



Farm Land Sales

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

McElroy, 160 m/l Acres, Gentry County Missouri

Here is a nice place to get away. There are lots of ponds and a lake for fishing and great hunting, turkey & deer abound.

LOCATION:

The farm is in section 15, Township 64 North, Range 30 West, Gentry CO Missouri. Approximately 6 miles N. and 2 miles E. of Albany on 600 Road, right by the Lone Star Church.

PRICE AND TERMS:

Priced at \$1,795.00 per acre for a total of: \$287,200.00

F.S.A. INFORMATION:

The FSA information is based on 200 acres of which 40 has been sold. The bases & information will change with a new owner. According to the FSA 578 there are 200 acres of farmland, 133.6 acres of cropland, 69 acres in CRP and 64.60 acres in pasture. The FSA 156 reports:

Wheat: 26.5 base acres, Direct yield 38 bu/ac, CC Yield 38 bu/ac
Corn: 38.1 base acres, Direct Yield 90 bu/ac, CC Yield 90 bu/ac
The CRP contract runs thru 09/30/2020 with an annual payment of \$40 per acre for a total of \$1,376.00



IMPROVEMENTS:

There are a couple older barns, 3 ponds & a 1.25 acre lake on the 160 acre tract. Electricity is located at the barn. There is also a natural spring and 4 wells.

REAL ESTATE TAXES & TAXABLE ACRES: There are 156 taxable acres and the annual taxes are approximately \$236.

MINERAL RIGHTS: The owner is not retaining any mineral rights beneath the surface.

RENTAL STATUS: The farm is available for immediate possession.

LISTING AGENT: Dick McElroy – Mobile: 816.935.6153

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.

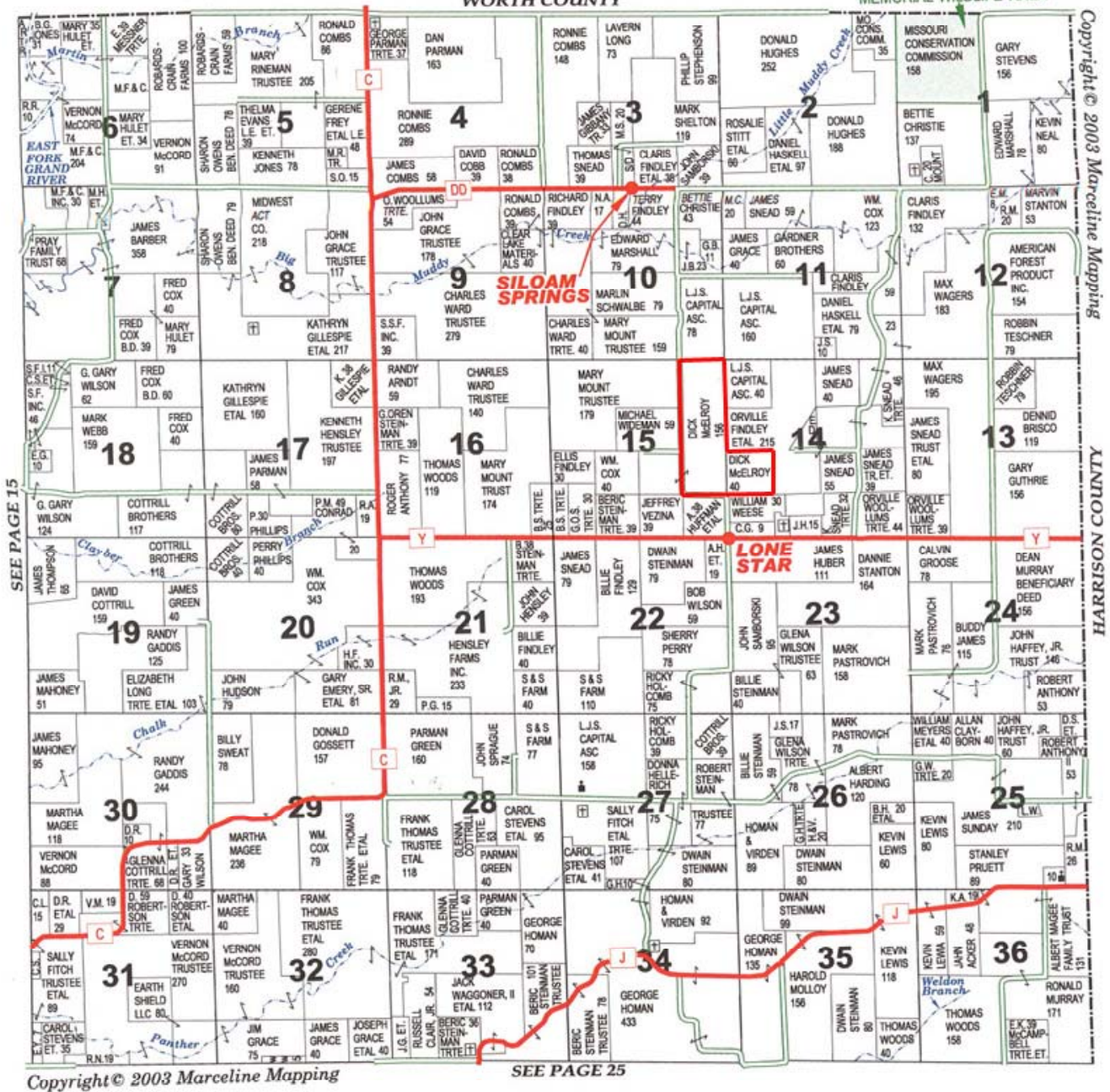
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McElroy, 160 m/l Acres, Gentry County Missouri Plat Book Page

TOWNSHIP 64N • RANGE 30W

HOWARD PT

EMMETT AND LEAH SEAT
MEMORIAL WILDLIFE AREA

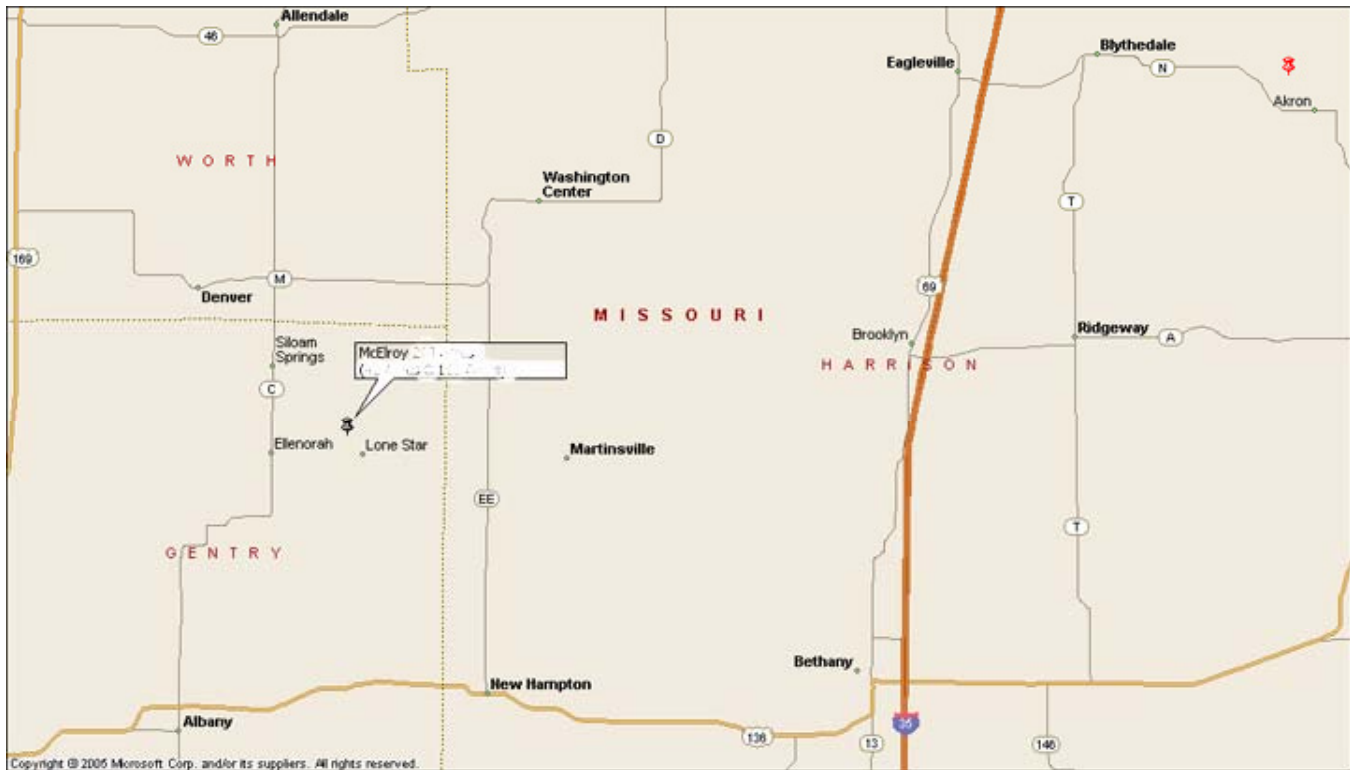


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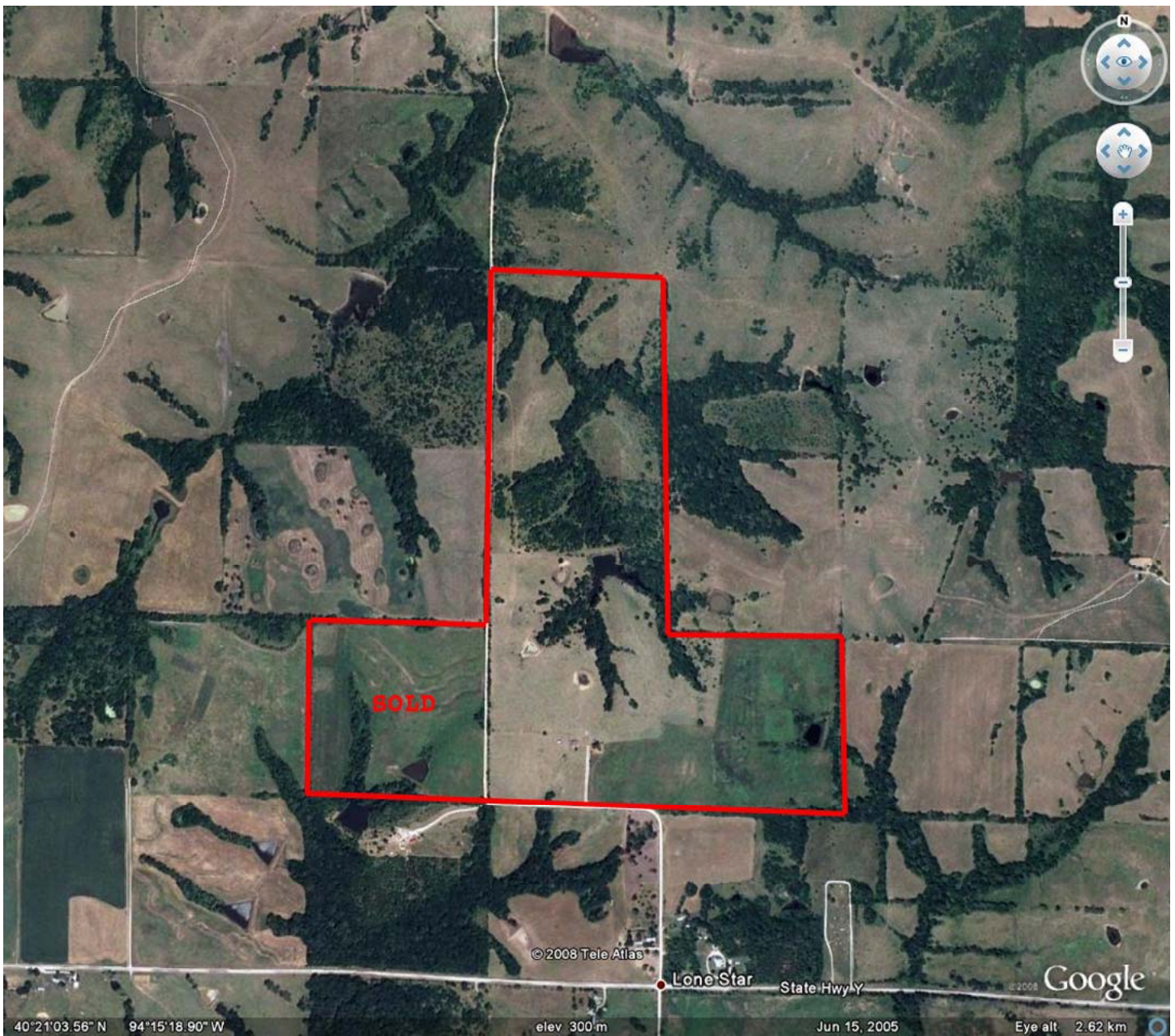
McElroy, 160 m/l Acres, Gentry County Missouri Driving and General Location Maps



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McElroy, 160 m/l Acres, Gentry County Missouri
Google Aerial

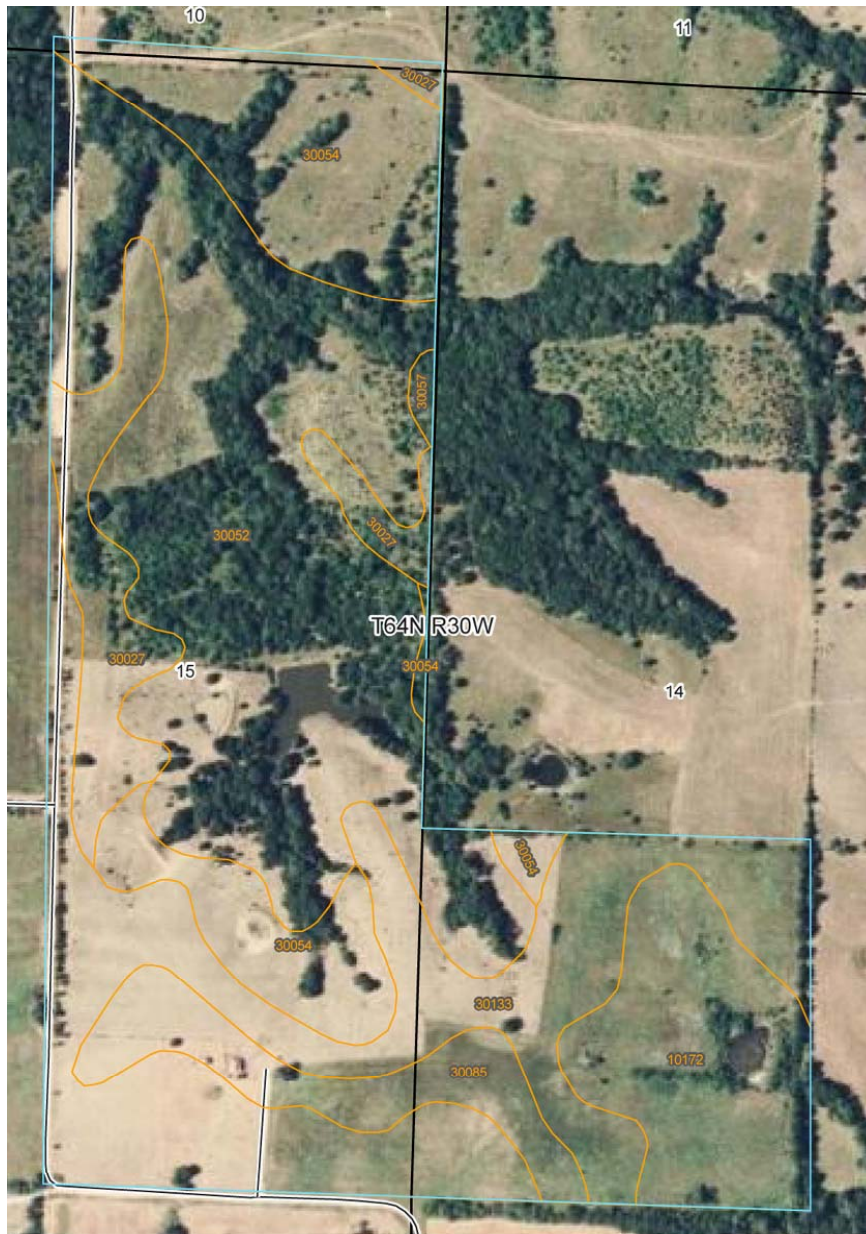


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NRCS - Soil Map and Key



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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	4	16.4	10.0%
30027	Armstrong clay loam, 5 to 9 percent slopes, eroded	3	12.1	7.4%
30052	Gara clay loam, 14 to 20 percent slopes, eroded	6	59.2	36.2%
30054	Gara clay loam, 9 to 14 percent slopes, eroded	4	25.4	15.5%
30057	Gara loam, 14 to 20 percent slopes	6	0.5	0.3%
30085	Grundy silt loam, 2 to 5 percent slopes	2	9.3	5.7%
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	3	40.8	24.9%
Totals for Area of Interest			163.7	100.0%

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156 EZ

MISSOURI
GENTRY
Report ID: FSA-156EZ-R001

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

FARM 3982
Prepared: 02/28/2006
Crop Year: 2006
Page: 1

OPERATOR: Name & Address	FARMLAND	CROPLAND	DCP CROPLAND	EFF DCP CROPLAND	DBL CROPPED ACRES	FARM DESCRIPTION	STATUS
DICK L MCELROY 12000 NW YUKON ST PARKVILLE MO 64152 1348	200.0	133.6	133.6	64.6	.0 L-2		ACTIVE

FARMS ASSOC. WITH OP: NONE

OTHER PRODUCERS ASSOCIATED WITH FARM:
NONE

CRP Cropland: 69.0 CRP MPL: .0
CRP Contract No.: 809A 1719
RECON. REF. NO.: B10090

FAV/WR HISTORY: N

CROP	BASE ACREAGE	CRP REDUCTION	CRP PENDING	DIRECT PYMT YLD	CC PYMT YIELD
WHEAT	26.5	.0	.0	38	38
CORN	38.1	.0	.0	90	90

No. of Tracts: 1 *CCC-505* Year: 2006
TRACT NO.: 2876
BIA RANGE UNIT NO.:

FARMLAND	CROPLAND	DCP CROPLAND	CRP CROPLAND ACRES	WBP ACRES	WRP ACRES	STATE CONSRV	OTHER CONSRV	EFF DCP CROPLAND	CRP MPL ACRES	DBL CROP ACRES
200.0	133.6	133.6	69.0	.0	.0	.0	.0	64.6	.0	.0

CROP NAME	BASE ACRES	DIRECT TRACT YIELD	CC TRACT YIELD	CRP-15 REDUCTION ACRES	CRP TRACT YIELD	CRP PENDING ACRES
WHEAT	26.5	38	38	0.0	0	0.0
CORN	38.1	90	90	0.0	0	0.0

Photo Grid Descr: L-2 S14.15 T64 R30

HEL 027 A027 WL CW FW PC AW MW PCW MG RW CWTE CWNA
Y Y Y N N

OWNER 1 - RUTH ANN MCELROY, 2 - DICK L MCELROY

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McElroy, 160 m/l Acres, Gentry County Missouri FSA 578

SA 578 (02-01-91)

REPORT OF COMMODITIES

PROGRAM YEAR 2008

FARM NUMBER: 3982

FARM AND TRACT DETAIL LISTING

DATE: 08-07-2008

Operator Name and Address ID

Original: _____

DICK L MCELROY 0224
12000 NW YUKON ST
PARKVILLE, MO 64152-1348

Revision: _____

Cropland: 133.6

Farmland: 200.0

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Lnd Use	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/ M	C/C Stat	Prod Share	Prod ID	RMA Unt	Opt Unt
2876	1	Ni	CRP		2		A	8.60		Y	I		.5000	5830		
													.5000	0224		
	2	Ni	CRP		2		A	26.00		Y	I		.5000	5830		
													.5000	0224		
	3	Ni	CRP		25		A	34.40		Y	I		1.0000	0224		
	4	Ni	MIXFG	IGS	Graze		A	40.60		Y	I		1.0000	0224		
	5	Ni	MIXFG	IGS	Graze		A	4.90		Y	I		1.0000	0224		
	6	Ni	MIXFG	IGS	Graze		A	9.30		Y	I		1.0000	0224		
	7	Ni	MIXFG	IGS	Graze		A	.70		Y	I		1.0000	0224		
	8	Ni	MIXFG	IGS	Graze		A	7.30		Y	I		1.0000	0224		
	9	Ni	MIXFG	IGS	Graze		A	1.80		Y	I		1.0000	0224		

C/C CRP	Type	Prac	IU	Non-Irrig	Irrigated	C/C CRP	Type	Prac	IU	Non-Irrig	Irrigated	C/C CRP	Type	Prac	IU	Non-Irrig	Irrigated
		N	2	34.60				N	25	34.40				N	GZ	64.60	

Photo Number/Legal Description: L-2 S14.15 T64 R30

Cropland: 133.6 Reported on Cropland: 133.60 Difference: .00 Reported on Non-Cropland: .00



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McElroy, 160 m/l Acres, Gentry County Missouri

CRP Contract

CRP-1 (03-26-04) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 29075 3. CONTRACT NUMBER <div style="text-align: center; font-size: 1.2em;">1719</div> 5. FARM NUMBER 0003982 8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>	2. SIGN-UP NUMBER 29 4. ACRES FOR ENROLLMENT 34.4 <i>John</i> 6. TRACT NUMBER(S) 0002876 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2005 TO: (MM-DD-YYYY) 09-30-2020 <i>John</i>
7. COUNTY OFFICE ADDRESS (Include Zip Code): GENTRY COUNTY FARM SERVICE AGENCY 1109 S BIRCH ST ALBANY, MO 64402 TELEPHONE NUMBER (Include Area Code):		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre <div style="display: flex; align-items: center;"> \$40.00 <i>John</i> </div>	11. Identification of CRP Land				
B. Annual Contract Payment <div style="display: flex; align-items: center;"> \$1376 </div>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	0002876	0003	CP25	34.4	\$3440.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS					
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): DICK MCELROY	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>John</i> DATE (MM-DD-YYYY) <i>9-7-04</i>			
<small>(If more than three individuals are signing, continue on attachment.)</small>					
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): RUTH ANN MCELROY	(2) SHARE 0.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>John</i> DATE (MM-DD-YYYY) <i>9-7-04</i>			
<small>(If more than three individuals are signing, continue on attachment.)</small>					
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: NA (4) SIGNATURE DATE (MM-DD-YYYY)			
<small>(If more than three individuals are signing, continue on attachment.)</small>					
13. CCC USE ONLY - Payments according to the shares are approved					
A. SIGNATURE OF CCC REPRESENTATIVE <i>Mal Cole</i>				B. DATE (MM-DD-YYYY) <i>7/29/05</i>	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy
 ☐ Owner's Copy
 ☐ Operator's Copy

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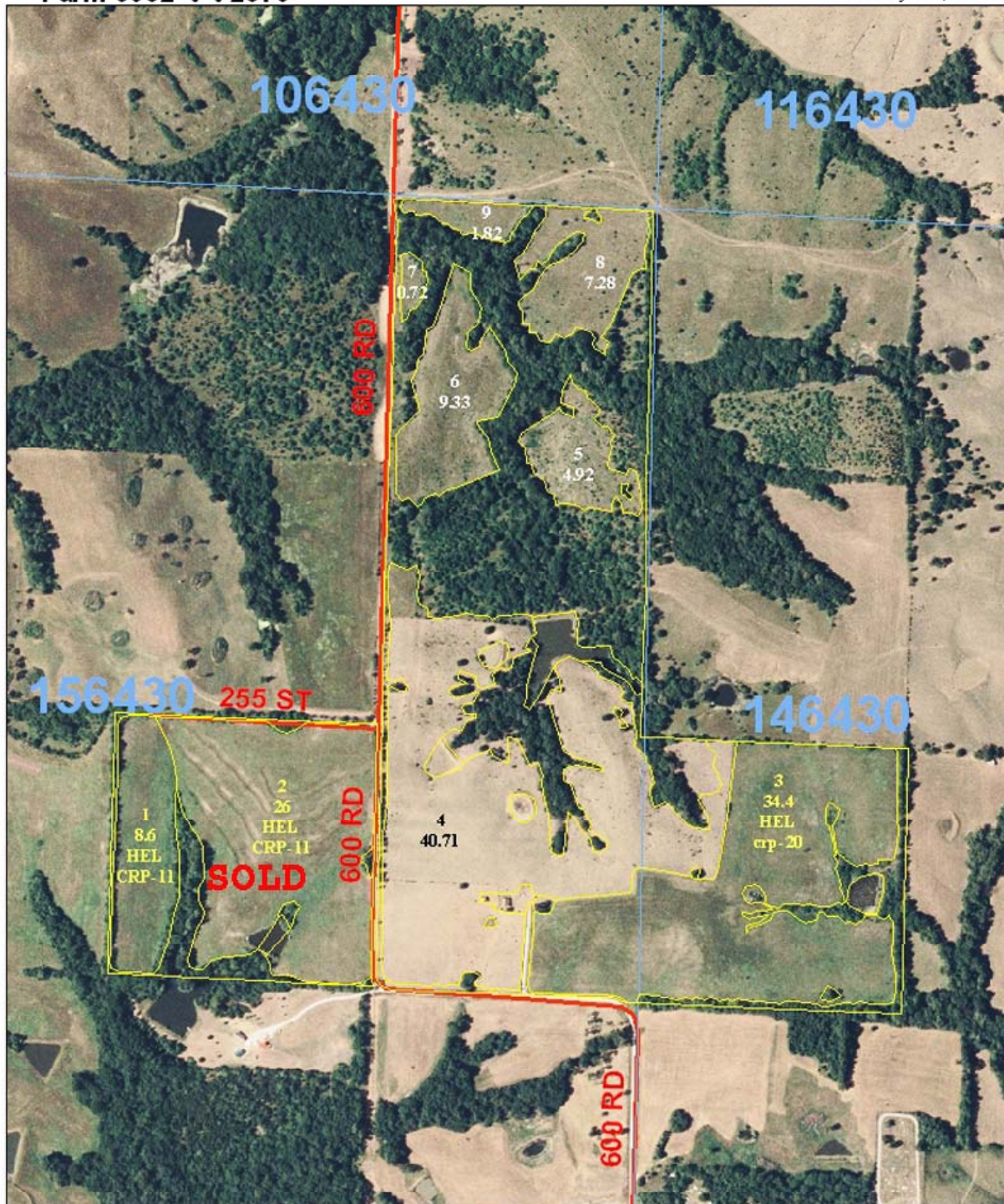
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McElroy, 160 m/l Acres, Gentry County Missouri FSA Aerial

Farm 3982 t t 2876

FOR FSA PROGRAM USE ONLY-NOT FOR LEGAL USE

January 02, 2009



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McElroy, 160 m/l Acres, Gentry County Missouri Real Aerials

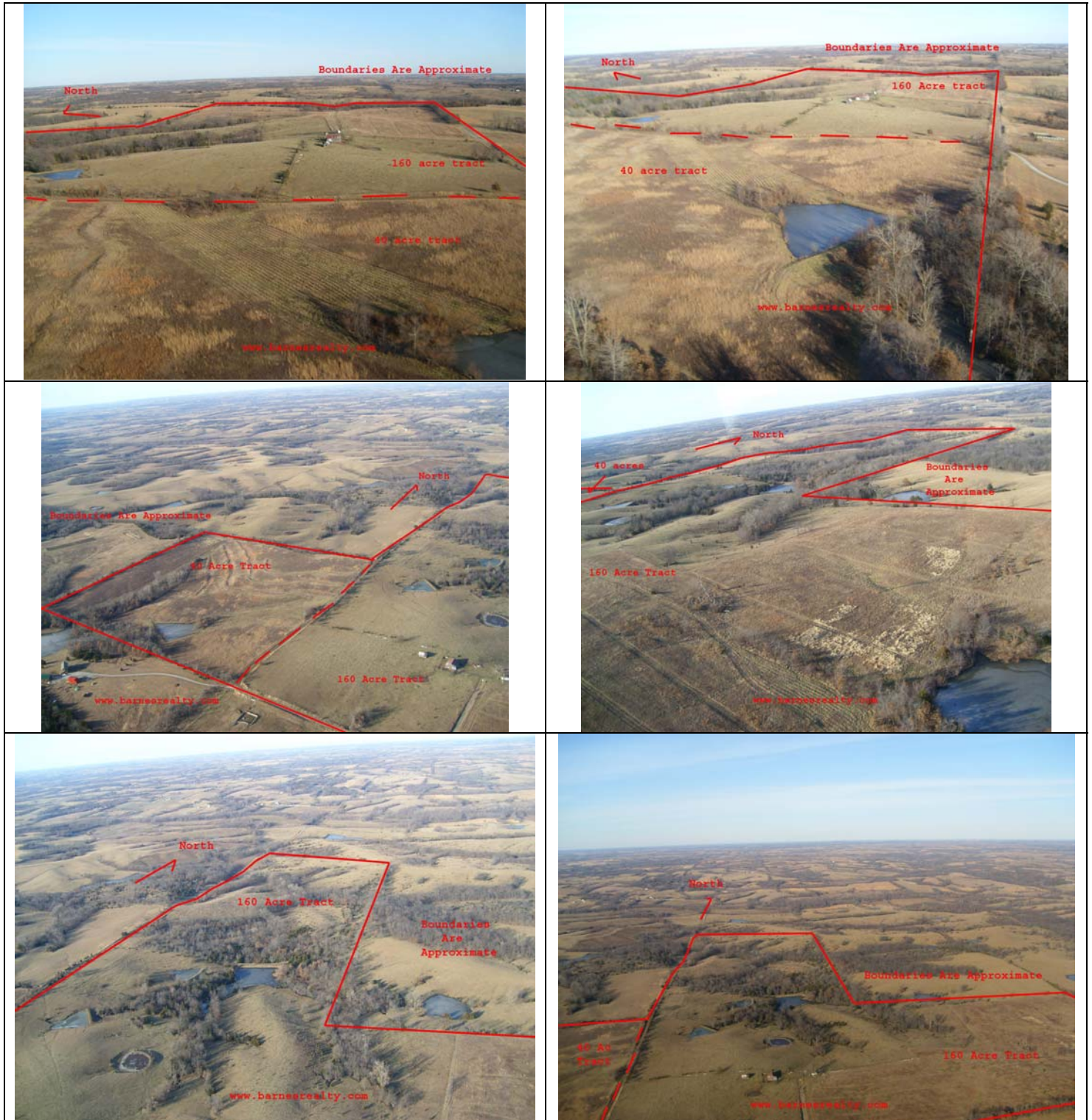


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Real Aerials



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