



Land 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

80 Acres +/- Saline County, MO

If you need a place to hunt or just get away, this one has timber and some open tillable land for revenue! Ag land is easier to buy now than it was when corn was high, so maybe now is a good time to invest in land ownership!

LOCATION:

Property is located approx. 7 miles north of Marshall, MO on Highway 41 and 6 Miles west of Slater, MO on W Highway C/Highway NN and 1 mile south on Highway 105.

PRICE:

\$3,086.25/taxable acre or \$246,900.00 total

FSA INFORMATION:

See attached FSA information

IMPROVEMENTS:

This tract is unimproved

TAXES/TAXABLE ACRES:

2018 taxes were \$89.54 on 80 taxable acres.

RENTAL STATUS:

Full possession available 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. Brokers should call our office for details of our Co-Brokerage Policy.



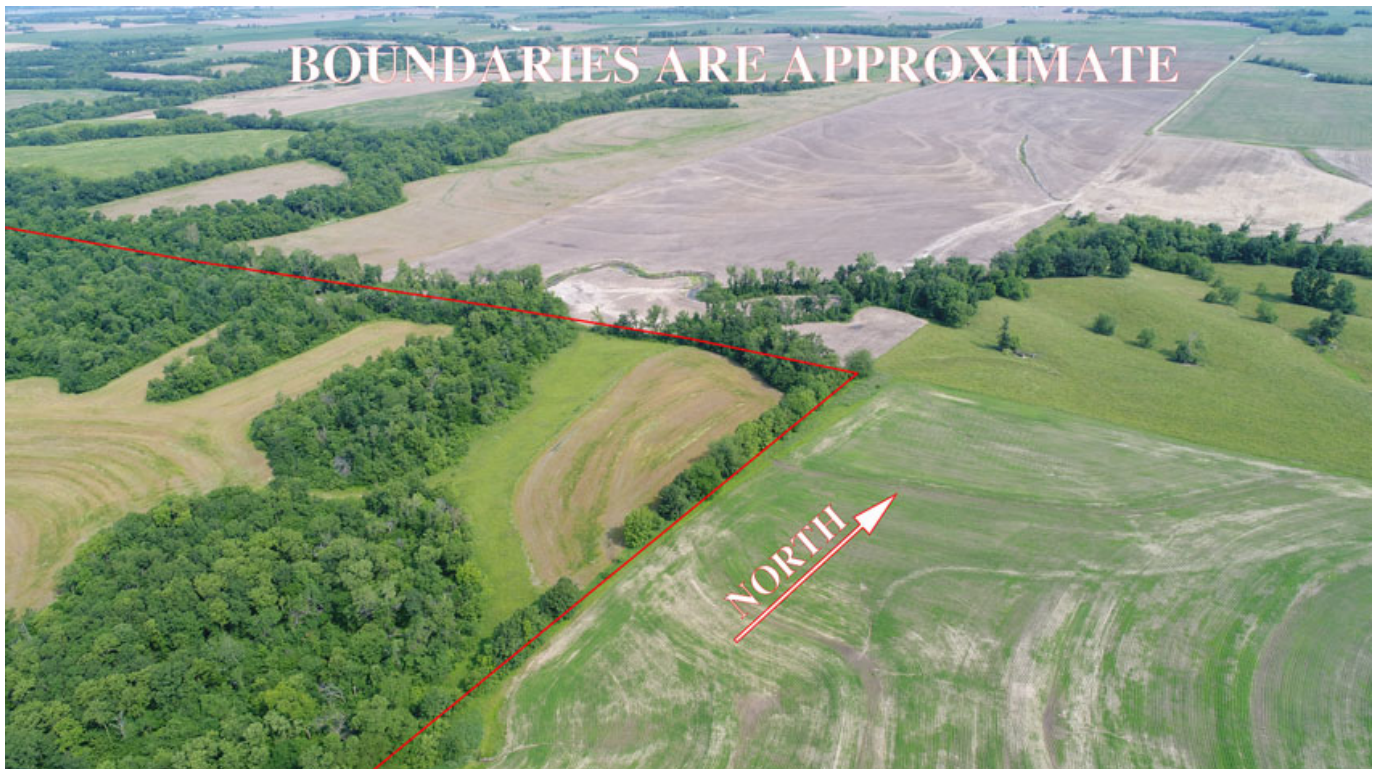
Setting the trend for how Real Estate is sold in the Midwest.

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 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 The listing may be withdrawn with or without approval.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.

80 Acres +/- Saline County, MO
Aerial Photos



80 Acres +/- Saline County, MO



80 Acres +/- Saline County, MO



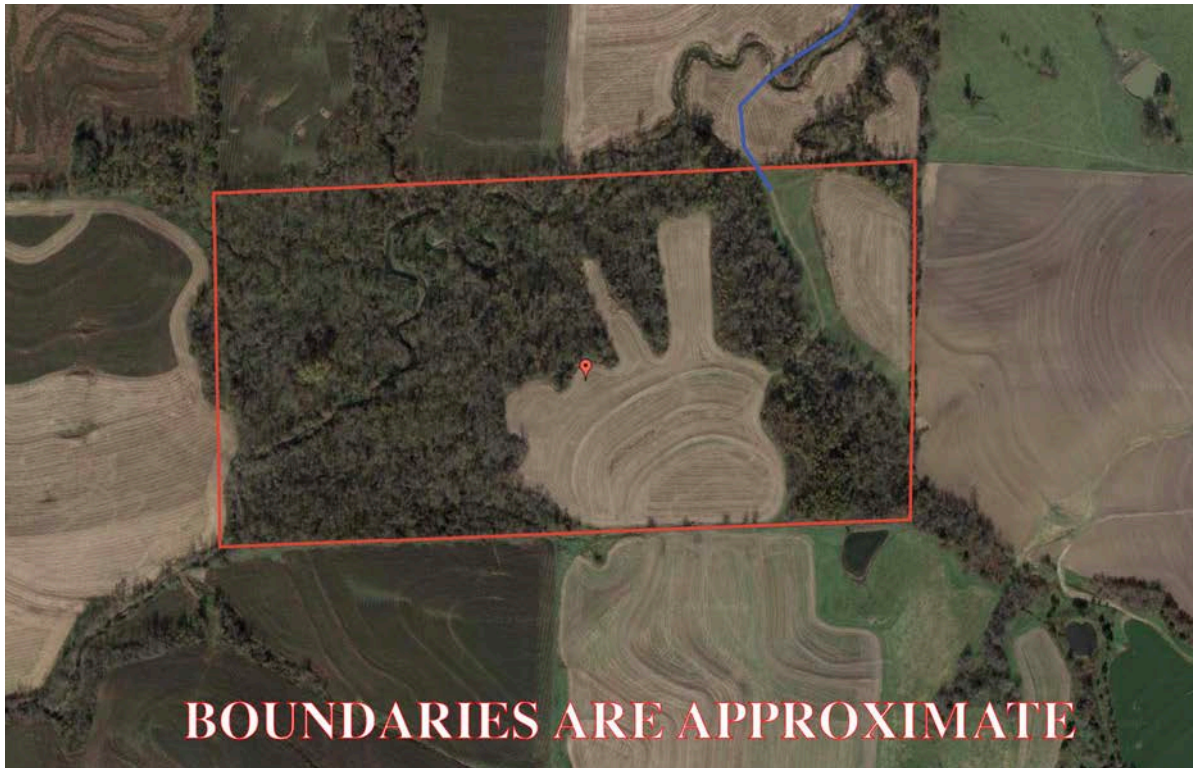
80 Acres +/- Saline County, MO



80 Acres +/- Saline County, MO



80 Acres +/- Saline County, MO
Google Aerial Map



Google Aerial Map
(w/ Approximate Easement Location)

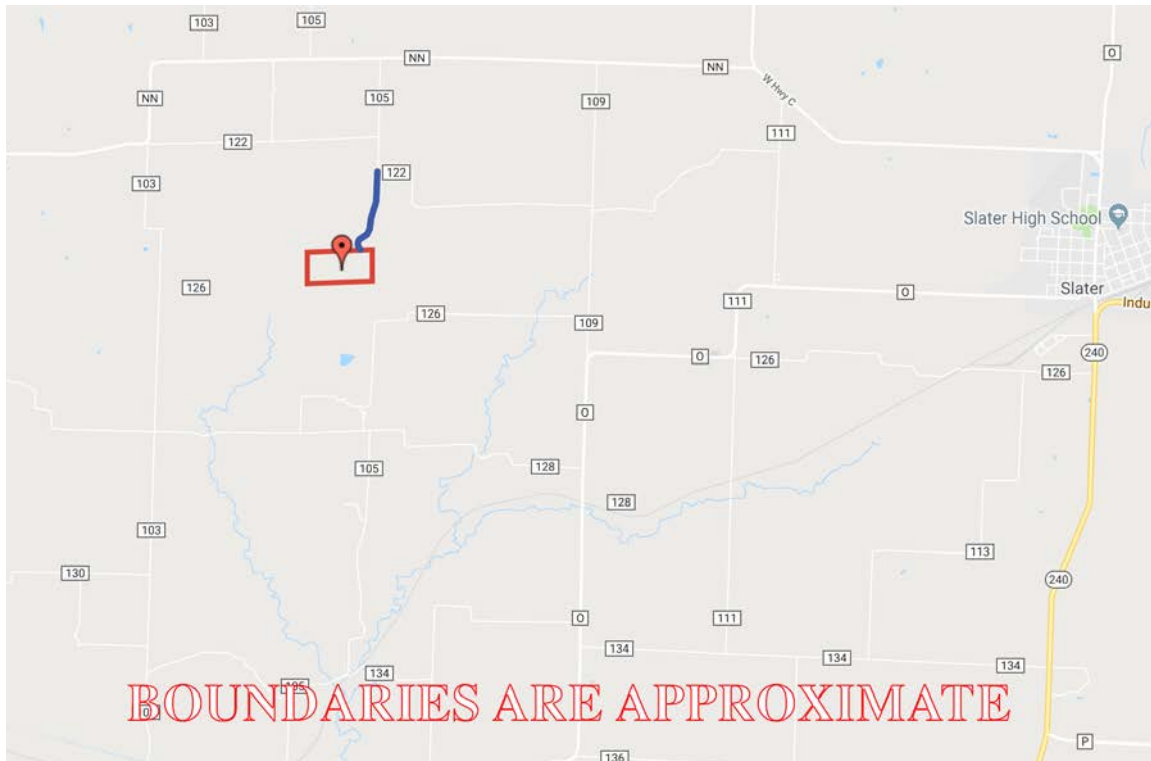


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

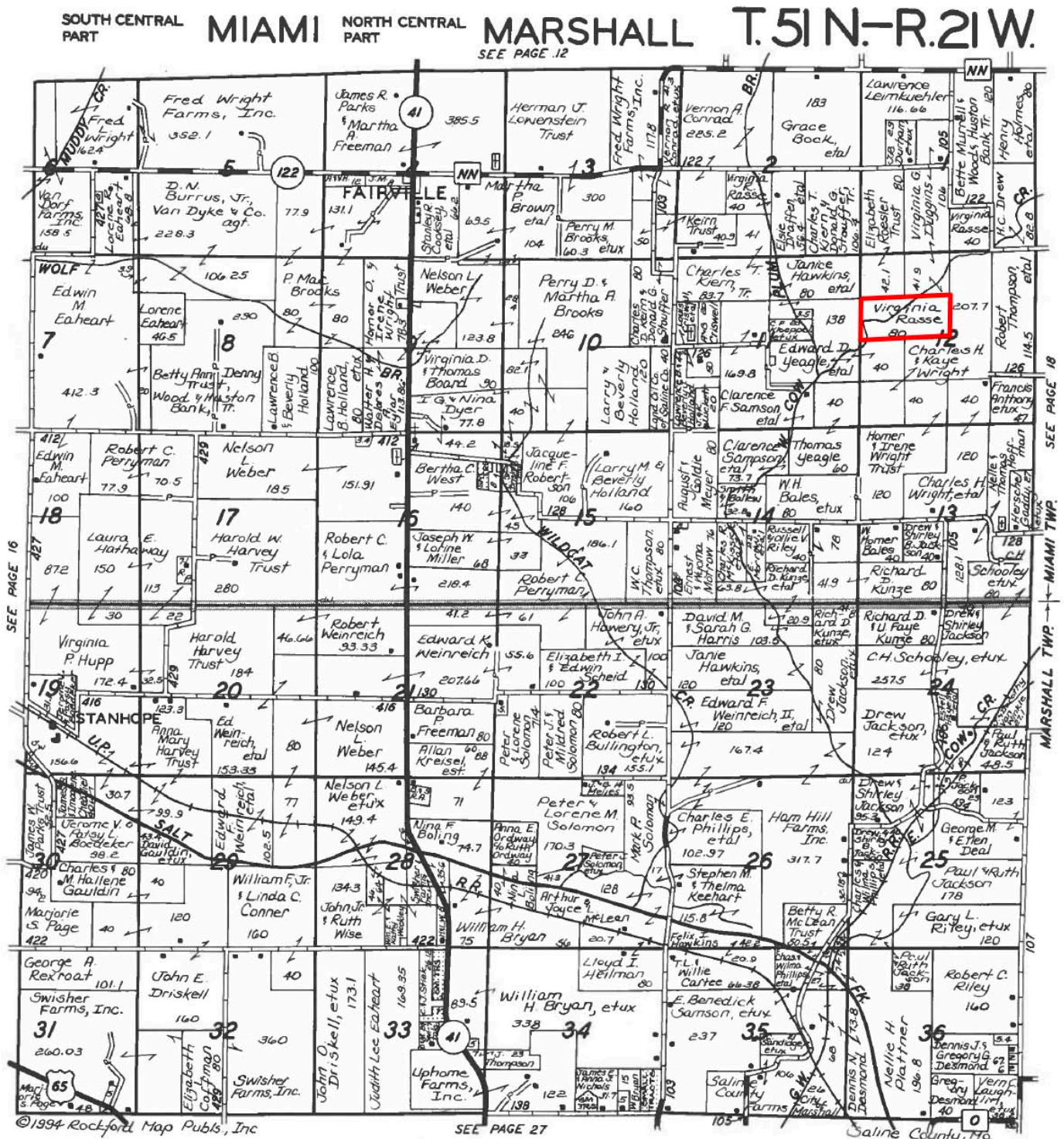
80 Acres +/- Saline County, MO
General Location Map



Driving Map



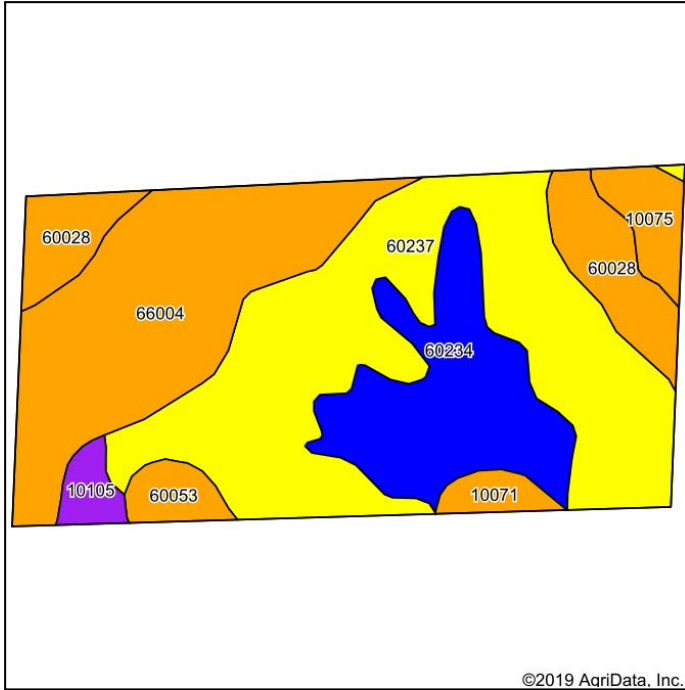
80 Acres +/- Saline County, MO Plat Map



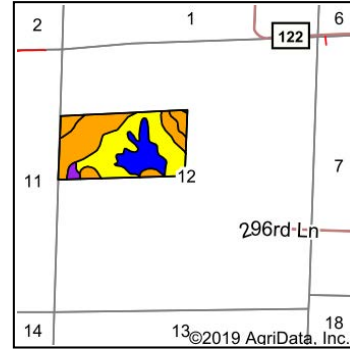
80 Acres +/- Saline County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Saline**
 Location: **12-51N-21W**
 Township: **Miami**
 Acres: **80**
 Date: **5/2/2019**



Maps Provided By:



Area Symbol: MO195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60237	Weller silt loam, 9 to 14 percent slopes, eroded	31.48	39.3%		IVe	51	51	38	45
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	20.38	25.5%		IIIw	56	56	38	46
60234	Weller silt loam, 2 to 5 percent slopes	13.22	16.5%		Ile	77	77	59	68
60028	Weller silt loam, 5 to 9 percent slopes, eroded	7.53	9.4%		IIIe	58	58	44	52
10075	Leslie silt loam, 2 to 5 percent slopes	2.58	3.2%		IIIe	85	85	46	69
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	1.88	2.4%		IIIe	65	57	43	65
10105	Menfro silt loam, 14 to 35 percent slopes, eroded	1.49	1.9%		Vle	45	45	31	38
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.44	1.8%		IIIe	49	49	36	46
Weighted Average						*n 58.5	*n 58.3	*n 42.2	*n 50.8

*n: The aggregation method is "Weighted Average using major components"

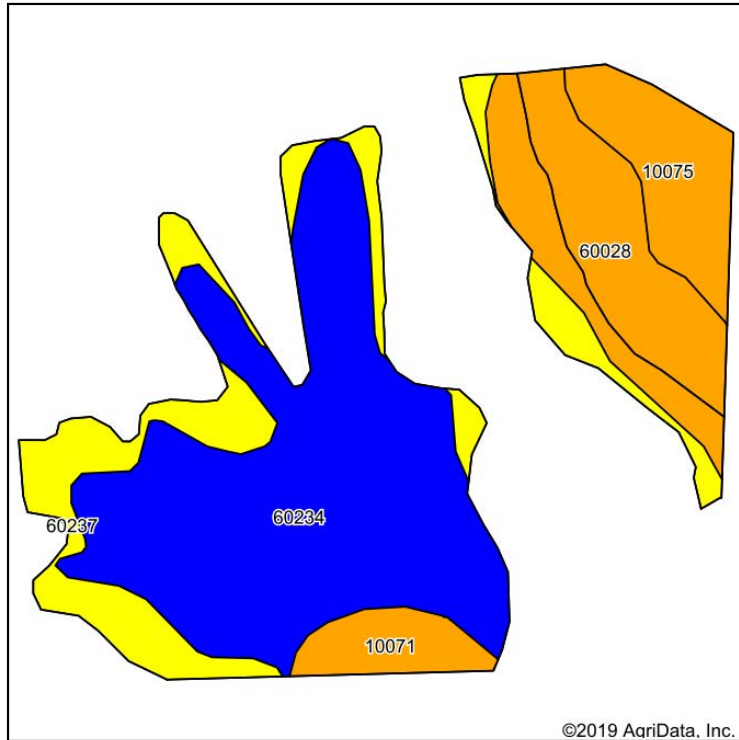
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

80 Acres +/- Saline County, MO

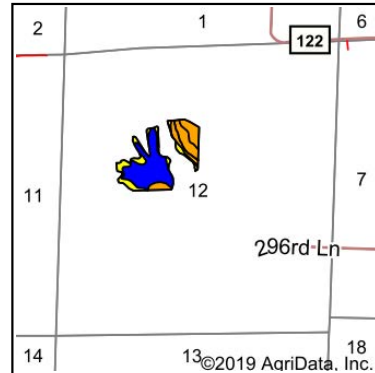
Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.

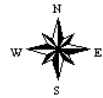
©2019 AgriData, Inc.



State: **Missouri**
 County: **Saline**
 Location: **12-51N-21W**
 Township: **Miami**
 Acres: **25.25**
 Date: **5/2/2019**



Maps Provided By:



Area Symbol: MO195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60234	Weller silt loam, 2 to 5 percent slopes	12.24	48.5%		Ile	77	77	59	68
60028	Weller silt loam, 5 to 9 percent slopes, eroded	4.73	18.7%		IIle	58	58	44	52
60237	Weller silt loam, 9 to 14 percent slopes, eroded	4.70	18.6%		IVe	51	51	38	45
10075	Leslie silt loam, 2 to 5 percent slopes	2.39	9.5%		IIle	85	85	46	69
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.19	4.7%		IIle	49	49	36	46
Weighted Average						*n 68	*n 68	*n 50	*n 59.8

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

80 Acres +/- Saline 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.

Saline Co. FSA

CORN=CORN-YEL-GR SB=SOYBN-COM-GR
O=OATS-SPR-FG CLOVR=CLOVR-RED-FG
Hay=MIXFG-IGS-FG GZ=MIXFG-IGS-GZ
WHT=WHEAT-SRW-GR Milo=SORGF-SUD-FG
LS=MIXFG-IGS-LS ALF=ALFAL-FG
CCM=covrc-mix-co CCB=covrc-bob-co
CCC=covrc-ceg-co CCL=covrc-lum-co
*Unless notated on Map

1 inch equals 660 feet

Program Year: 2019

Created: 4/3/2019

Flown: 2016-07-21



- clu
- crp
- plss

**Farm 5988
Tract 1636**

80 Acres +/- Saline County, MO

FSA 578

Saline, Missouri

FSA - 578 (09-13-16)

Farm Number: 5988

Operator Name and Address

PROGRAM YEAR: 2018

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 5-9-2019

PAGE: 1

Original: _____

Revision: _____

Cropland: 25.25

Farmland: 79.40

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	
1636	1A	CORN	YEL	N	GR			C	N	I	A	4.31		Yes			5-5-2018	01		
	Producer					Share	100.00			FSA Physical Location: Saline, Missouri					NAP Unit	3380	Signature Date: 7-12-2018			
	1B	MIXFG	IGS	N	LS			C	N	I	A	3.72		Yes			10-1-1994	01		
	Producer					Share	100.00			FSA Physical Location: Saline, Missouri					NAP Unit	3380	Signature Date: 7-12-2018			
	2	CORN	YEL	N	GR			C	N	I	A	17.22		Yes			5-5-2018	01		
	Producer					Share	100.00			FSA Physical Location: Saline, Missouri					NAP Unit	3380	Signature Date: 7-12-2018			
PP 01	Cr/Co CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irr 21.53	Irr	PP 01	Cr/Co MIXFG	Var/Type IGS	Irr Prc N	Int Use LS	Non-Irr 3.72	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
Photo Number/Legal Description: K7/2A S12 T51 R21																				
Cropland: 25.25						Reported on Cropland: 25.25						Difference: 0.00				Reported on Non-Cropland: 0.00				

Saline, Missouri

FSA - 578 (09-13-16)

Farm Number: 5988

Operator Name and Address

PROGRAM YEAR: 2018

REPORT OF COMMODITIES FARM SUMMARY

DATE: 5-9-2019

PAGE: 2

Original: _____

Revision: _____

Cropland: 25.25

Farmland: 79.4

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Producer Name			Crop/ Commodity		Variety/ Type	Share	Crop/ Commodity		Variety/ Type	Share	Crop/ Commodity		Variety/ Type	Share	
			MIXFG		IGS	100.00	CORN		YEL	100.00					
Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity		
01	CORN	YEL	N	GR	21.53		01	MIXFG	IGS	N	LS	3.72			

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 farm 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.

Operator's Signature (By)

Date

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. 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.