



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**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

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

39.08 Acres +/-, Platte County, MO

Great tract of land, which is conveniently, located just a short distance East of Dearborn. Perfect for anyone who wants to build one or even two homes (upon subdividing) with great views. You can have your own mini-farm of nearly 40 acres or sell off half of the land to someone you want to be your neighbor and still be close to work and the bright lights of the big city!!

LOCATION:

This property is located just East of Dearborn Mo. on the South side of Masonic Drive.

PRICE:

~~\$332,095.00 Total~~

PRICE REDUCED!!

\$7,500.00/Acre or \$293,100.00 Total

FSA INFORMATION:

Farmland- 39.28 Acres

Cropland- 39.28 Acres

Wheat- 1.40 Base Acres/40 PLC Yield

Corn- 0.10 Base Acres/89 PLC Yield

Sorghum- 5.90 Base Acres/73 PLC Yield

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2016 taxes were \$126.22 on 39.08 taxable acres.

RENTAL STATUS:

Tract is available for the 2017 season.

LISTING AGENT:

C.W. Frizell

(816) 945-4103 or cwfrizell@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.

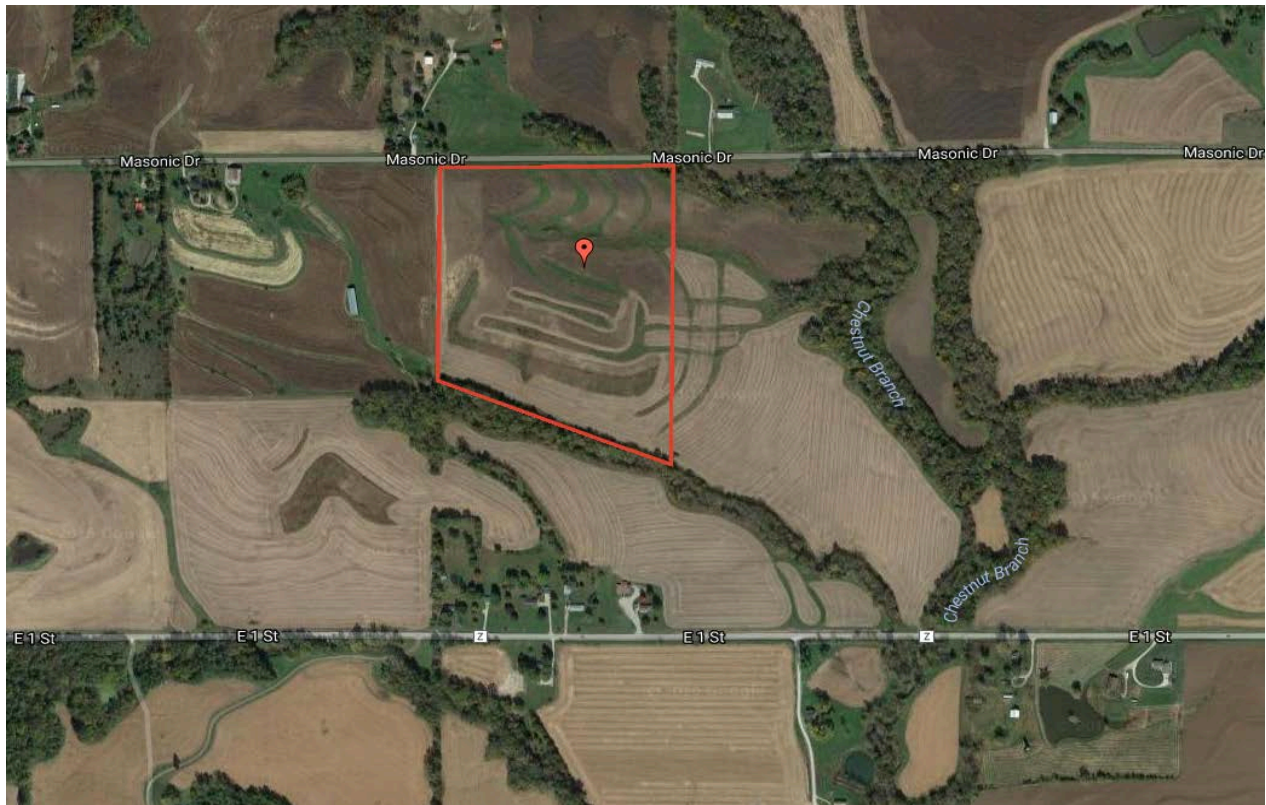
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy him self 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 The listing may be withdrawn with or without approval.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



39.08 Acres +/-, Platte County, MO
Google Aerial

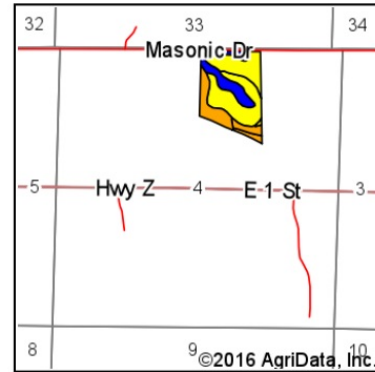
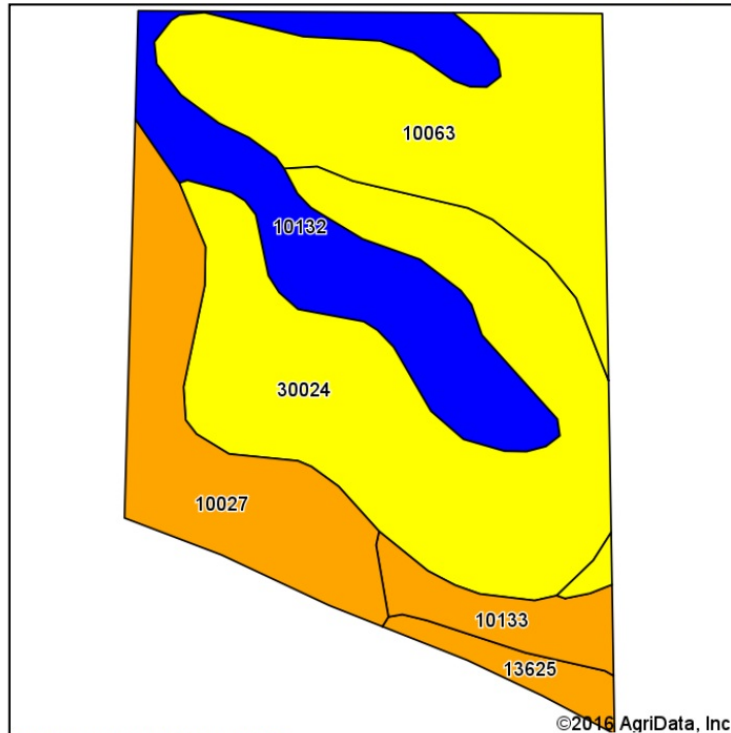


Driving Map

39.08 Acres +/-, Platte County, MO

Soil Map

Soils Map

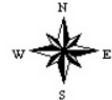


State: **Missouri**
 County: **Platte**
 Location: **4-54N-34W**
 Township: **Green**
 Acres: **39.08**
 Date: **11/22/2016**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO165, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30024	Armster loam, 9 to 14 percent slopes, eroded	13.55	34.7%		IVe	48
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	9.73	24.9%		IVe	48
10132	Sibley silt loam, 2 to 5 percent slopes	6.76	17.3%		Ile	89
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	6.17	15.8%		IIIe	73
10133	Sibley silt loam, 5 to 9 percent slopes	1.82	4.7%		IIIe	88
13625	Kennebec silt loam, 1 to 4 percent slopes, frequently flooded	1.05	2.7%		IIIw	46
Weighted Average						*n 60.8

Area Symbol: MO165, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

39.08 Acres +/-, Platte County, MO

Surety Map

Aerial Map

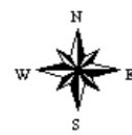


map center: 39° 31' 33.58, -94° 43' 9.72

0ft 558ft 1115ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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4-54N-34W
Platte County
Missouri



11/22/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

39.08 Acres +/-, Platte County, MO

FSA 156 EZ

MISSOURI JOHNSON Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9286 Prepared : Oct 17, 2016 Crop Year : 2017
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Operator Name :
Farms Associated with Operator : 29-101-2190, 29-101-2235, 29-101-2500, 29-101-4043, 29-101-7402, 29-101-8892, 29-101-9286
CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.94	39.28	39.28	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	39.28	0.00		0.00	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	1.40	0.00	0	40	
Corn	0.10	0.00	0	89	
Grain Sorghum	5.90	0.00	0	73	
TOTAL	7.40	0.00			

NOTES

Tract Number : 13285
Description : S32T44R25
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.94	39.28	39.28	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	39.28	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	1.40	0.00	0	40
Corn	0.10	0.00	0	89
Grain Sorghum	5.90	0.00	0	73
TOTAL	7.40	0.00		

39.08 Acres +/-, Platte County, MO

FSA 578

Johnson, Missouri

Form Approved - OMB No. 0560-0175

FSA - 578 (Producer Print)

PROGRAM YEAR: 2016

Producer Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 10/17/2016

PAGE: 3

Farm	Tract	CLU/ Field	Irrigation Practice	Crop/ Commodity	Var/ Type	Int Use	Act Use	Org. Status	Native Sod	C/C Status	Rpt Unit	Reported Quantity	Determined Quantity	Crop Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
8892	12941	39	N	SOYBN	COM	GR	C	N	I	A		2.77		Yes	6/12/16	01		50.00			4383
		40	N	SOYBN	COM	GR	C	N	I	A		1.09		Yes	6/12/16	01		50.00			4383
																	50.00				
		41	N	MIXFG	LGM	LS	C	N	I	A		2.35		Yes	3/3/90	01	2030	100.00			2996
		43	N	MIXFG	LGM	LS	C	N	I	A		0.49		Yes	3/3/90	01	2030	100.00			2996
		44	N	MIXFG	LGM	LS	C	N	I	A		4.29		Yes	3/3/90	01	2030	100.00			2996
		45	N	MIXFG	LGM	LS	C	N	I	A		5.13		Yes	3/3/90	01	2030	100.00			2996
		46	N	MIXFG	LGM	LS	C	N	I	A		0.45		Yes	3/3/90	01	2030	100.00			2996
		48	N	MIXFG	LGM	LS	C	N	I	A		0.65		Yes	3/3/90	01	2030	100.00			2996
		49	N	MIXFG	LGM	LS	C	N	I	A		0.43		Yes	3/3/90	01	2030	100.00			2996
		50	N	MIXFG	LGM	LS	C	N	I	A		3.87		Yes	3/3/90	01	2020	100.00			2996
		51	N	MIXFG	LGM	LS	C	N	I	A		0.19		Yes	3/3/90	01	2030	100.00			2996
		57	N	MIXFG	LGM	LS	C	N	I	A		0.46		Yes	3/3/90	01	2030	100.00			2996
		58	N	MIXFG	LGM	LS	C	N	I	A		0.97		Yes	3/3/90	01	2030	100.00			2996
		59	N	MIXFG	LGM	LS	C	N	I	A		0.96		Yes	3/3/90	01	2030	100.00			2996
		62	N	MIXFG	LGM	LS	C	N	I	A		0.29		Yes	3/3/90	01	2030	100.00			2996
		70	N	MIXFG	LGM	LS	C	N	I	A		0.26		Yes	3/3/90	01	2030	100.00			2996
		71	N	MIXFG	LGM	LS	C	N	I	A		1.86		Yes	3/3/90	01	2030	100.00			2996
		149	N	MIXFG	LGM	LS	C	N	I	A		0.14		Yes	3/3/90	01	2030	100.00			2996
		150	N	MIXFG	LGM	LS	C	N	I	A		0.63		Yes	3/3/90	01	2030	100.00			2996

Photo Number/Legal Description: 45-25-6 44-25-31.32

Cropland: 820.18

Farmland: 882.88

Planting Period	Crop/ Commodity	Var/ Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	CORN	YEL	N	GR	58.00									
01	MIXFG	LGM	N	LS	68.46									
01	SOYBN	COM	N	GR	693.72									
01	WHEAT	SRW	N	GR	259.11									

Farm	Tract	CLU/ Field	Irrigation Practice	Crop/ Commodity	Var/ Type	Int Use	Act Use	Org. Status	Native Sod	C/C Status	Rpt Unit	Reported Quantity	Determined Quantity	Crop Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
9286	13285	1	N	CORN	YEL	GR	C	N	I	A		36.04		Yes	4/12/16	01		50.00			4383
																	50.00				
		2	N	MIXFG	LGM	LS	C	N	I	A		1.06		Yes	3/3/90	01	2030	100.00			824
		3	N	MIXFG	LGM	LS	C	N	I	A		0.12		Yes	3/3/90	01	2030	100.00			824
		4	N	MIXFG	LGM	LS	C	N	I	A		2.06		Yes	3/3/90	01	2030	100.00			824

Photo Number/Legal Description: S32T44R25

Cropland: 39.28

Farmland: 39.94

Planting Period	Crop/ Commodity	Var/ Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
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39.08 Acres +/-, Platte County, MO

Johnson, Missouri

Form Approved - OMB No. 0560-0175

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PROGRAM YEAR: 2016

Producer Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 10/17/2016
PAGE: 4

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	CORN	YEL	N	GR	36 04									
01	MIXFG	LGM	N	LS	3 24									
Farming Operation Totals														
Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	CORN	YEL	N	GR	410 17									
01	MIXFG	LGM	N	LS	72 26									
01	SOYBN	COM	N	GR	693 72									
01	WHEAT	SRW	N	GR	259 11									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)

Date

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

39.08 Acres +/-, Platte County, MO
Aerial Photos



39.08 Acres +/-, Platte County, MO

