



# 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

## **20 Acres +/- Andrew County, MO.**

*Here is a nice, affordable smaller acreage with a small, rustic cabin already built off in the woods! There is an old Quonset style shed and an old home site too! It has two ponds, pasture, and lots of timber (several walnut trees are growing). Rural water is available and there are several potential home sites for a new dream home out in the country. It has easy access via all-weather gravel road, just 4.5 miles northwest of the town of Fillmore, MO and it's a great place to get away from it all at not much expense! This property gives you an opportunity to buy that little piece of country!*

### **LOCATION:**

Property is located on Andrew County Road 45. From Fillmore, go North on State Route "H" two miles to Andrew County Road 46, left of 46 for two miles to the tee (road 45), North on 45 for approximately an eighth of a mile. The property lies at the top of the ridge on the West side of the road as shown below.

### **PRICE**

~~\$93,000.00~~

**REDUCED PRICE! \$89,900.00**

**NEW PRICE!! \$79,000.00**

### **IMPROVEMENTS:**

Small cabin off in the woods  
Electricity available  
Rural water available  
Septic system  
Lots of pasture, timber, and recreational possibilities.

### **TAXES/TAXABLE ACRES:**

2016 taxes were \$86.03 on 20 taxable acres.

### **RENTAL STATUS:**

Property is available for possession at closing.

### **SCHOOL DISTRICT:**

North Andrew County R-VI

### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto: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:

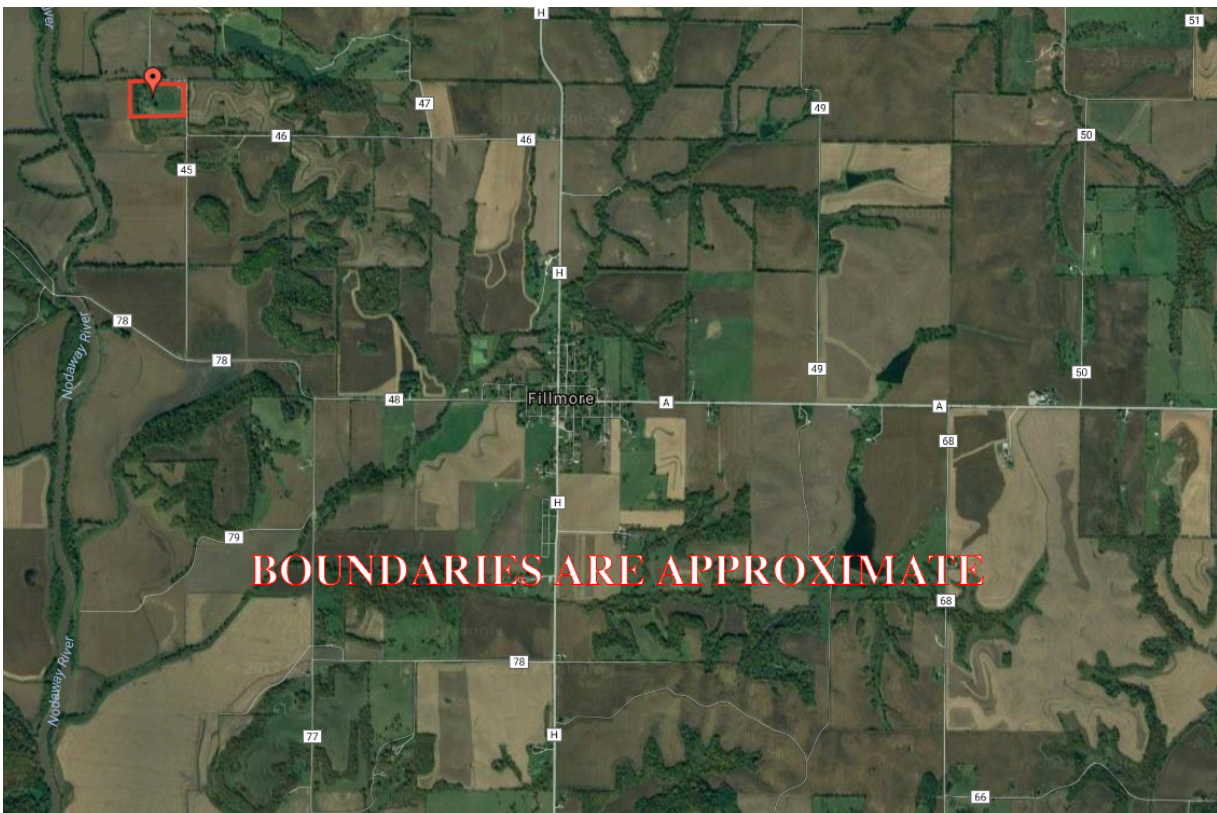
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



***20 Acres +/- Andrew County, MO.  
Google Aerial Map***

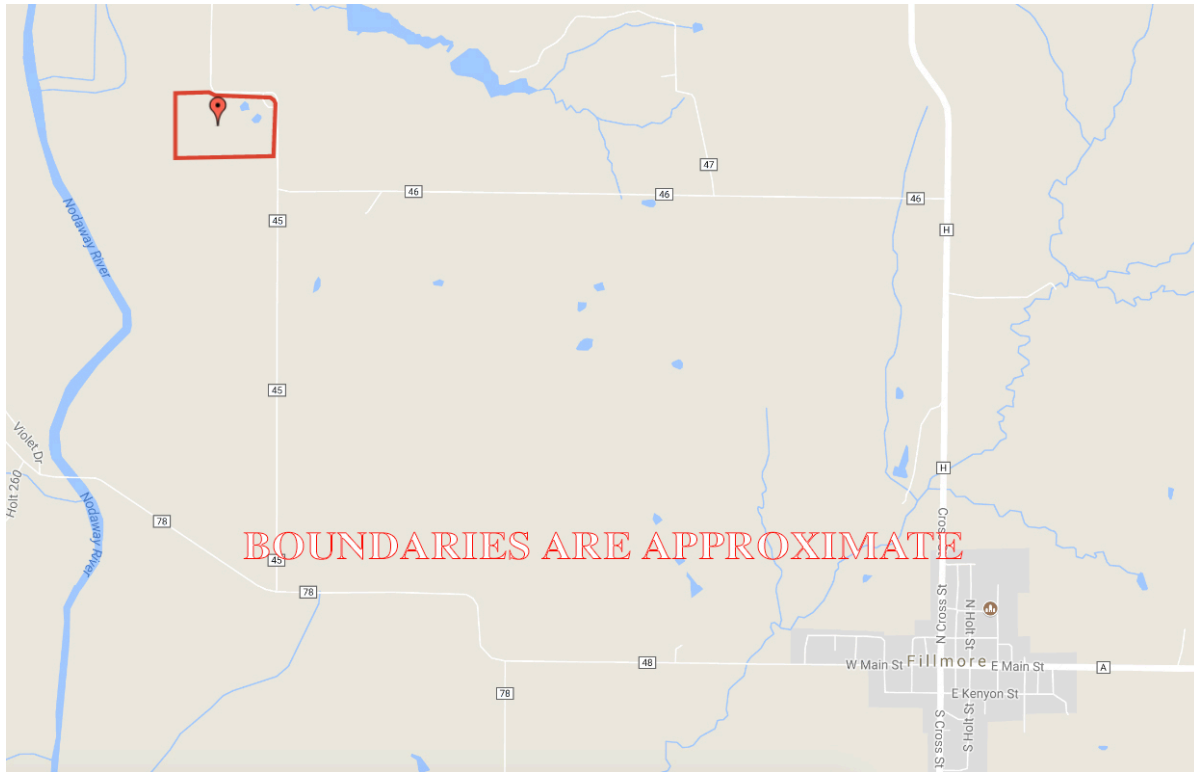


***General Location Map***

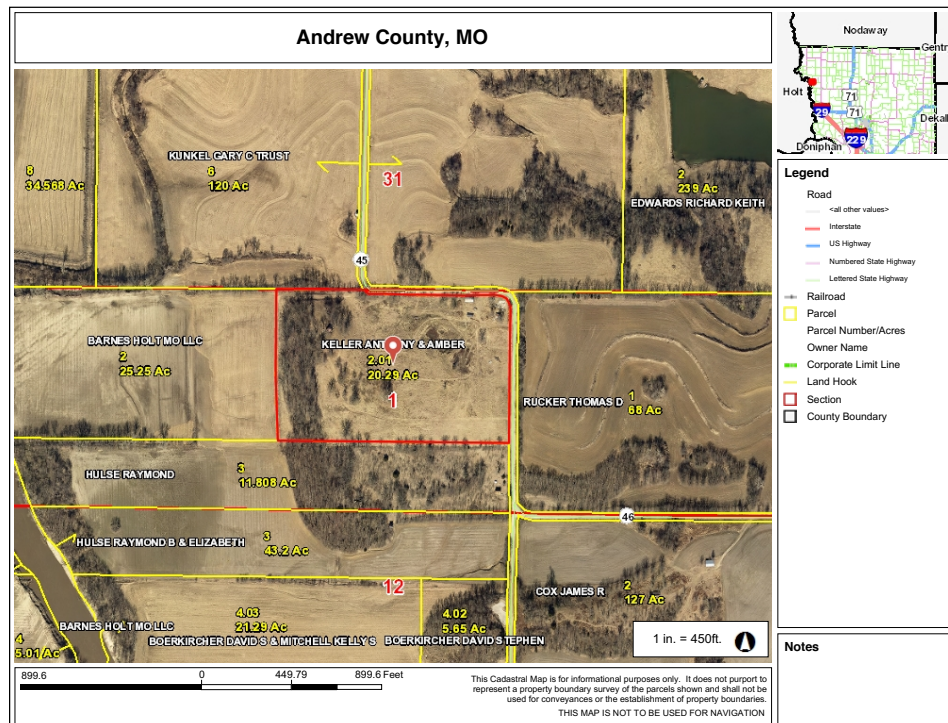




# 20 Acres +/- Andrew County, MO. Driving Map



## Tax Map





**20 Acres +/- Andrew County, MO.  
Surety Map**

**Aerial Map**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

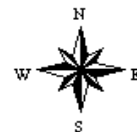
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map center: 40° 2' 29.33, -95° 0' 1.22

0ft 781ft 1562ft

**1-60N-37W  
Andrew County  
Missouri**

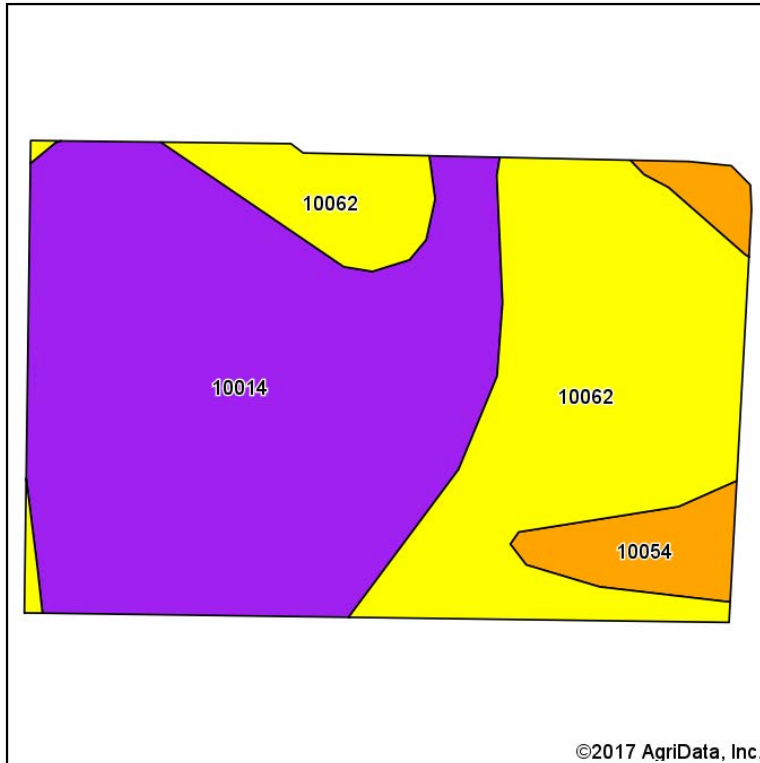


7/31/2017

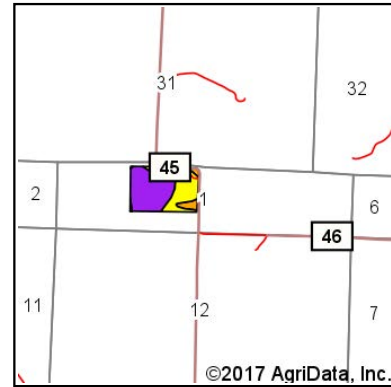
Field borders provided by Farm Service Agency as of 5/21/2008.

# 20 Acres +/- Andrew County, MO. Soil Map

## Soils Map



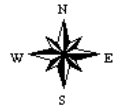
Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Andrew**  
Location: **1-60N-37W**  
Township: **Jackson**  
Acres: **20.29**  
Date: **7/31/2017**



Maps Provided By



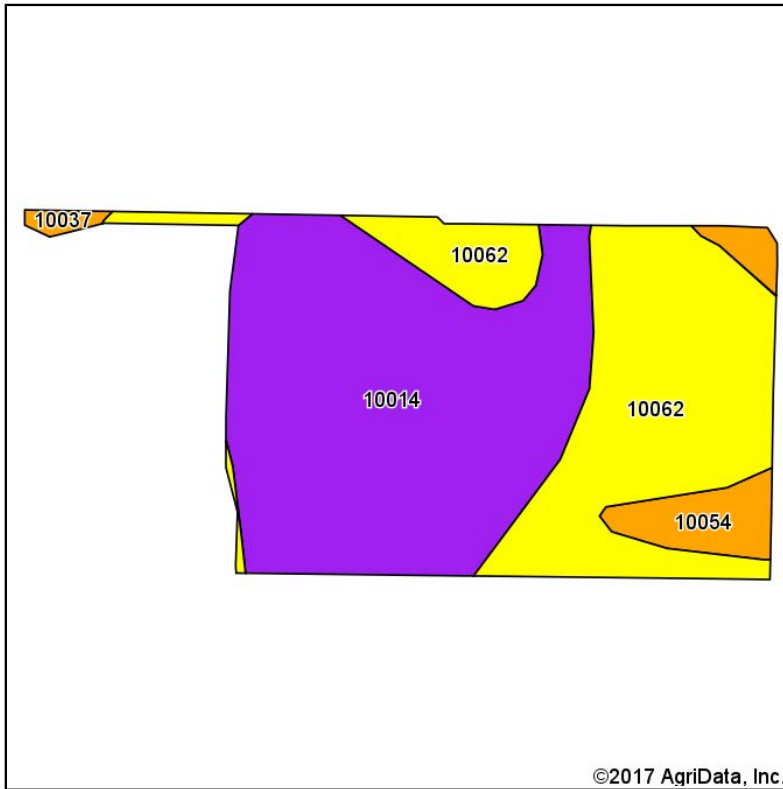
Area Symbol: MO003, Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	11.18	55.1%		Vlle	9
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	7.81	38.5%		IVe	62
10054	Knox silt loam, 5 to 9 percent slopes	1.30	6.4%		IIle	83
Weighted Average						34.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

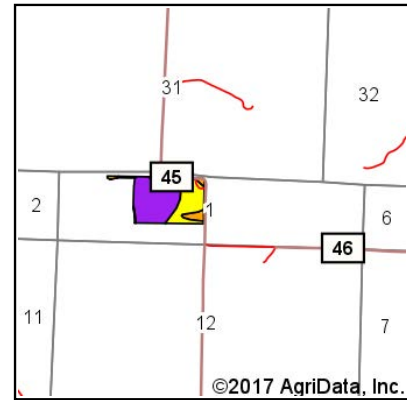
Soils data provided by USDA and NRCS.

# 20 Acres +/- Andrew County, MO. Soil Map Tillable

## Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Andrew**  
Location: **1-60N-37W**  
Township: **Jackson**  
Acres: **20.79**  
Date: **7/31/2017**



Maps Provided By



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Area Symbol: MO003, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	11.36	54.6%		Vlle	9
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	7.96	38.3%		IVe	62
10054	Knox silt loam, 5 to 9 percent slopes	1.30	6.3%		IIle	83
10037	Judson silt loam, 2 to 7 percent slopes	0.17	0.8%		IIle	63
Weighted Average						34.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 20 Acres +/- Andrew County, MO. FSA 156 EZ

MISSOURI

HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4335

Prepared : Aug 1, 2017

Crop Year : 2017

Operator Name : HOLT MO

Farms Associated with Operator :

CRP Contract Number(s) : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
20.03	13.79	13.79	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	13.79	0.00		0.00	No	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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### NOTES

Tract Number : 3631

Description : S1-60-37 (Andrew County)

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : HOLT MO

Other Producers : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.03	13.79	13.79	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	13.79	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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### NOTES

# 20 Acres +/- Andrew 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.

## Holt Co. FSA

YC=corn-yellow-grain WC=corn-white-grain  
 POP=corn-popcorn-grain  
 SB=soybeans-common-grain  
 HRW=wheat-hard red winter-grain  
 SRW=wheat-soft red winter-grain  
 GLS=Grass, SMO, Left Standing  
 All fields non-irrigated  
 \*Unless notated on Map

1:7,920

**Program Year: 2017**

Created: 2/21/2017

Flown: 2016-06-15

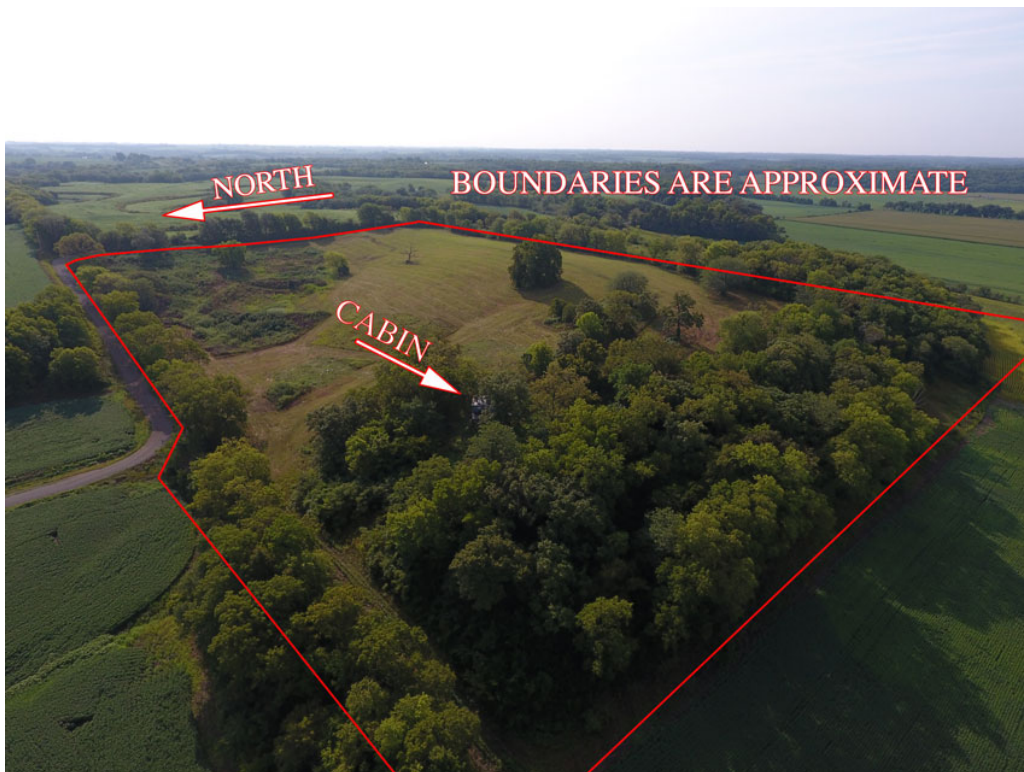
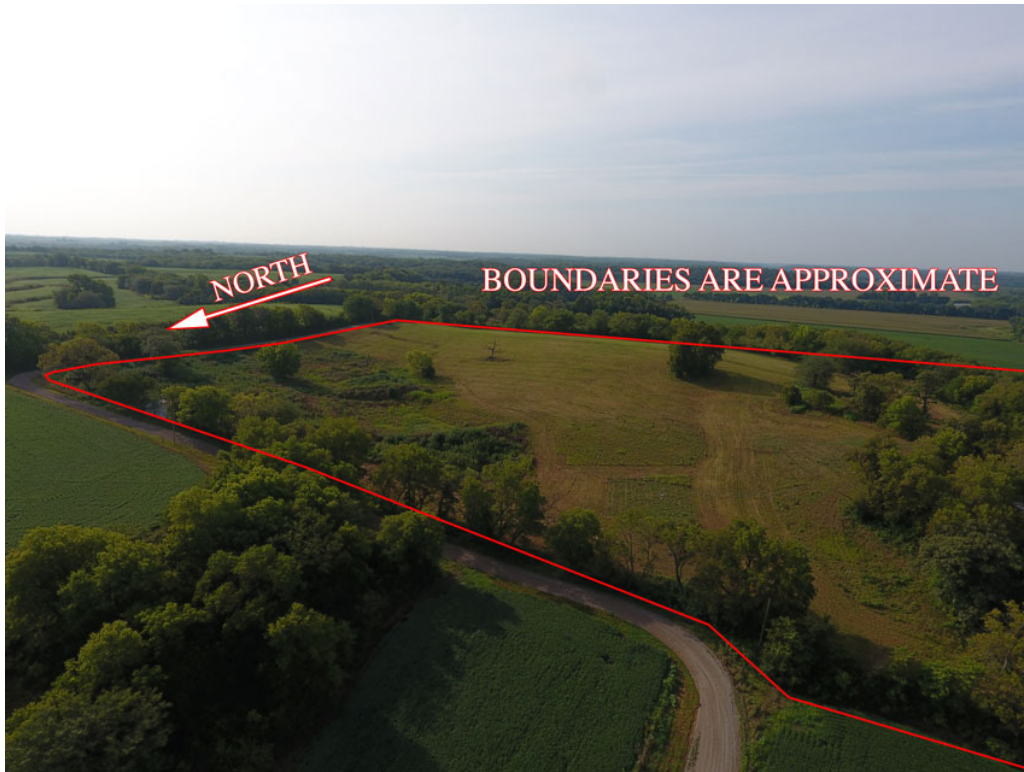
- clu
- crp
- plss

**Farm 4335  
Tract 3631**





***20 Acres +/- Andrew County, MO.  
Aerial Photos***



*20 Acres +/- Andrew County, MO.*





***20 Acres +/- Andrew County, MO.***



***20 Acres +/- Andrew County, MO.***





***20 Acres +/- Andrew County, MO.***





*20 Acres +/- Andrew County, MO.*

