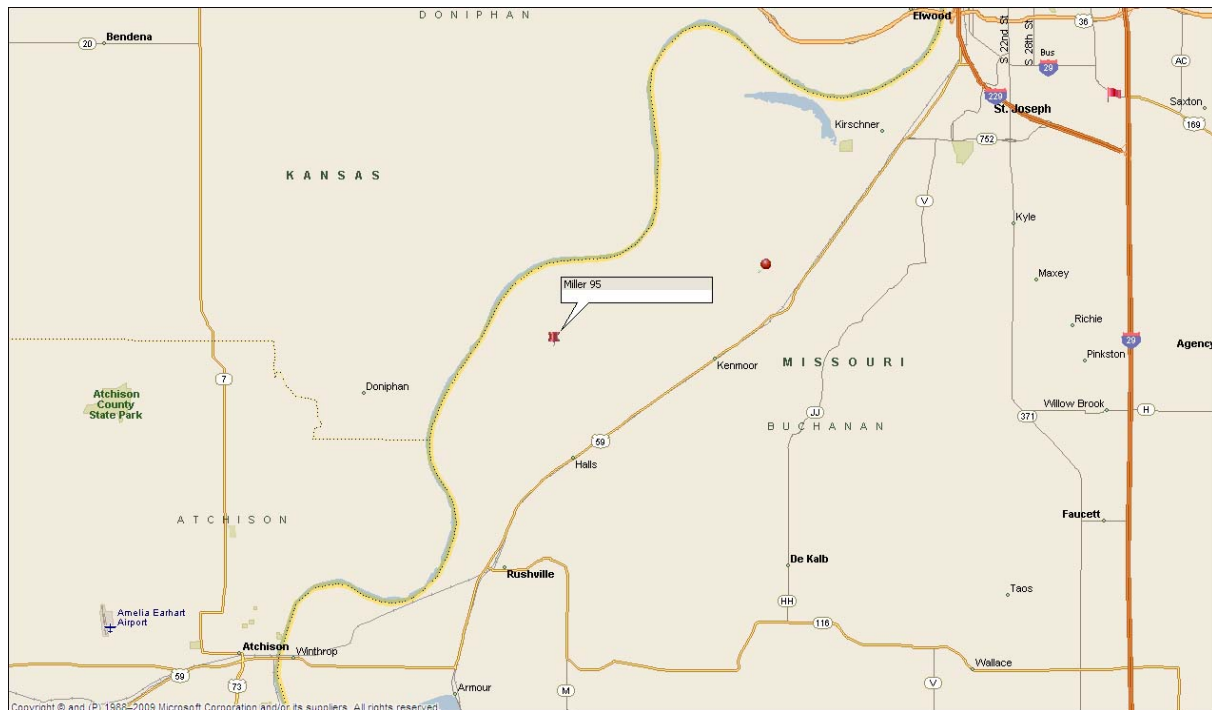
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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

*Miller, 95 acres, Buchanan CO MO*  
*Driving Map*



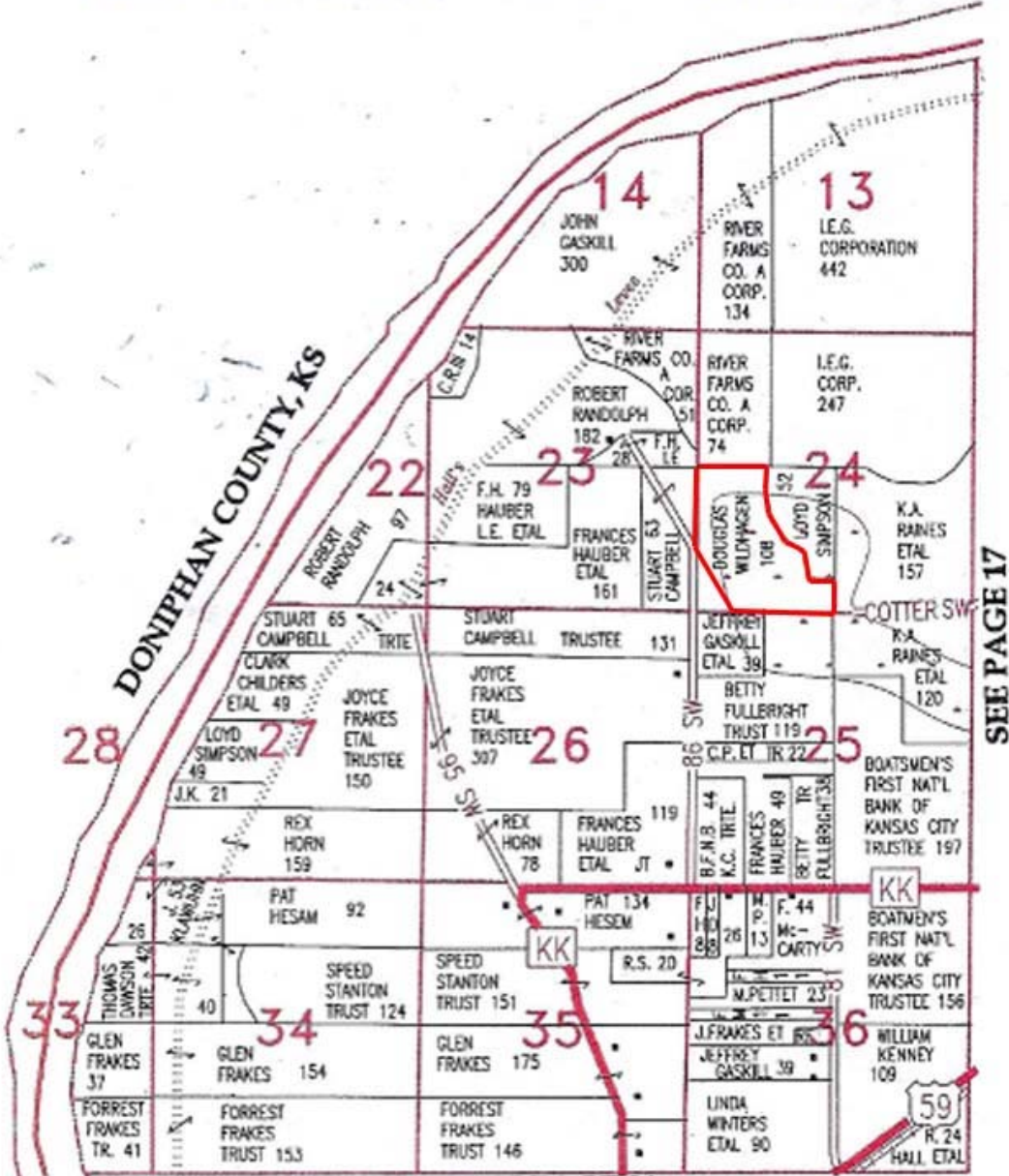
### General Location Map



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

**Miller, 95 acres, Buchanan CO MO**  
**Plat Book Page**

**TOWNSHIP 56N • RANGE 37W**



*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



***Miller, 95 acres, Buchanan CO MO***  
***Google Aerial***

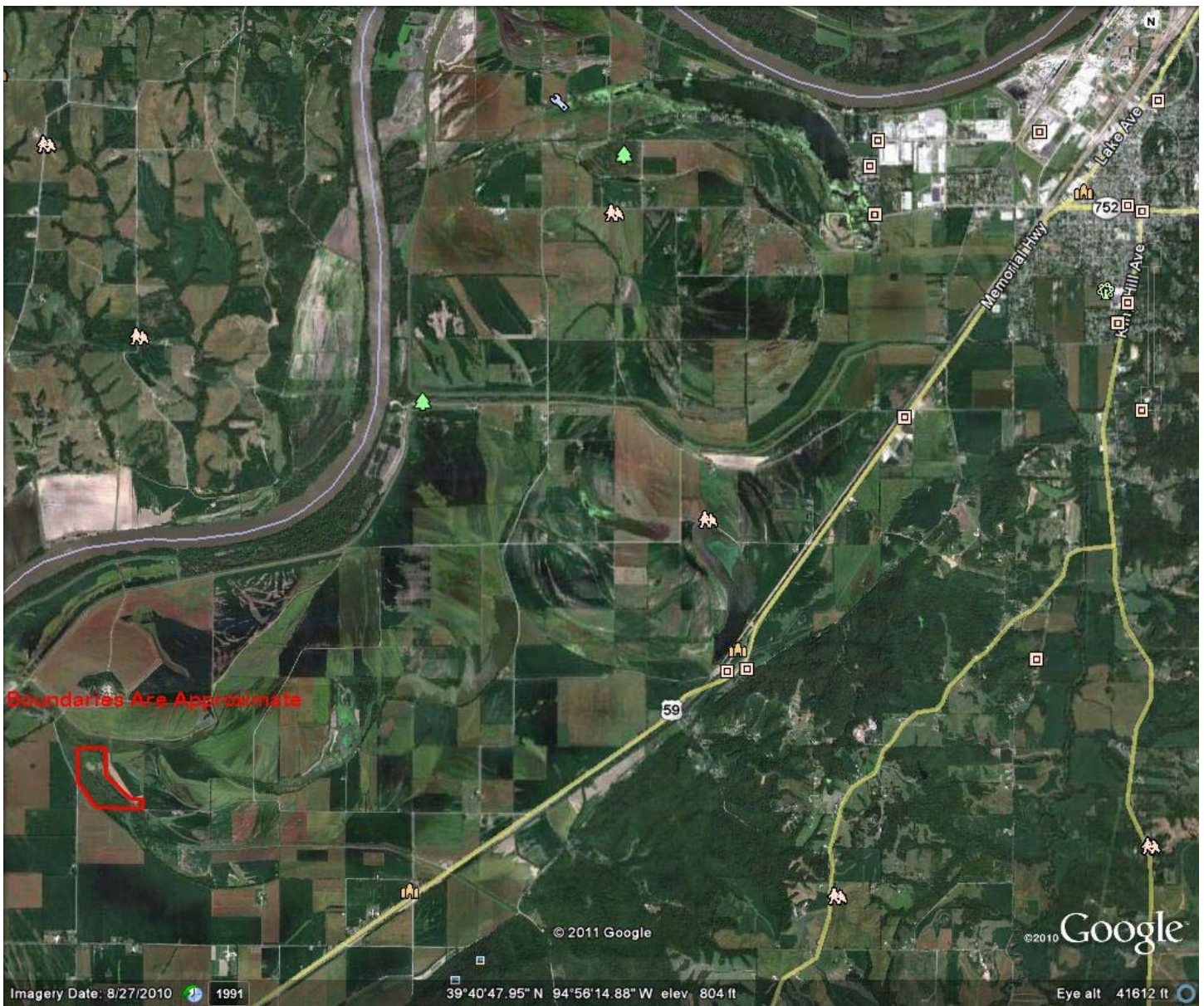


***Setting the trend for how Real Estate is Sold in the Midwest.***

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



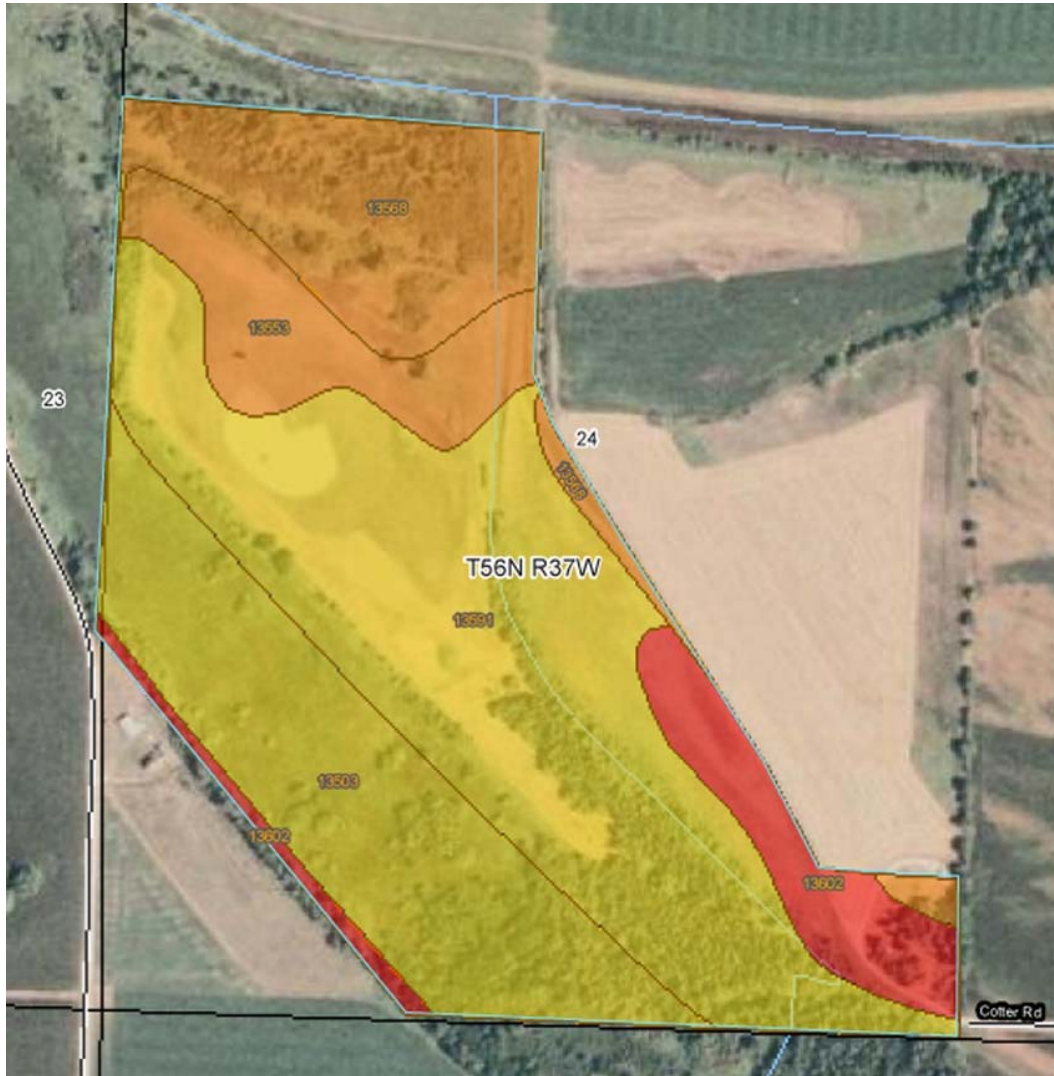
***Miller, 95 acres, Buchanan CO MO***  
***Google Aerial – General Location***



***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

# **Miller, 95 acres, Buchanan CO MO** **NRCS Rating Map and Key**



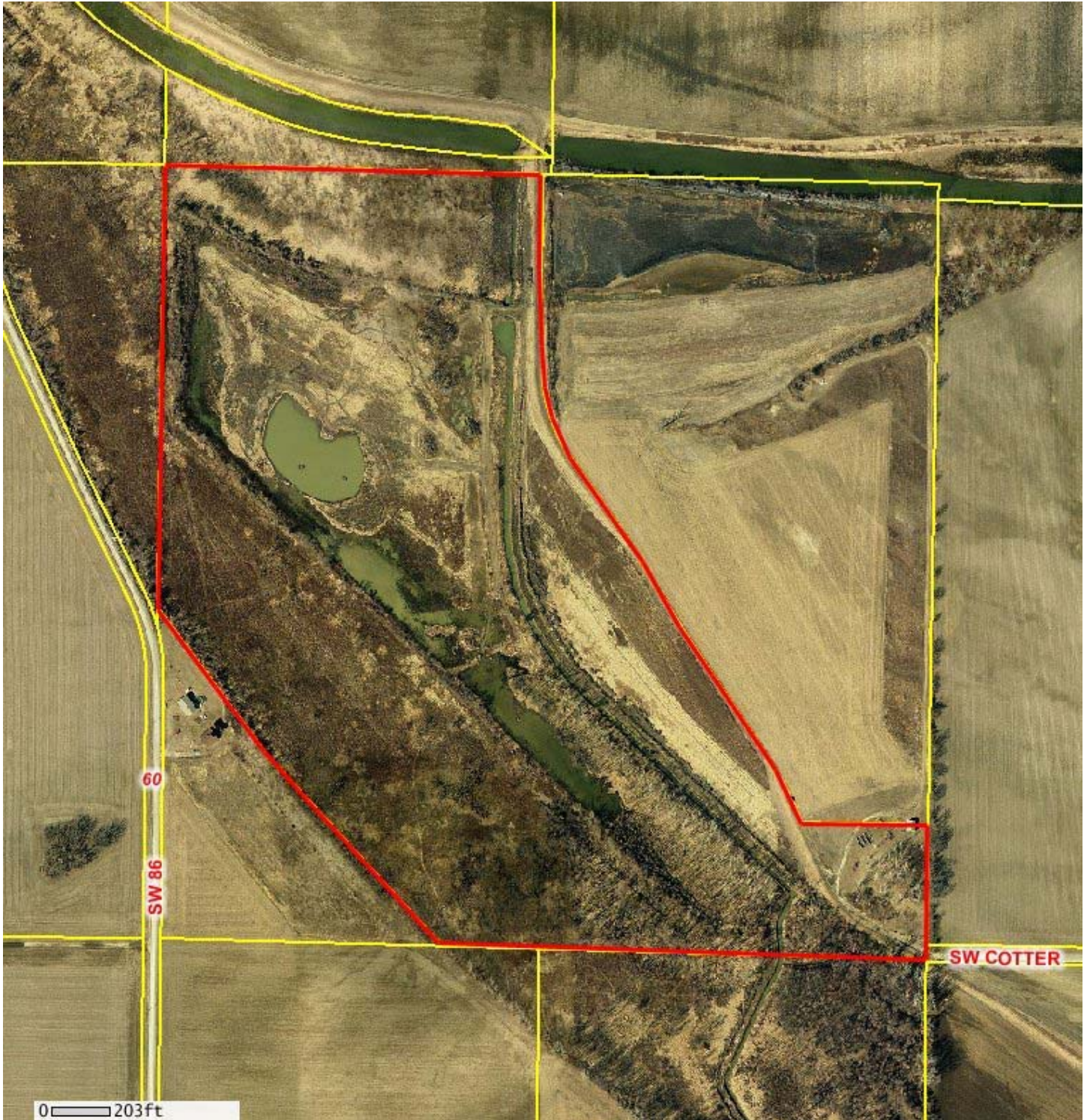
| Nonirrigated Capability Class— Summary by Map Unit — Buchanan County, Missouri (MO021) |  |        |              |                |
|--|--|--------|--------------|----------------|
| Map unit symbol  | Map unit name  | Rating | Acres in AOI | Percent of AOI |
| 13503  | Albaton silty clay, 0 to 2 percent slopes, rarely flooded      | 3      | 23.1         | 23.6%          |
| 13553  | Modale silt loam, 0 to 2 percent slopes, rarely flooded        | 2      | 9.3          | 9.5%           |
| 13568  | Onawa silty clay, 0 to 2 percent slopes, rarely flooded        | 2      | 15.7         | 16.1%          |
| 13591  | Waldron silty clay loam, 0 to 2 percent slopes, rarely flooded | 3      | 41.5         | 42.3%          |
| 13602  | Haynie silt loam, 0 to 2 percent slopes, rarely flooded        | 1      | 8.4          | 8.6%           |
| <b>Totals for Area of Interest</b>   |  |        | <b>98.0</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



***Miller, 95 acres, Buchanan CO MO***  
***GIS 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





### *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