



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

205.8 Acres & Home Dekalb County, MO 1478 NW State Route H, Maysville, MO 64469

Secluded home is nestled in trees not on the road like most. Home had a new roof installed in 2016 and has a ground service heat pump that provides heat and air conditioning, and a fireplace for an additional heat source! The cabinets are like new and the counter tops are Corian. The CRP contract just expired. This land can go back into production as certified organic!

LOCATION:

Property is located just about 5.5 miles NW of Maysville, Mo. On NW State Route H.

PRICE:

\$3,250.00/taxable acre or \$668,850.00 total.

FSA INFORMATION:

Please see attached information

IMPROVEMENTS

Farm house
Pole barn
Old Granary
Public water (approx. \$30.00/mo for availability)

TAXES/TAXABLE ACRES:

2017 taxes were \$871.25 on 205.8 taxable acres & home.

RENTAL STATUS:

Available for possession at time of closing.

DISCLOSURE:

Old Cistern on site (not in service but open and on the property)

LISTING AGENT:

Jamie Barnes
(660) 816-1125 or Jamie@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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



Farm House Details:

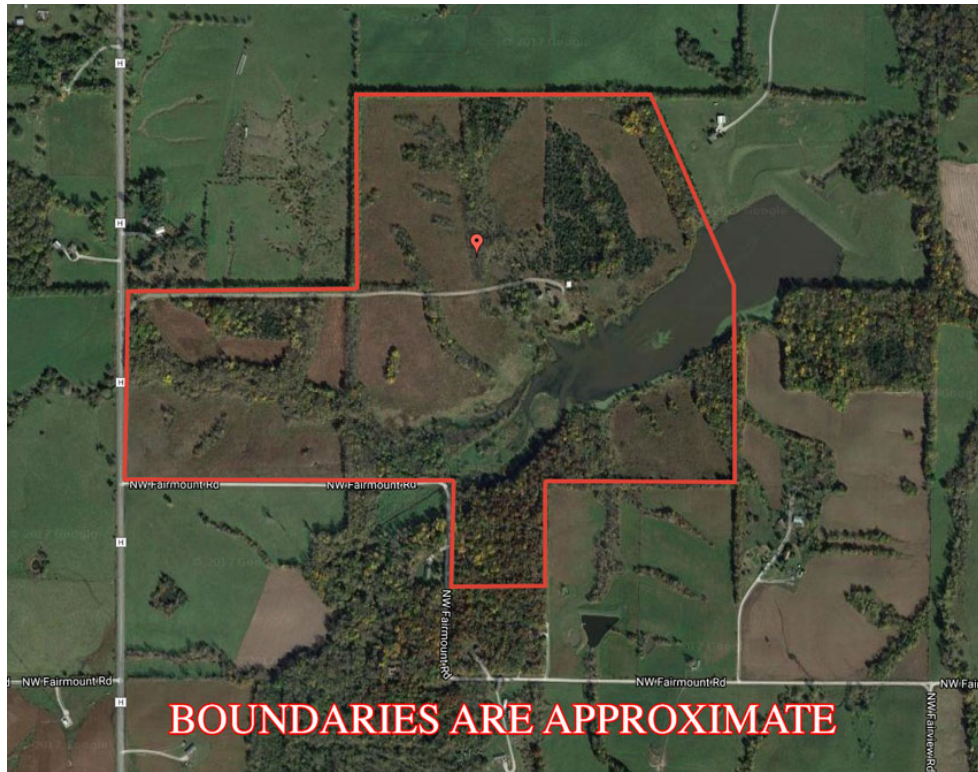
- **# Bedrooms:** 4
- **# Baths:** 2
- **Square footage:** Approx. Sq. Ft. 2,000 +/-
- **Exterior:** Wood siding
- **Heating/Cooling:** Ground heat pump
- **Garage:** 2-Car

Other Features:

- New Roof in 2016
- Cabinets are like new
- Corian counter tops
- Great privacy, secluded home in the trees and not out on the road like most!



**2000 Acres ± Boone & Boone Counties, MO
1478 NW State Route H, Maysville, MO 64469
Google Aerial Map**



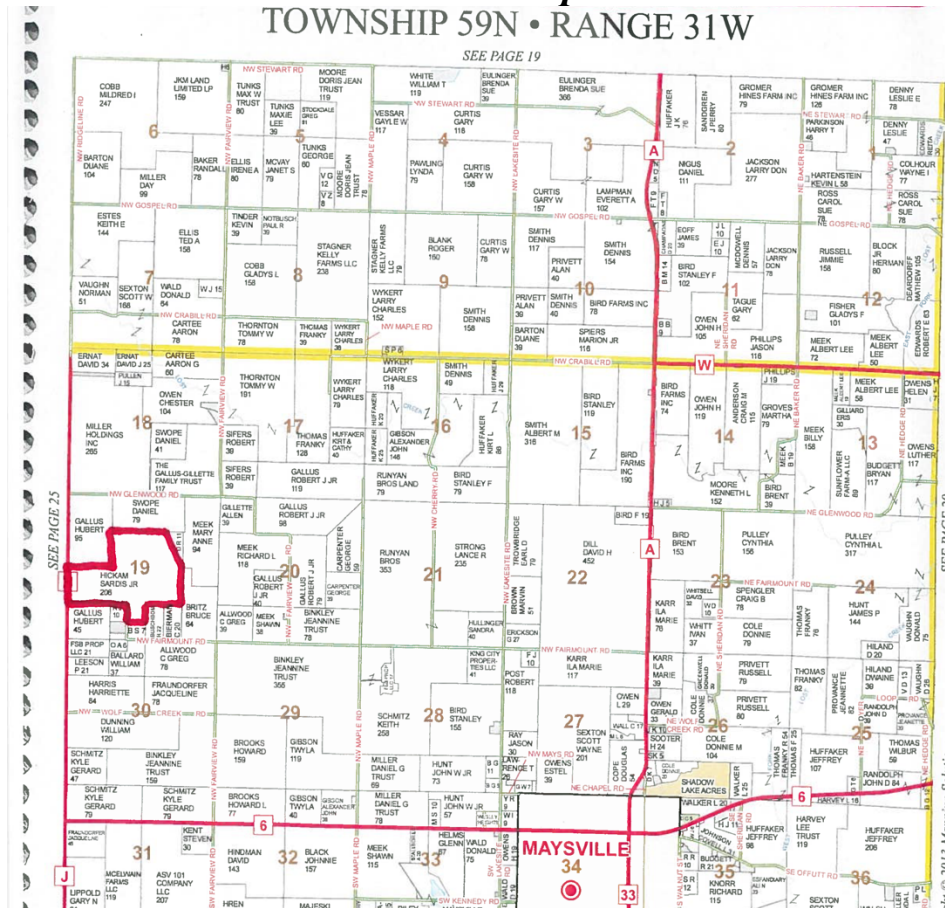
General Location Map



1478 NW State Route H, Maysville, MO 64469
Driving Map



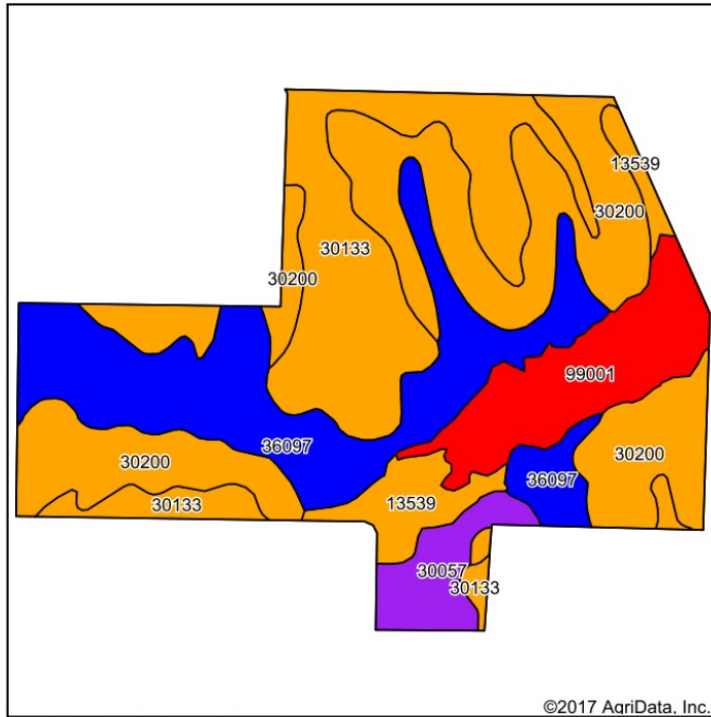
Plat Map
TOWNSHIP 59N • RANGE 31W



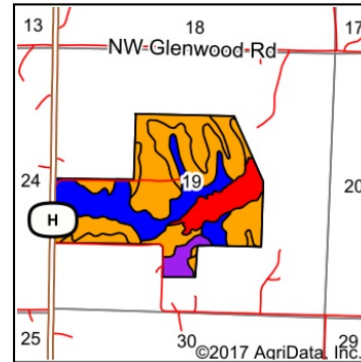
Field borders provided by Farm Service Agency as of 5/21/2008.

**200.0 Acres ± Home DeKalb County, MO
1478 NW State Route H, Maysville, MO 64469
Soil Map**

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **De Kalb**
Location: **19-59N-31W**
Township: **Camden**
Acres: **205.8**
Date: **11/6/2017**



Maps Provided By:



Area Symbol: MO063, Soil Area Version: 17

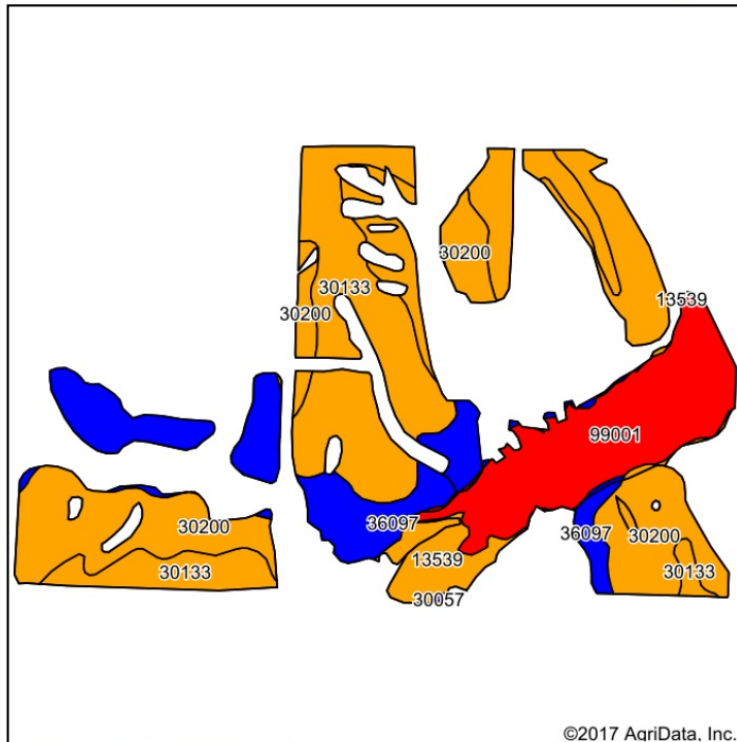
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30200	Shelby loam, 9 to 14 percent slopes	64.46	31.3%		IIIe	68
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	50.38	24.5%		IIIe	57
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	49.63	24.1%		IIw	85
99001	Water	22.18	10.8%		VIII	0
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	10.25	5.0%		IIIw	54
30057	Gara loam, 14 to 18 percent slopes	8.90	4.3%		VIe	68
Weighted Average						61.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

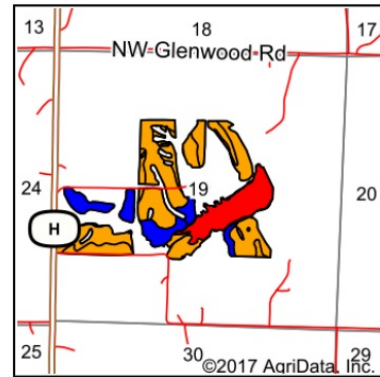
Soils data provided by USDA and NRCS.

1478 NW State Route H, Maysville, MO 64469
Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **119.78**
 Date: **11/6/2017**



Maps Provided By



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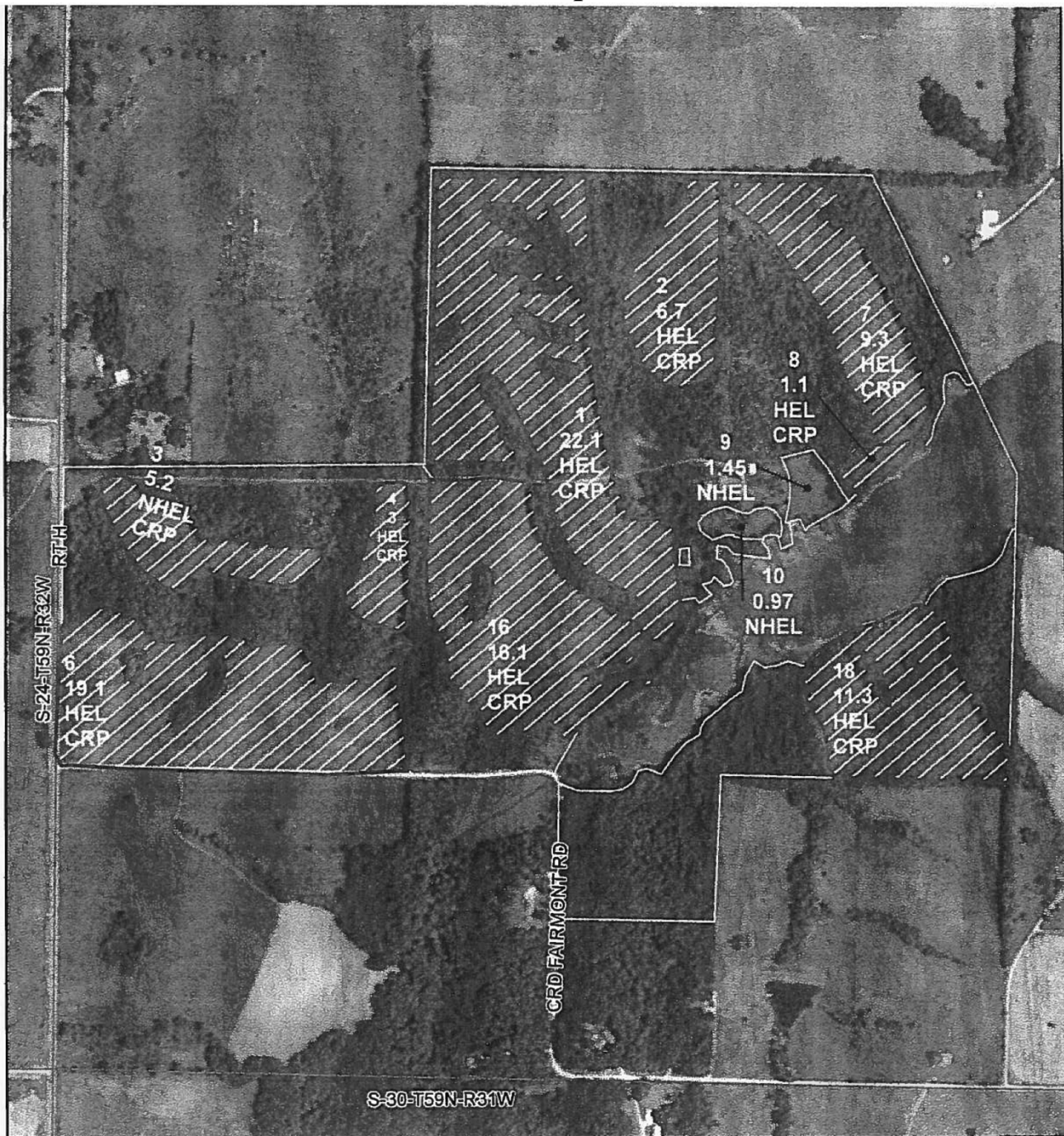
Area Symbol: MO063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30200	Shelby loam, 9 to 14 percent slopes	37.49	31.3%		IIIe	68
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	35.79	29.9%		IIIe	57
99001	Water	21.86	18.3%		VIII	0
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	19.34	16.1%		IIw	85
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	5.30	4.4%		IIIw	54
Weighted Average						54.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

1478 NW State Route H, Maysville, MO 64469
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

DeKalb Co. FSA

C=Corn-Yel-GR; SB=Soybn-Corn-GR;
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;
Milo=Sorgh-GRS-GR
H=MIXFG-LGM-FG; P=MIXFG-IGS-GZ;
Alf=Alfalfa-FG; LS=MIXFG-IGS-LS
For other Crops include-Crop-Type-Use
* NI - Unless notated on Map
T31=Grazed Timber-MIXFG-IGS-GZ

1:6,970

Program Year: 2017

Created: 5/8/2017

Flown: 2014-07-04

clu
crp
plss

**Farm 254
Tract 1254**

1478 NW State Route H, Maysville, MO 64469
FSA 156 EZ

Missouri

DeKalb

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

Prepared: 5/10/17 12:12 PM

Crop Year: 2017

Page: 1 of 1

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
	G5-S19	

Farms Associated with Operator:
None

CRP Contract Number(s): 1563

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
211.05	96.32	96.32	0.0	0.0	93.9	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	2.42	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO NONE	PLC CORN	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	2.0		84	0.0
Total Base Acres:	2.0			

Tract Number: 1254 Description: G5 S19-T59-R31

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

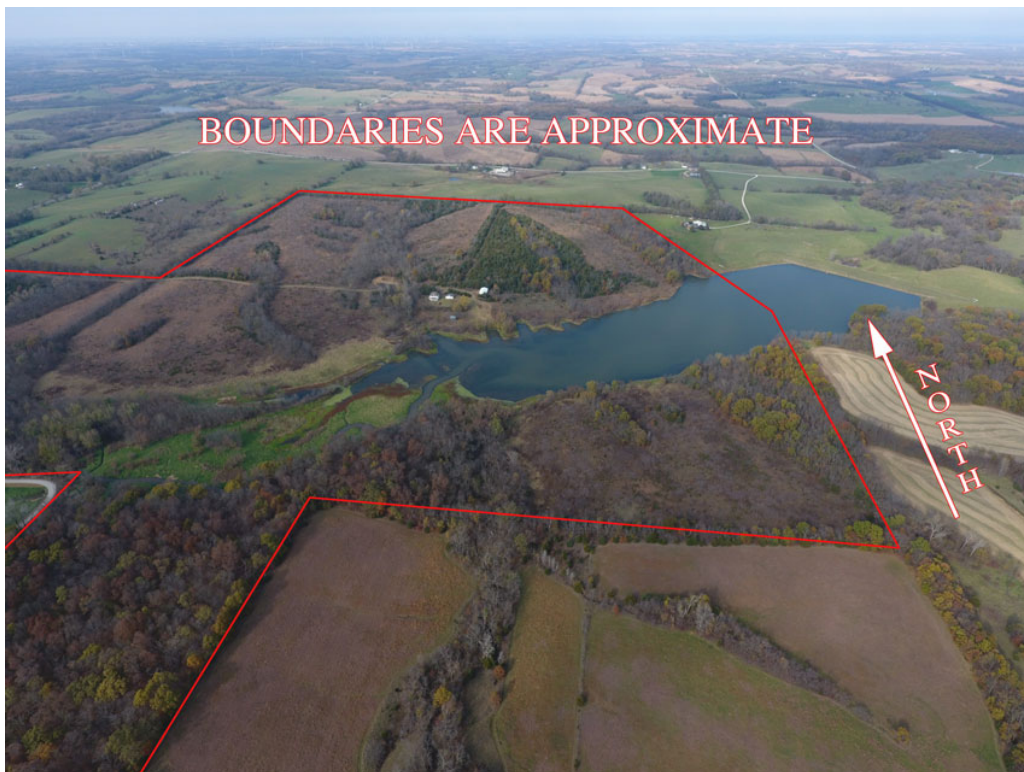
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
211.05	96.32	96.32	0.0	0.0	93.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	2.42	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	2.0		84	0.0
Total Base Acres:	2.0			

Owners:

Other Producers: None

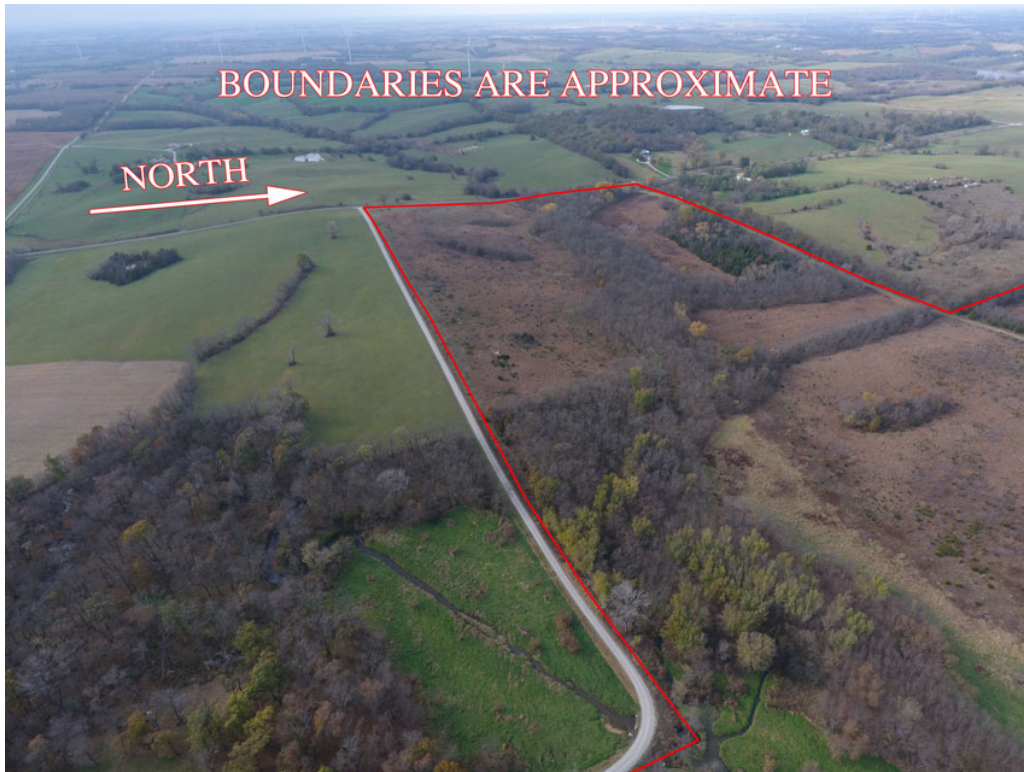
**2000 Acres ± Boone County, MO
1478 NW State Route H, Maysville, MO 64469
Aerial Photos**



**2000 Acres ± Boone County, MO
1478 NW State Route H, Maysville, MO 64469**



**2000 Acres ± Boone County, MO
1478 NW State Route H, Maysville, MO 64469**



**2000 Acres ± Home & Hunt County, MO
1478 NW State Route H, Maysville, MO 64469**



**2000 Acres of Prime Land in Boone County, MO
1478 NW State Route H, Maysville, MO 64469**



**2000 Acres of Prime Land in Maysville, MO
1478 NW State Route H, Maysville, MO 64469**



**2000 Acres ± Home & Hunt County, MO
1478 NW State Route H, Maysville, MO 64469**



**2.00 Acres & Home Deeds County, MO
1478 NW State Route H, Maysville, MO 64469**



**2.00 Acres & Home Deeds County, MO
1478 NW State Route H, Maysville, MO 64469**



2000 Acres & Home Deeds County, MO
1478 NW State Route H, Maysville, MO 64469

