



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

88.93 Acres +/- Andrew County, MO

This property lies above a well-known limestone formation and is located in an area known for its deer herd and large turkey population! There are several potential home sites with mature timber and breath-taking views overlooking the Missouri River bottom! Timber offers logging potential as well and the current Owner has a newly documented Forest Stewardship Plan.

*Although this location has not yet been mined, this land has been evaluated by the Missouri Geological Survey Company that estimates approx. 10 acres to have 260,000 ton of limestone the can be surface collected. The current Owner has documentation to share with serious inquires! The potential for return on this property is **VERY REAL!** Schedule a showing today and get lost in the forested valleys and beautiful mountaintops!*

LOCATION:

This property has close HWY access with good gravel, and is located approx. 5 miles West of Amazonia, Mo. off the end of St Route T, and just 12 miles from the North shops in St. Joseph Mo.

PRICE:

~~\$3,100.00/taxable acre or \$275,683.00 total.~~

Reduced Price! \$2,950.00/taxable acre or \$262,343.50 total.

FSA INFORMATION:

Please see attached information.

IMPROVEMENTS:

Nice ponds
Three historical farm buildings
Small grain bin (Non-functioning)
New gravel drive to the machine shed!
Two roads to be travelled by truck to the ridge top openings.

TAXES/TAXABLE ACRES:

2018 taxes were \$192.50 on 88.93 taxable acres.

RENTAL STATUS:

Property is available for possession the day of closing.

LISTING AGENT:

Jamie Barnes
(660) 851-1125 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:

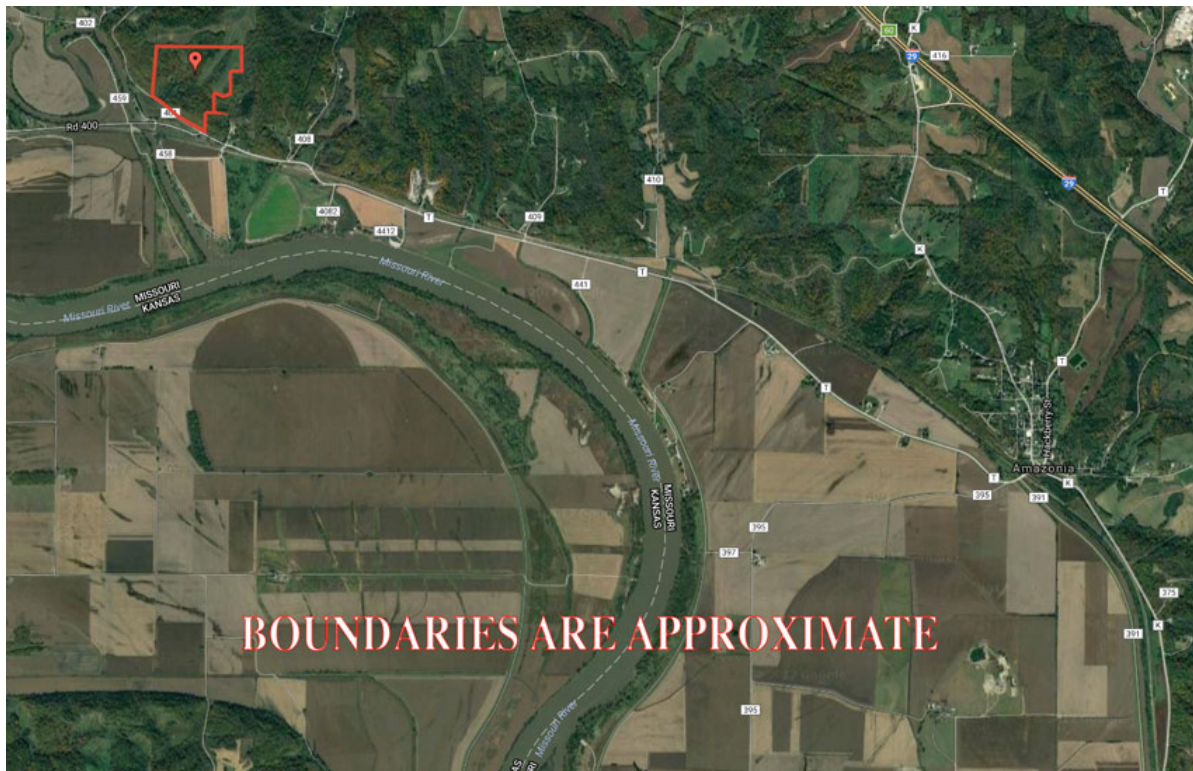
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



88.93 Acres +/- Andrew County, MO
Google Aerial



General Location Map

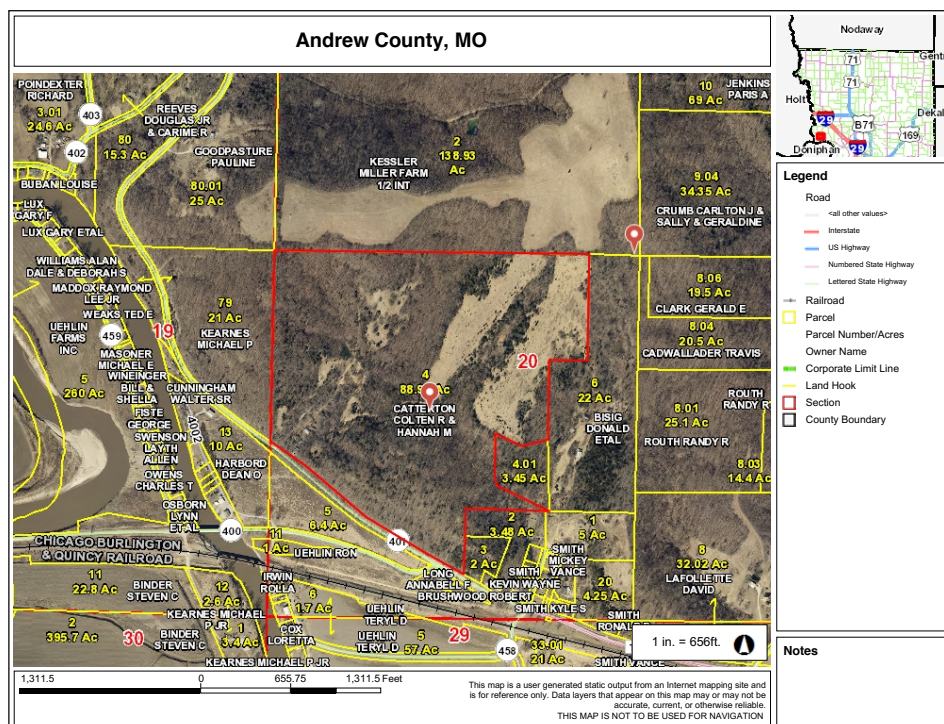


88.93 Acres +/- Andrew County, MO

Driving Map



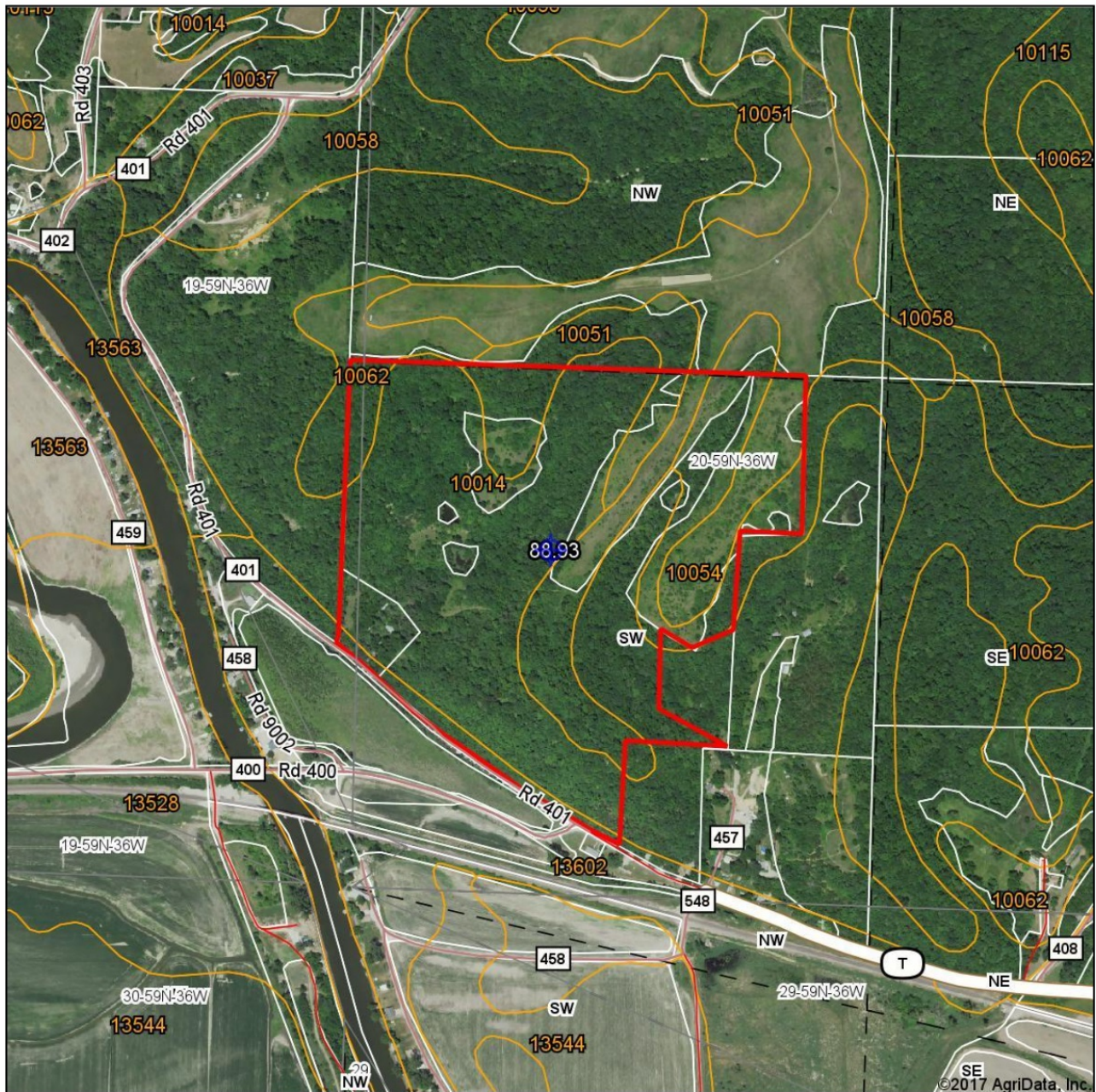
Tax Map



88.93 Acres +/- Andrew County, MO

Surety Map

Aerial Map



map center: 39° 54' 49.91, -94° 58' 16.16

0ft 774ft 1549ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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20-59N-36W
Andrew County
Missouri



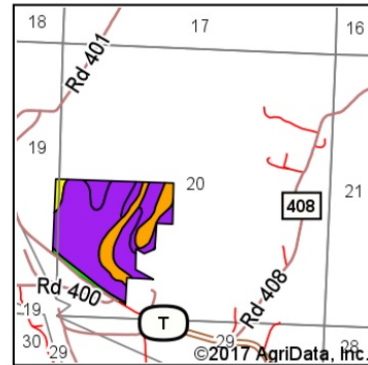
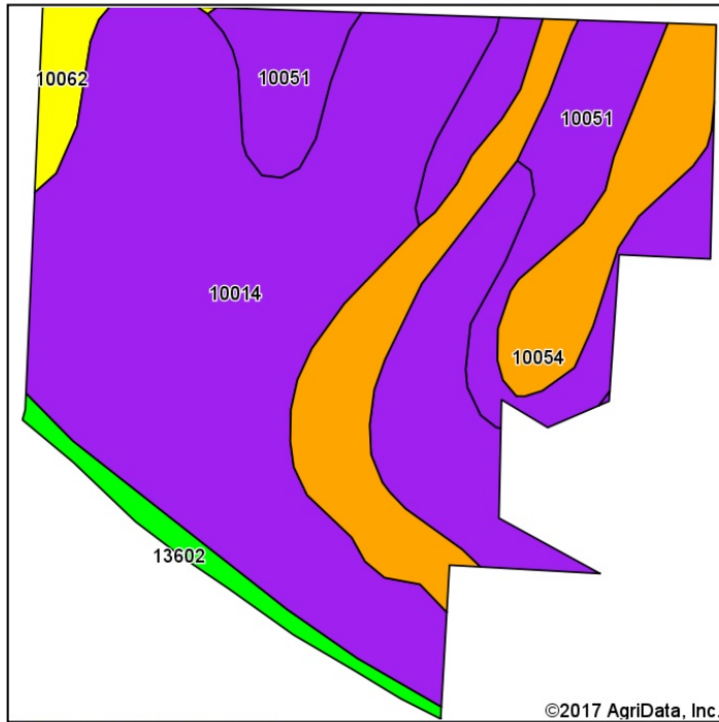
2/13/2017

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

88.93 Acres +/- Andrew County, MO

Soil Map

Soils Map



State: **Missouri**
 County: **Andrew**
 Location: **20-59N-36W**
 Township: **Lincoln**
 Acres: **88.93**
 Date: **2/13/2017**



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	52.56	59.1%		VIIe	9
10054	Knox silt loam, 5 to 9 percent slopes	16.31	18.3%		IIIe	83
10051	Knox silt loam, 20 to 35 percent slopes, eroded	15.60	17.5%		VIe	44
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	2.46	2.8%		Iw	66
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	2.00	2.2%		IVe	62
Weighted Average						31.5

Area Symbol: MO003, Soil Area Version: 17

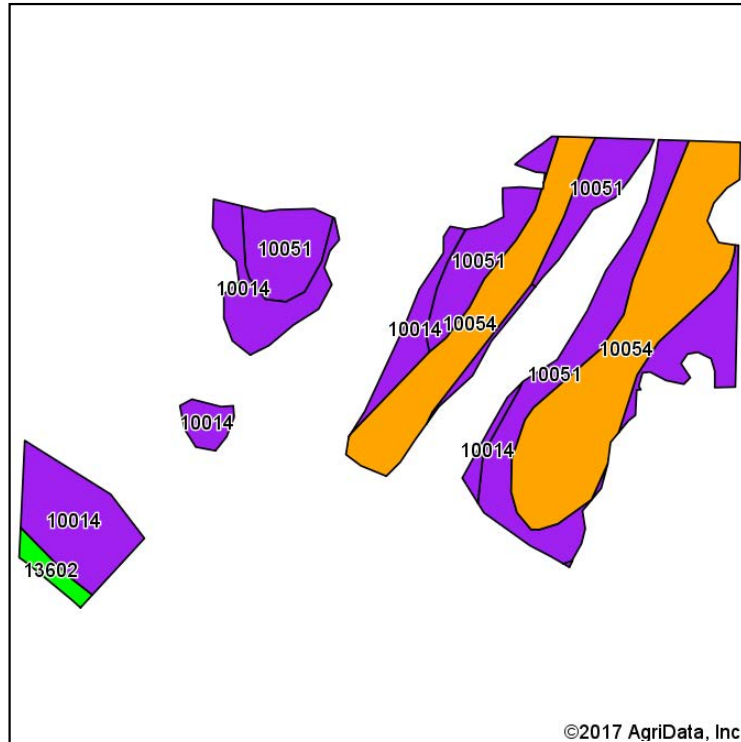
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

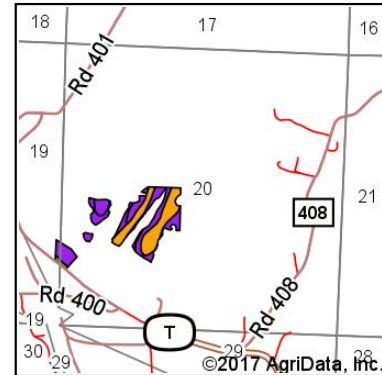
88.93 Acres +/- Andrew County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **20-59N-36W**
 Township: **Lincoln**
 Acres: **25.85**
 Date: **2/13/2017**

Maps Provided By



Area Symbol: MO003, Soil Area Version: 17

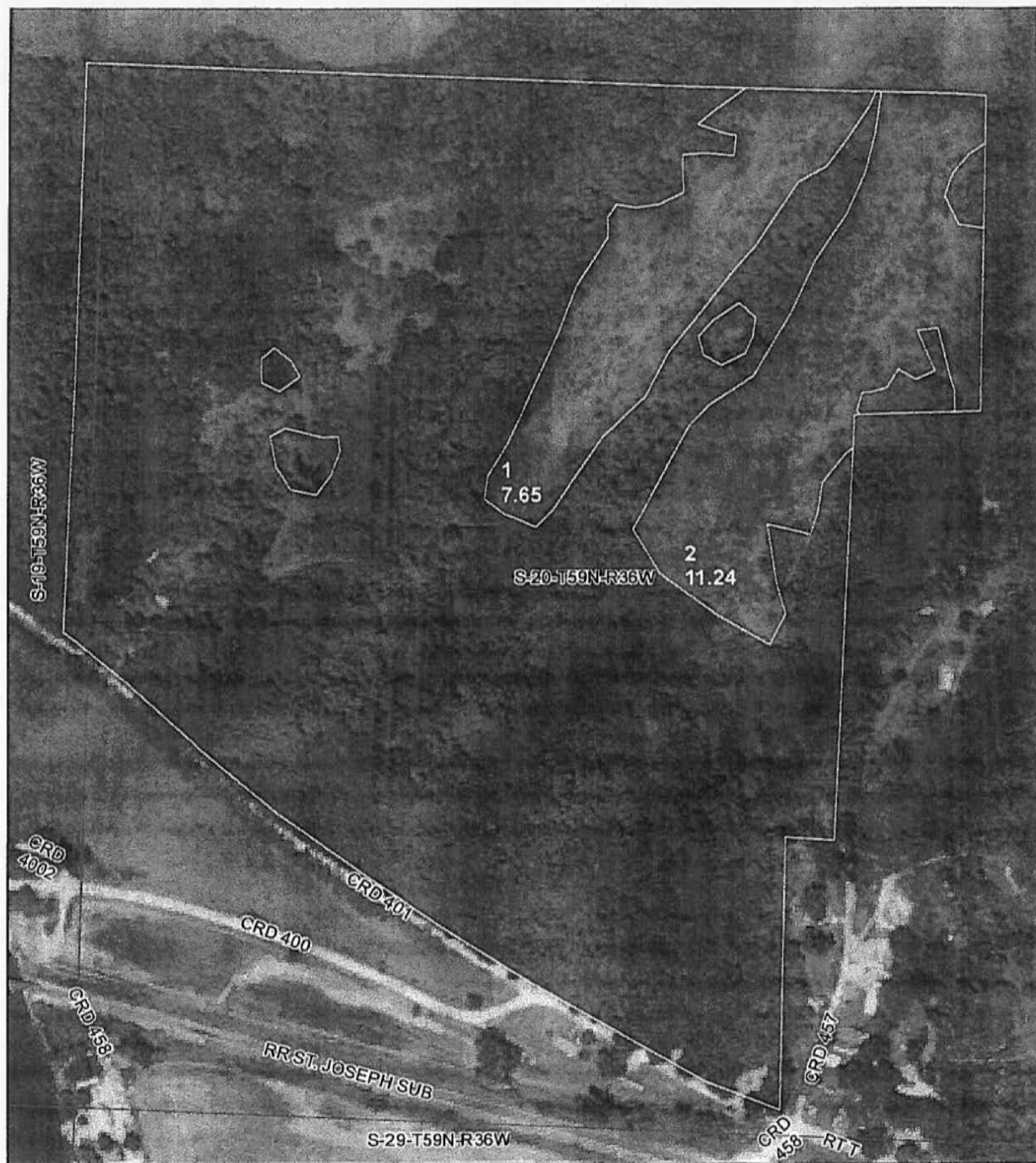
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10054	Knox silt loam, 5 to 9 percent slopes	10.41	40.3%		IIIe	83
10051	Knox silt loam, 20 to 35 percent slopes, eroded	9.18	35.5%		VIe	44
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	5.86	22.7%		VIIe	9
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	0.40	1.5%		Iw	66
Weighted Average						52.1

Area Symbol: MO003, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

88.93 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.

Andrew Co. FSA

Corn: YC=YEL/GR WC=WHE/GR AC=AMY/GR
SWC=SWT/FH SB=Soybeans-COM/GR
SRW=Wheat-SRW/GR HRW=Wheat-HRW/GR
Oats: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG
Mixfg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG
LGMGZ=GZGLS=Grass-FTA/LS GS=Sorgh-GRS/GR
Garden: CG=CMGRD HG=HMGRD FLW=Fallow
*Non-Irrigated acres unless noted on map
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 321 feet

Program Year: 2017

Created: 4/25/2017

Flown: 2014-07-04

du
crp
plss

Farm 2809
Tract 285

88.93 Acres +/- Andrew County, MO

FSA 156 EZ

Missouri U.S. Department of Agriculture FARM: 2809
 Andrew Farm Service Agency Prepared: 6/2/17 10:20 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record 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
 C8/3 S20,29

Farms Associated with Operator:
 1, 8, 213, 328, 330, 339, 374, 685, 702, 755, 769, 779, 820, 837, 846, 863, 867, 898, 936, 941, 944, 945, 966, 983, 984, 986, 988, 990, 998, 1005, 1015, 1039,

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
99.68	20.23	20.23	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	20.23	0.0	0.0				

Tract Number: 285 Description: C8-3 S20-T59N-R36W

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
98.34	18.89	18.89	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	18.89	0.0	0.0		

Owners:

Other Producers: None

Tract Number: 10093 Description: C8-3 S29-T59N-R36W

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1.34	1.34	1.34	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	1.34	0.0	0.0		

Owners:

Other Producers: None

88.93 Acres +/- Andrew County, MO
Aerial Photos



88.93 Acres +/- Andrew County, MO



88.93 Acres +/- Andrew County, MO
Photos



88.93 Acres +/- Andrew County, MO
Photos



88.93 Acres +/- Andrew County, MO
Photos

