



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

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Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

147 Acres +/-, Nodaway County, MO

If you want to own a very good highly productive tract of Nodaway River bottom AND the best hunting in northwest Missouri take a look at this farm. Most of the cropland is prime Nodaway River bottomland and there is lots of timbered bluff offering absolutely the best in deer and turkey hunting in the area. As an investor you can make a reasonable return on the cash it takes to buy the farm and you've got your own private getaway to spend time with your kids and grandkids, and those kids LOVE getting out in the country and playing in the dirt. In this case, you can have your cake and enjoy it, too!

LOCATION:

Property is located North of Burlington Junction, MO on Century Trail, West of the Nodaway River.

PRICE:

~~\$667,000.00 Total~~

REDUCED PRICE:

\$630,000.00 Total or \$4,500.00/Taxable Acre

FSA INFORMATION:

Please see attached information. Documents are based upon information from the larger tract. Exact base acres to be determined by FSA upon closing.

TAXES:

2016 taxes were \$484.19 on 147 Taxable Acres.

LISTING AGENT:

Rick Barnes (660) 851-1152 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.

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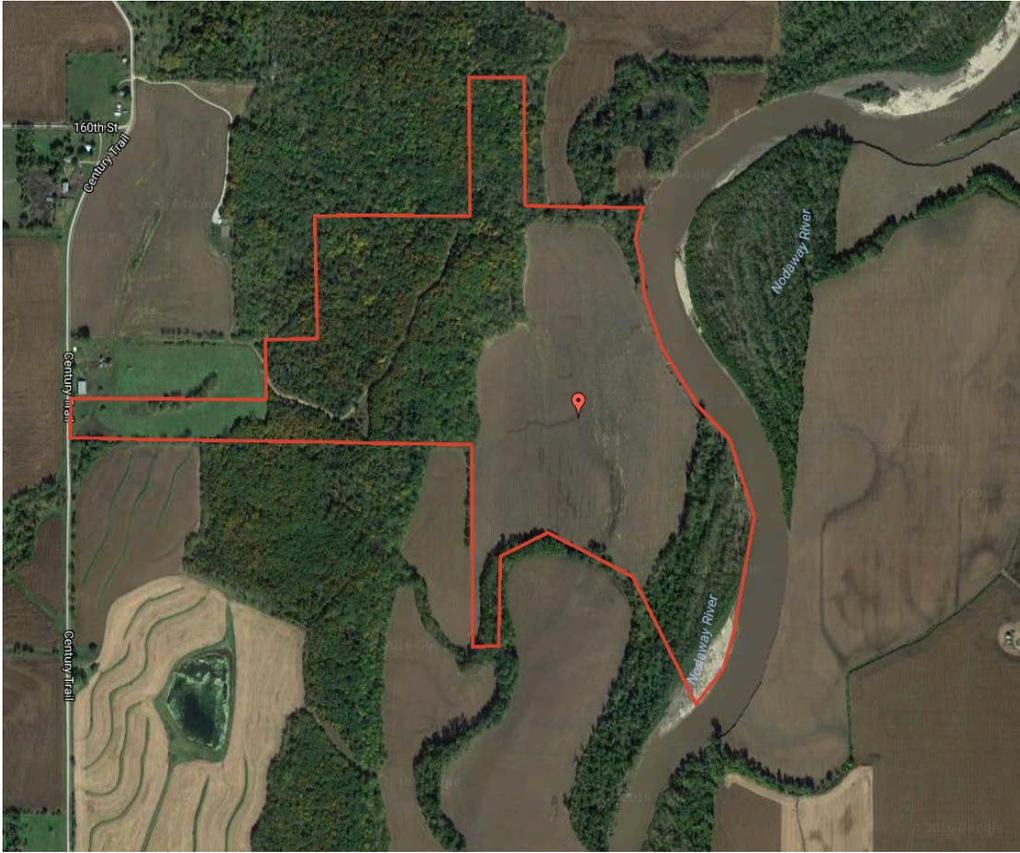
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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

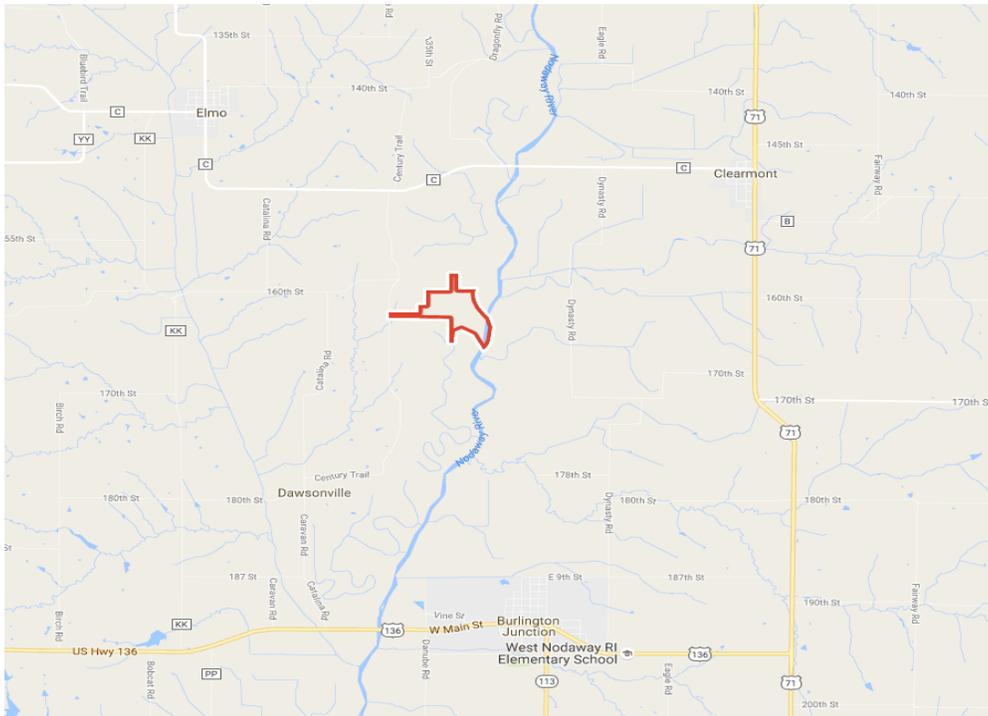
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



147 Acres +/- Nodaway County, MO
Google Aerial

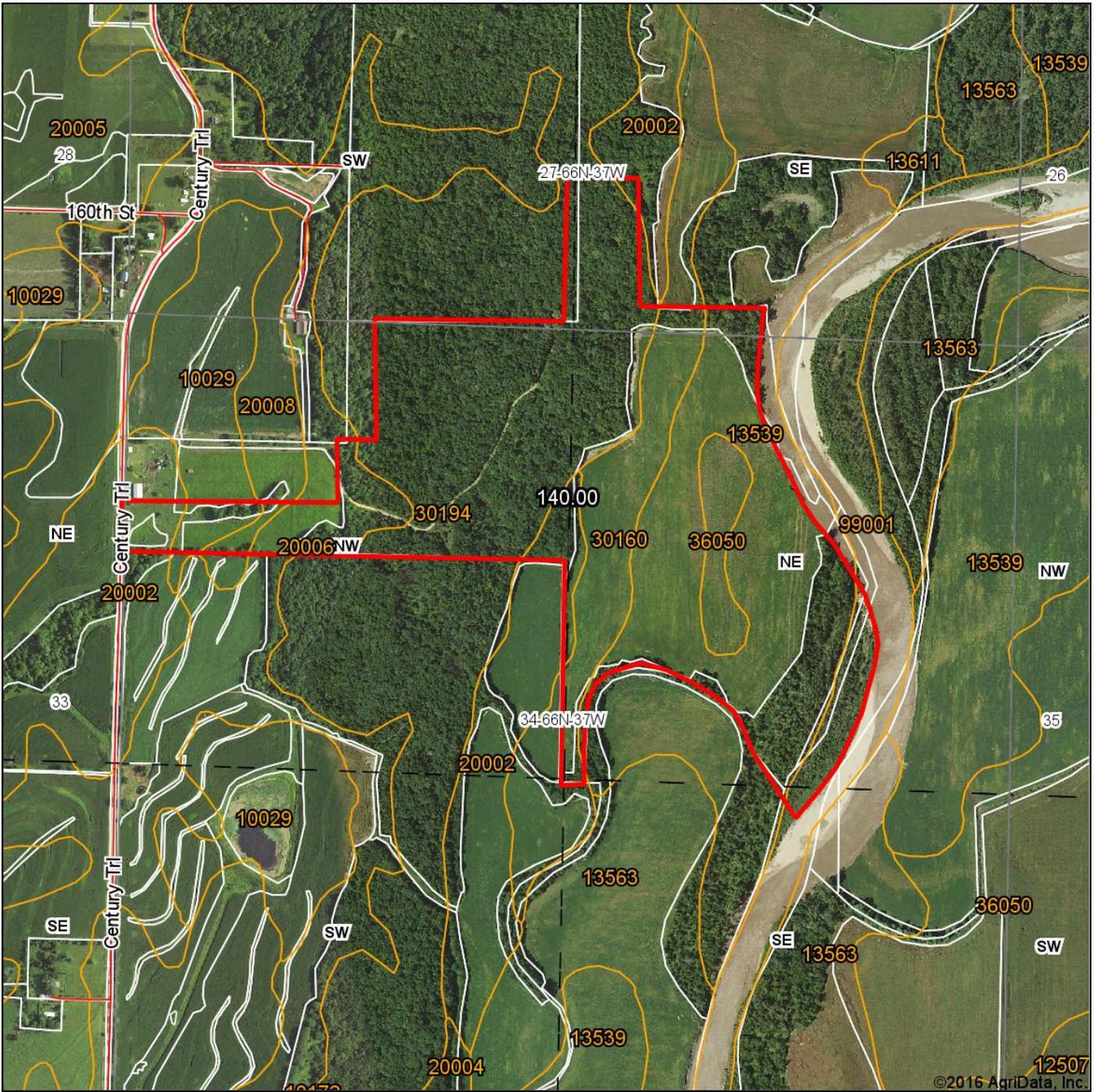


Driving Map



147 Acres +/- Nodaway County, MO
Surety Map

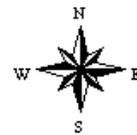
Aerial Map



map center: 40° 29' 21.87, -95° 4' 43.71



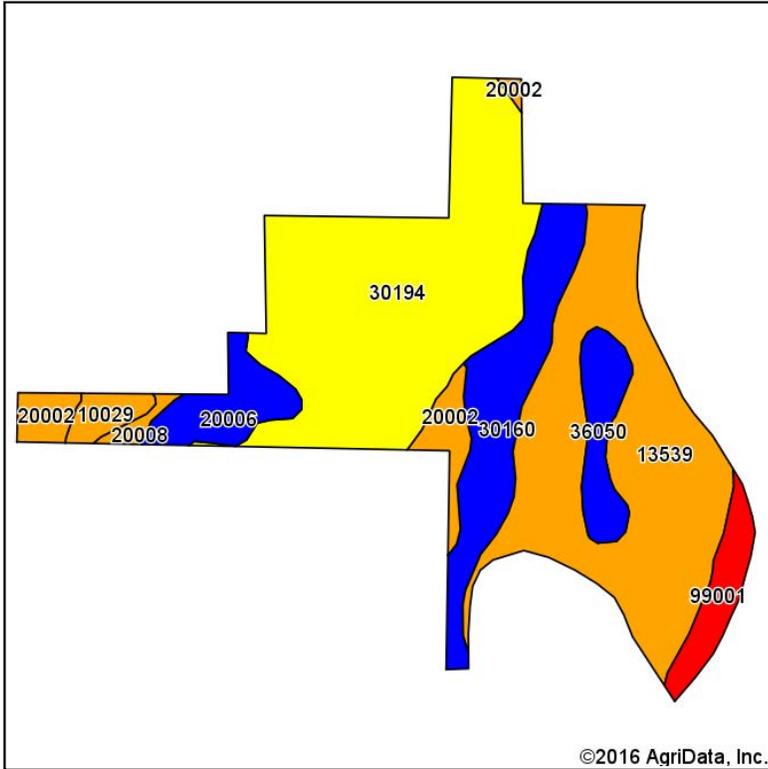
34-66N-37W
Nodaway County
Missouri



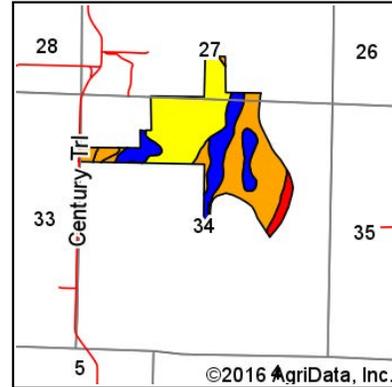
10/10/2016

147 Acres +/- Nodaway County, MO Soil Map

Soils Map

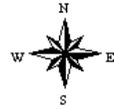


Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **34-66N-37W**
 Township: **Lincoln**
 Acres: **140**
 Date: **10/10/2016**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO147, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	51.02	36.4%		IVe	59
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	44.11	31.5%		IIIw	46
30160	Olmitz loam, 2 to 5 percent slopes	16.83	12.0%		Ile	86
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.90	4.9%		Ile	93
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.18	4.4%		IIw	84
20002	Shelby clay loam, 5 to 9 percent slopes, eroded	6.01	4.3%		IIIe	66
99001	Water	5.39	3.8%		VIII	0
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	2.47	1.8%		IIIe	59
20008	Sharpsburg silty clay loam, 5 to 9 percent slopes	1.09	0.8%		IIIe	92
Weighted Average						*n 59.2

Area Symbol: MO147, Soil Area Version: 15

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**147 Acres +/- Nodaway County, MO
FSA 156 EZ**

Missouri
Nodaway
Report ID: FSA-156EZ

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

FARM: 8063
Prepared: 7/28/17 9:12 AM
Crop Year: 2017
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
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Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
184.19	101.99	101.99	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	101.99	0.0	0.0	0.0			

	ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SORGH, SOYBN	PLC NONE	PLC-Default NONE	

	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	68.6		105	0.0
GRAIN SORGHUM	25.5		70	0.0
SOYBEANS	5.1		40	0.0
Total Base Acres:	99.2			

Tract Number: 7092 Description: E-3 S34-T66-R37

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
42.83	31.54	31.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	31.54	0.0	0.0	0.0	

	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	14.9		105	0.0
GRAIN SORGHUM	10.8		70	0.0
SOYBEANS	5.1		40	0.0
Total Base Acres:	30.8			

Owners:

Other Producers:

**147 Acres +/- Nodaway County, MO
FSA 578**

Nodaway, Missouri

PROGRAM YEAR: 2017

FSA - 578 (09-13-16)

**REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING**

DATE: 7-28-2017

Farm Number: 8063

PAGE: 1

Operator Name and Address

Original: _____

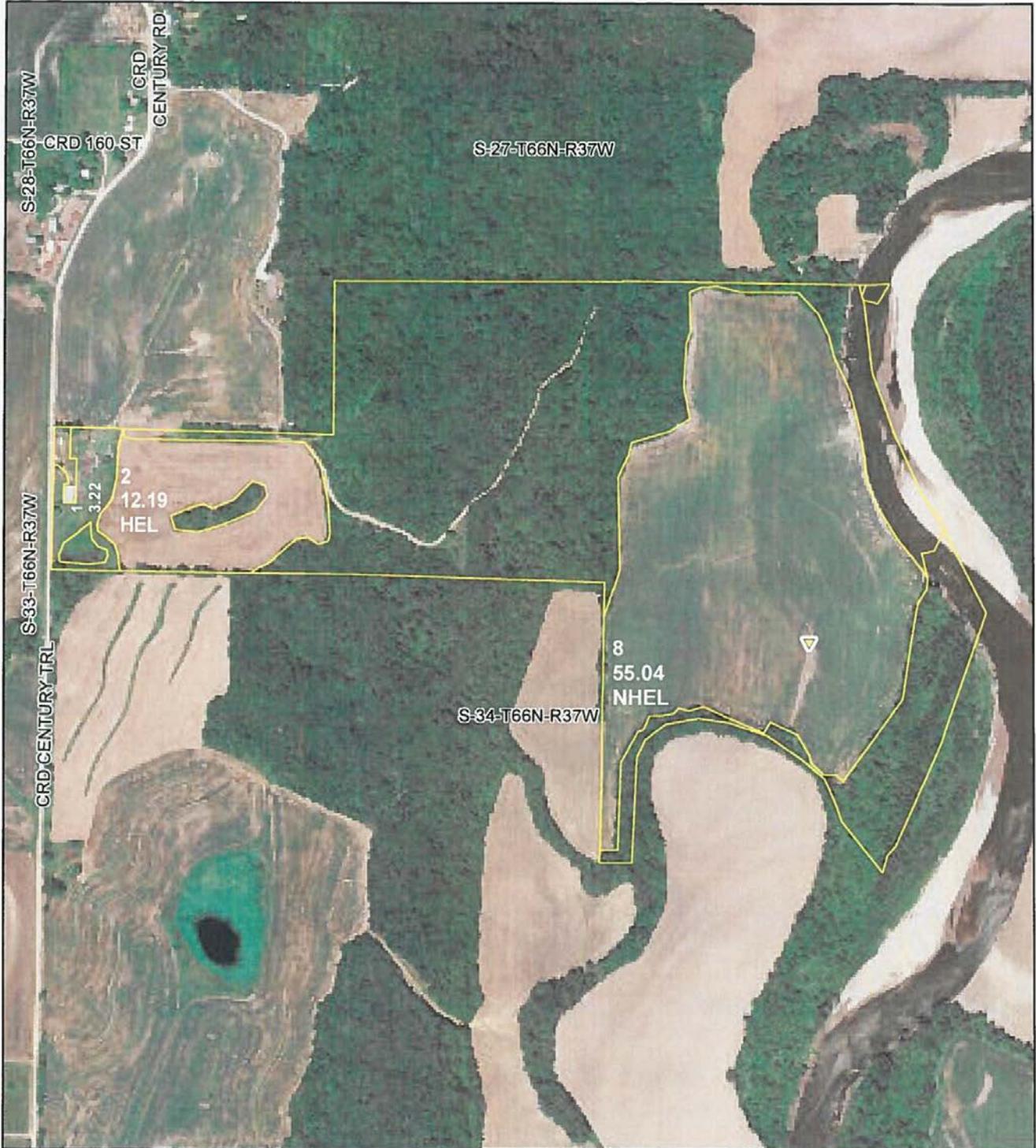
Revision: _____

Cropland: 101.99

Farmland: 184.19

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
7092	2	SOYBN	COM	N	GR			C	N	I	A	29.80		Yes			5-10-2017	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
	3	SOYBN	COM	N	GR			C	N	I	A	0.96		Yes			5-10-2017	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
	5	GRASS	FTA	N	LS			C	N	I	A	0.78		Yes			3-3-2003	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	SOYBN	COM	N	GR	30.76		01	GRASS	FTA	N	LS	0.78									
Photo Number/Legal Description: E-3 S34-T66-R37																					
Cropland: 31.54					Reported on Cropland: 31.54					Difference: 0.00					Reported on Non-Cropland: 0.00						
10297	1	GRASS	FTA	N	LS			C	N	I	A	3.22		Yes			3-3-2003	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
	2	SOYBN	COM	N	GR			C	N	I	A	12.19		Yes			5-10-2017	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
	8A	SOYBN	COM	N	GR			C	N	I	A	53.00		Yes			5-10-2017	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
	8B	GRASS	FTA	N	LS			C	N	I	A	2.04		Yes			3-3-2003	01			
		Producer							Share	100.00		FSA Physical Location: Nodaway, Missouri							NAP Unit 3324		
PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	SOYBN	COM	N	GR	65.19		01	GRASS	FTA	N	LS	5.26									
Photo Number/Legal Description:																					
Cropland: 70.45					Reported on Cropland: 70.45					Difference: 0.00					Reported on Non-Cropland: 0.00						

**147 Acres +/- Nodaway County, MO
FSA Map**



**All Measurements are
For FSA Programs Only
Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
 C=Com Yel GR ; WHC=Corn Whe GR
 SB=Soybn Com GR
 HRW=Wht HRW GR ; SRW=Wht SRW GR
 Hay=MIXFG IGS FG ; P=MIXFG IGS GZ
 FG=MIXFG LGM FG
 FTA=Grass FTA GZ ; LS=Grass IGS LS
 ALF=Alfal FG
 *Unless notated on Map

1 inch equals 596 feet



Program Year: 2017

Created: 7/12/2017

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 8063
Tract 10297**

**147 Acres +/- Nodaway County, MO
FSA Map**



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Nodaway Co. FSA

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 FG=MIXFG LGM FG
 FTA=Grass FTA GZ ; LS=Grass IGS LS
 ALF=Alfal FG
 *Unless notated on Map

1 inch equals 201 feet

Program Year: 2017

Created: 7/12/2017

Flown: 2016-06-15

- clu
- crp
- plss

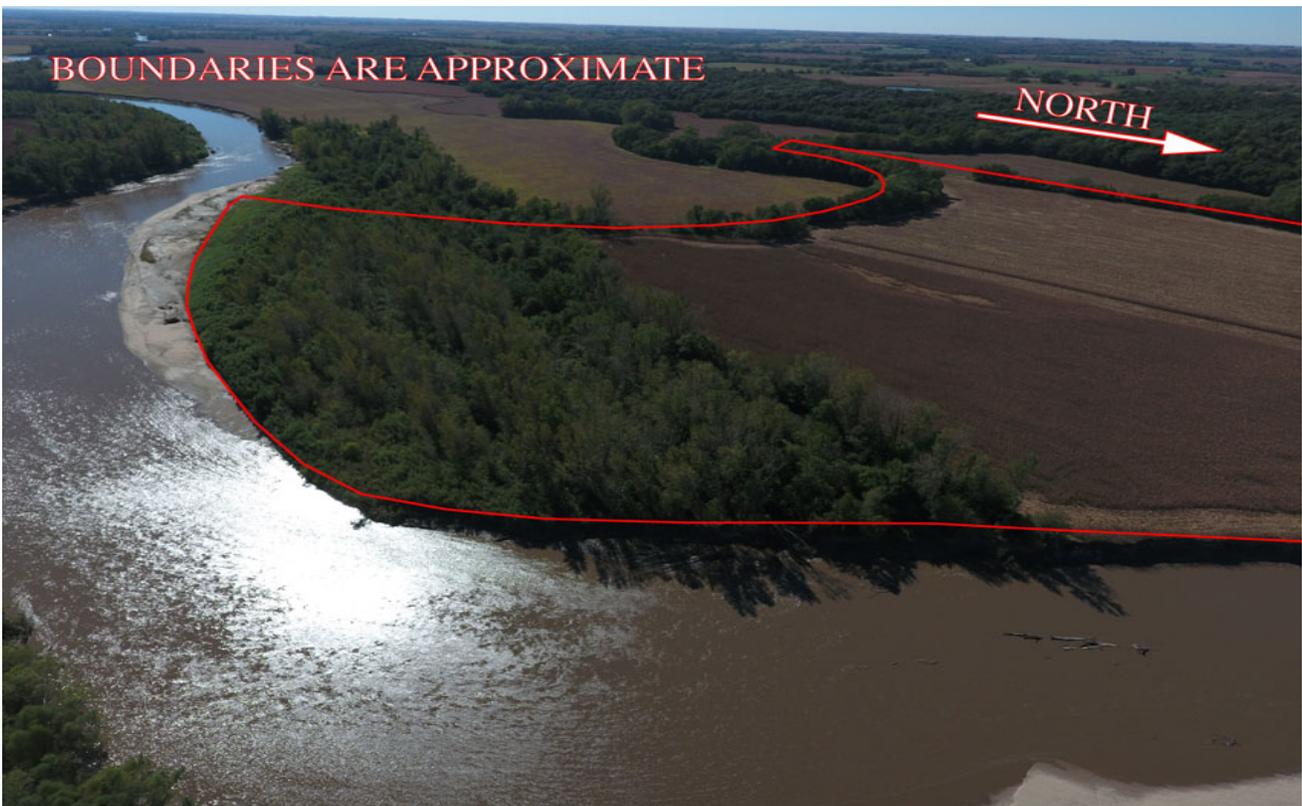
**Farm 8063
Tract 7092**



*147 Acres +/- Nodaway County, MO
Aerial Photos*



147 Acres +/- Nodaway County, MO



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147 Acres +/- Nodaway County, MO



147 Acres +/- Nodaway County, MO

