



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

159.82 Acres +/- Buchanan County, MO ***DIVIDE OPTIONS!***

This combination of upland and bottom offers a great view with no threat of floods! There is also a small but effective levee built by the current Owners, that kept it from flooding in 2019! Even if you don't need a place to build, you can benefit from picking your neighbor- Buy the whole place and we'll sell the 20 acres +/- on your behalf!

LOCATION:

This farm is located approx. 4.5 miles West of Clarksdale, MO. Follow SW State Hwy P West to WE Thornton Rd. Turn South go approx. 1.25 miles and turn West on SW Frost Rd. (turning into Hurlingen Rd NE). Follow to 135th Rd NE (85) turn right. Property rests approx. 0.5 miles on the left-hand side of the road.

PRICE:

PRICE REDUCED!

159.82 acres +/-: \$5,005.63/taxable acre or \$800,000.00 total

139.02 acres +/-: \$5,005.63/taxable acre or \$695,882.87 total

20.8 acres +/-: \$7,250.00/taxable acre or \$150,800.00 total

FSA INFORMATION:

See attached FSA information

IMPROVEMENTS:

There is a small but effective levee built by the current Owners, that kept it from flooding in 2019!

Wetlands area please inquire with Agent

TAXES/TAXABLE ACRES:

2018 real estate taxes were \$269.97 on 158.61 taxable acres.

RENTAL STATUS:

Check with Listing Agent for Cash Rent information.

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.

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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.

159.82 Acres +/- Buchanan County, MO
Aerial Photos 159.82 Acres +/-



159.82 Acres +/- Buchanan County, MO



159.82 Acres +/- Buchanan County, MO



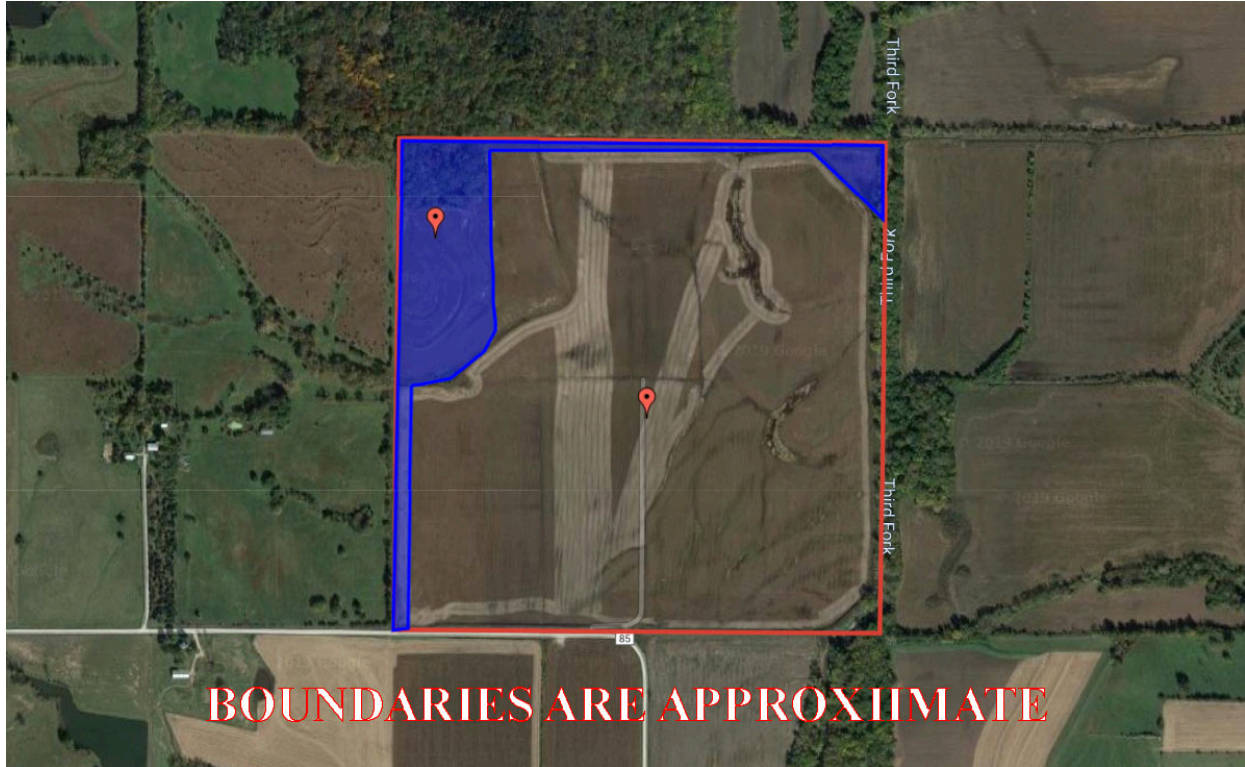
Aerial Photos 139.02 Acres +/-



159.82 Acres +/- Buchanan County, MO
Aerial Photos 20.8 Acres +/-



159.82 Acres +/- Buchanan County, MO
Google Aerial Map

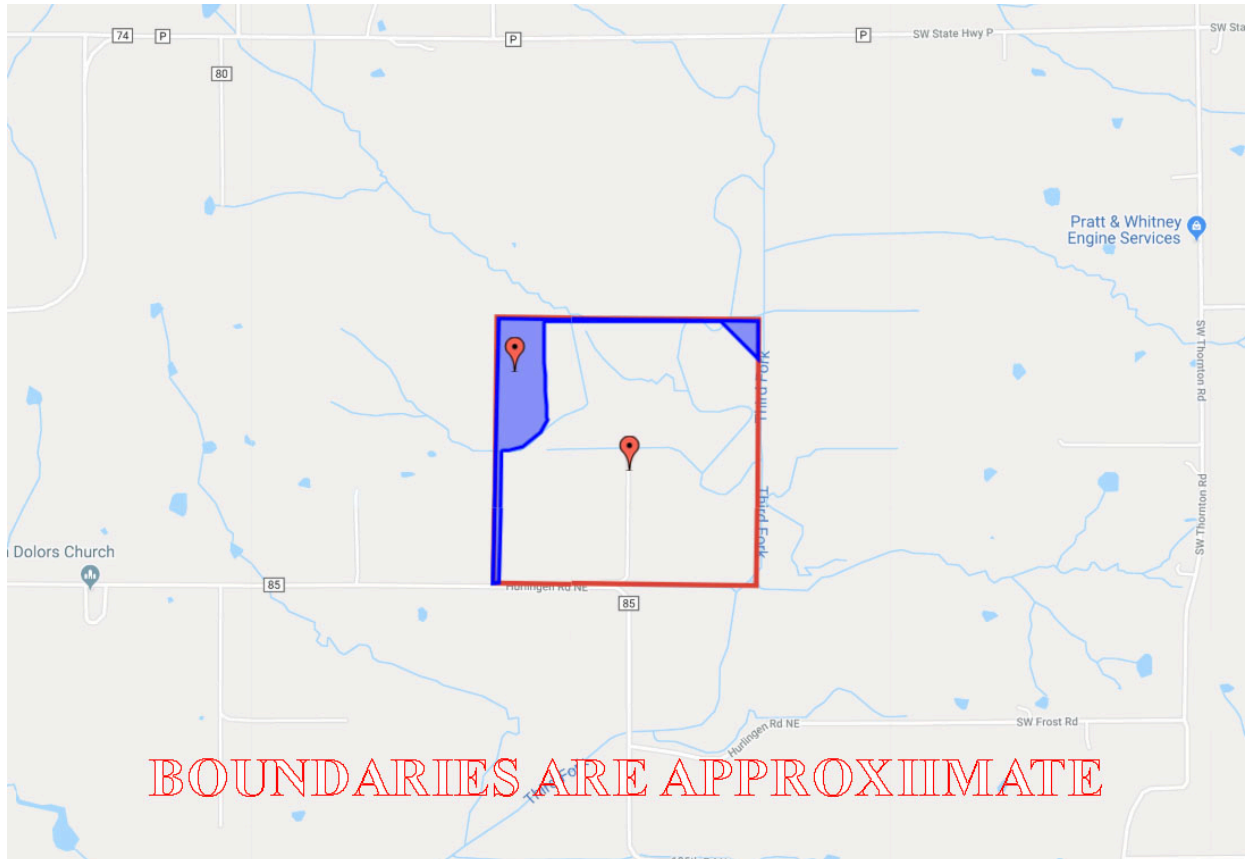


General Location Map

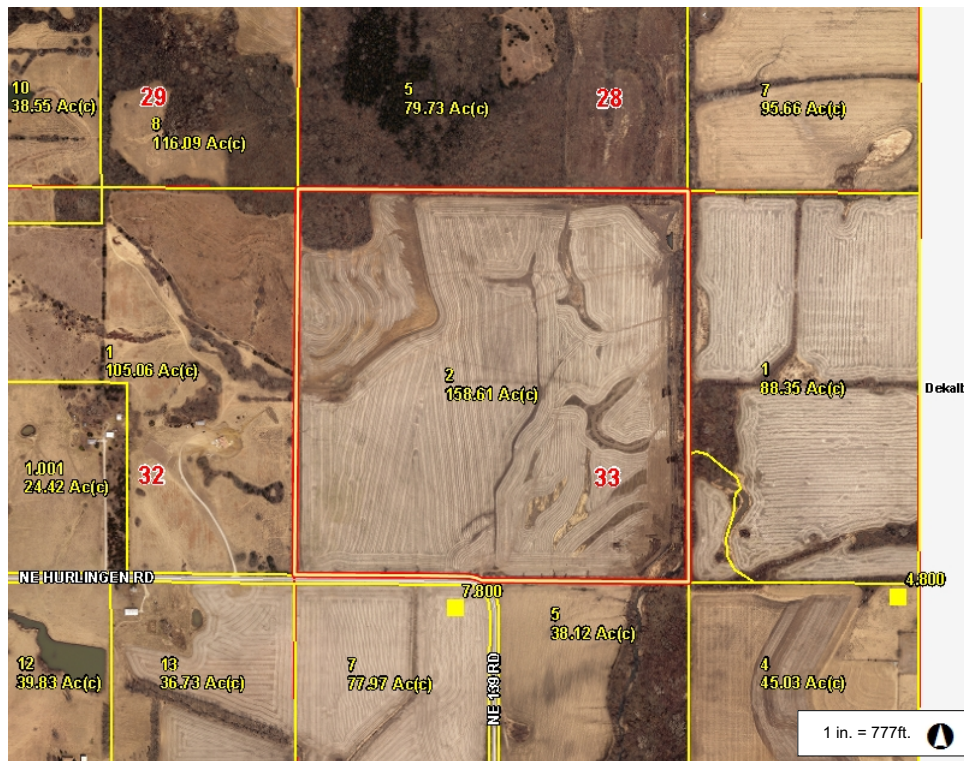


159.82 Acres +/- Buchanan County, MO

Driving Map



Tax Map

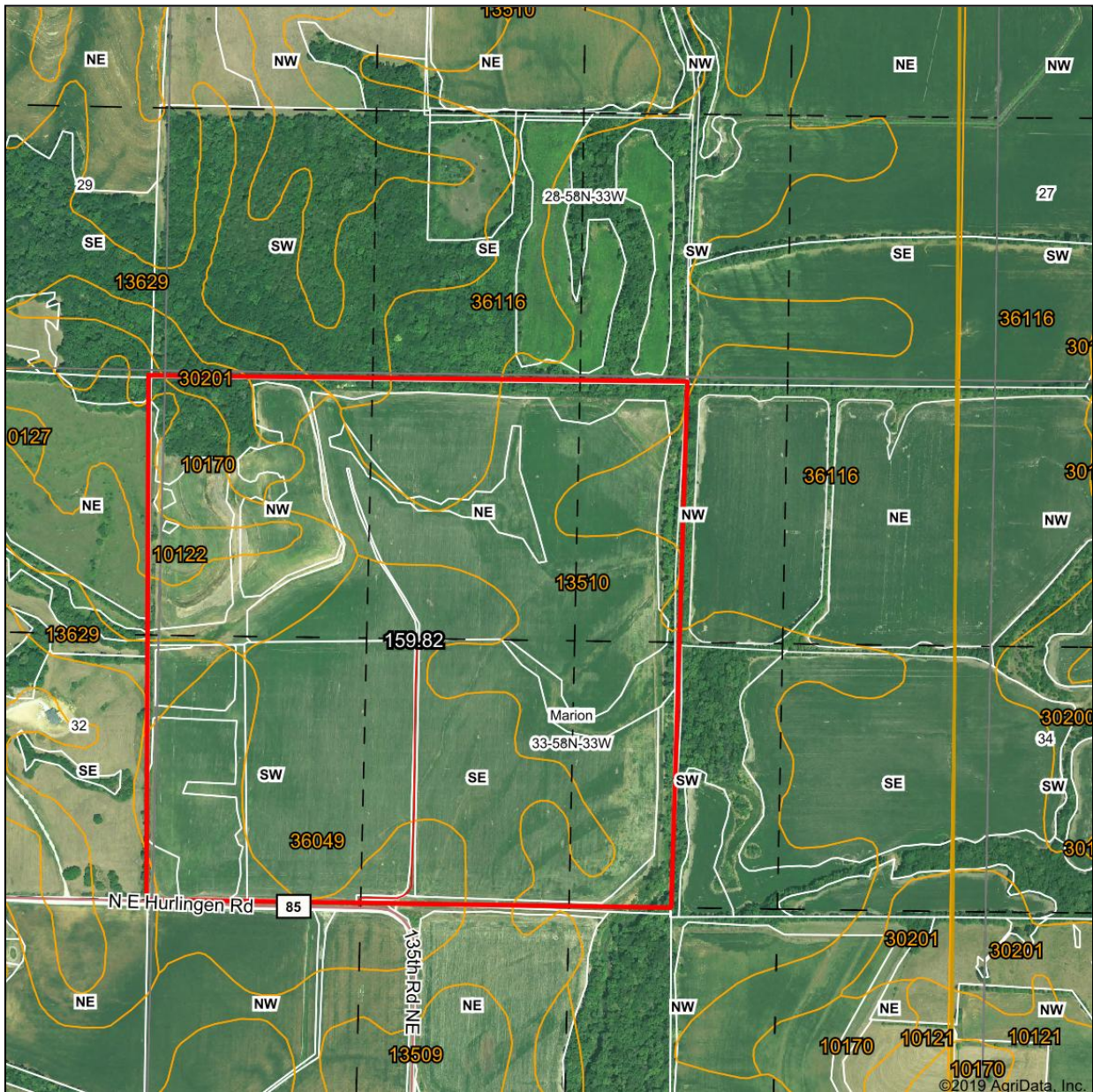


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

159.82 Acres +/- Buchanan County, MO

Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By:



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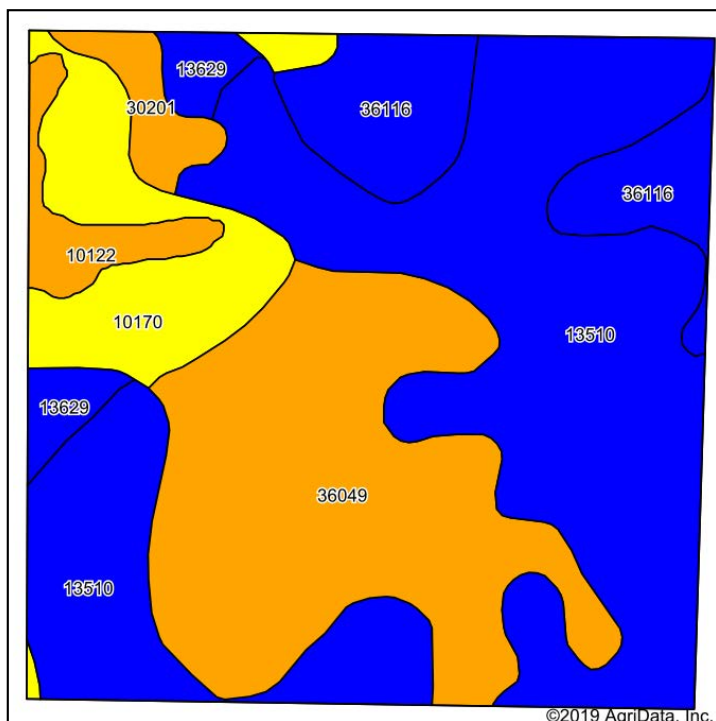
www.AgridataInc.com

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

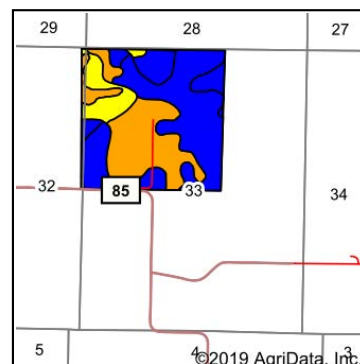
159.82 Acres +/- Buchanan County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **33-58N-33W**
 Township: **Marion**
 Acres: **159.82**
 Date: **7/9/2019**



Maps Provided By:



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surety
 CUSTOMIZED ONLINE MAPPING
 www.AgriDataInc.com



Area Symbol: M0021, 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
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	73.39	45.9%		IIw	94	94	15	81
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	43.65	27.3%		IIIw	61	61	28	42
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	15.86	9.9%		IVe	69	69	45	49
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	14.35	9.0%		IIw	73	73	14	64
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	4.50	2.8%		IIIe	68	68	52	60
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	4.35	2.7%		IIw	84	84	47	71
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.72	2.3%		IIIe	58	58	44	52
Weighted Average						*n 78.8	*n 78.8	*n 24	*n 64.1

*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.

159.82 Acres +/- Buchanan County, MO
Wetlands Map



159.82 Acres +/- Buchanan County, MO

FSA Aerial 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.

Buchanan Co. FSA

C=Com-Yel-gr CW=Corn-Whe-gr
Amy=Corn-Amy-gr Wxy=Corn-Wxy-gr
SB=Soybn-com-gr Milo=Sorgh-grs-gr
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 363 feet

Program Year: 2020

Created: 6/19/2019

Flown: 2018-07-20

- clu
- crp
- plss

Farm 836
Tract 1348

159.82 Acres +/- Buchanan County, MO

FSA 156 EZ

Missouri
Buchanan

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 836

Prepared: 7/17/19 4:26 PM

Crop Year: 2019

Report ID: FSA-156EZ

Page: 1 of 2

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
----------------------	------------------------	---------------------

Farms Associated with Operator:
None

ARC/PLC G/W Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.36	135.8	135.8	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	135.8	0.0	0.0

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	89.0		107	0.0
SOYBEANS	26.2		35	0.0
Total Base Acres:	115.2			

Tract Number: 1348 **Description:** Q2/1B SEC33 T58N R33W

FSA Physical Location : Buchanan, **ANSI Physical Location:** Buchanan, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.36	135.8	135.8	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	135.8	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	89.0		107	0.0
SOYBEANS	26.2		35	0.0
Total Base Acres:	115.2			

Owners:

Other Producers:

159.82 Acres +/- Buchanan County, MO

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Buchanan, Missouri

FSA - 578 (Producer Print)

Producer Name and Address

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2019

DATE: 07/17/2019

PAGE: 1

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 producer's 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.

Public reporting burden for this collection of information is estimated to average 15 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. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Comm	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Planting Date	P/P End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
836	1348	3	CORN	WHE	GR		N	C	N	I	P	A	14.00		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		4	CORN	WHE	GR		N	C	N	I	P	A	24.60		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		5	CORN	WHE	GR		N	C	N	I	P	A	49.00		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		6	CORN	WHE	GR		N	C	N	I	P	A	7.80		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		10	CORN	WHE	GR		N	C	N	I	P	A	28.80		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		11	CORN	WHE	GR		N	C	N	I	P	A	3.10		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					
		12	CORN	WHE	GR		N	C	N	I	P	A	8.50		Yes	01		50.00	Buchanan, Missouri	4001	7/17/19	
																	50.00					

Photo Number/Legal Description: Q2/1B SEC33 T58N R33W

Farmland: 157.36

Cropland: 135.80

Reported on Cropland: 135.80

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA 578 pg 2 of 2

Buchanan, Missouri

FSA - 578 (Producer Print)

Producer Name and Address

REPORT OF COMMODITIES

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PAGE: 2

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	WHE	N	GR			135.80							

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	WHE	N	GR			135.80							

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(s) 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

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 USDA's 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.

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