



## 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

### **72.6 Acres +/- McDonald County, MO**

*Nice, centrally located property less than 30 miles to Joplin, Grand Lake and Northwest Arkansas. 72.6 acres +/- of mostly pasture and some timber. This property has not been logged, so you still have access to walnut, white oak, red oak and cherry! 2019 estimated timber value was approximately 20-24K. There are two ponds, a spring, city water and a frost proof hydrant already set. The property has an 80' x 100' pad that was constructed in 2018 for the addition of a shop/barn. Lots of deer and turkey as well! Contact Agent for a showing!*

#### **LOCATION:**

Property is located just West of Anderson, MO on Hwy 76 on the North side of the road.

#### **PRICE:**

\$3,250.00/taxable acre or \$235,950.00 total

#### **FSA INFORMATION:**

*Coming soon!*

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

2019 taxes were \$33.38 on 72.6 taxable acres.

#### **IMPROVEMENTS:**

Fencing  
Public water system access  
City water w/frost proof hydrant set!  
Two ponds

#### **RENTAL STATUS:**

Property is available at the time of closing.

#### **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. 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 The listing may be withdrawn with or without approval.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.**

**72.6 Acres +/- McDonald County, MO**  
***Aerial Photos***





***72.6 Acres +/- McDonald County, MO***





***72.6 Acres +/- McDonald County, MO***





***72.6 Acres +/- McDonald County, MO***



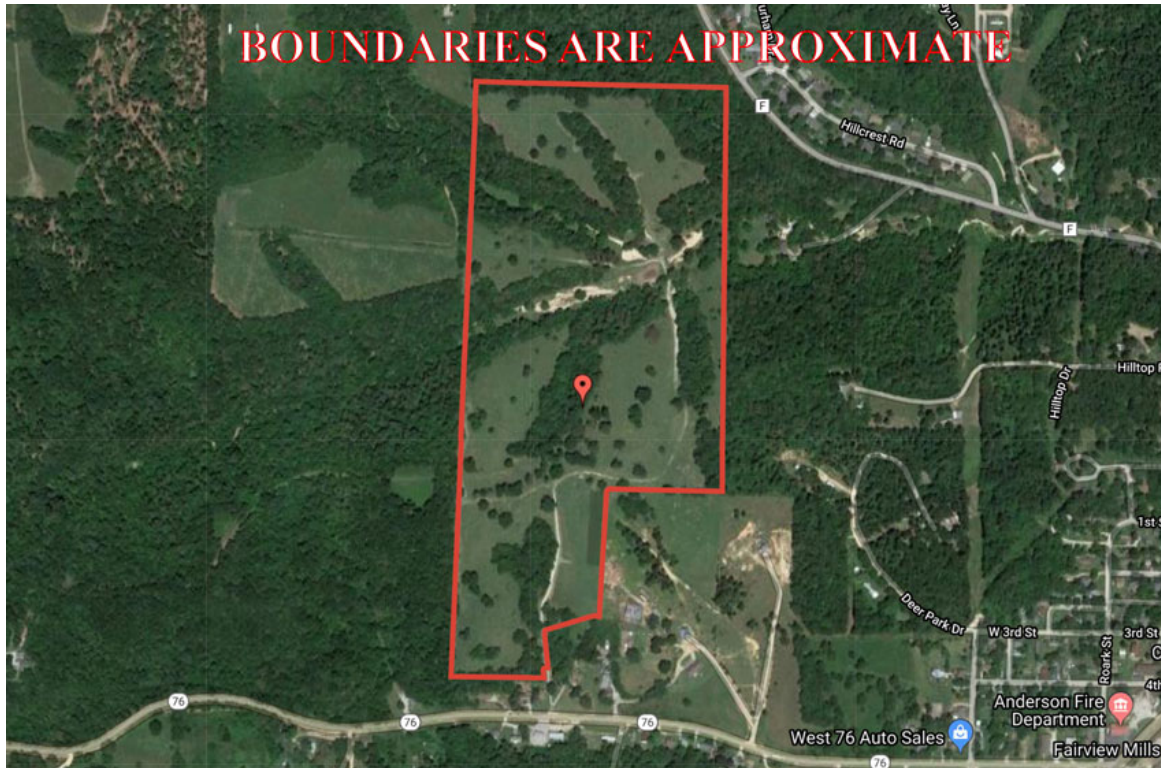


***72.6 Acres +/- McDonald County, MO***

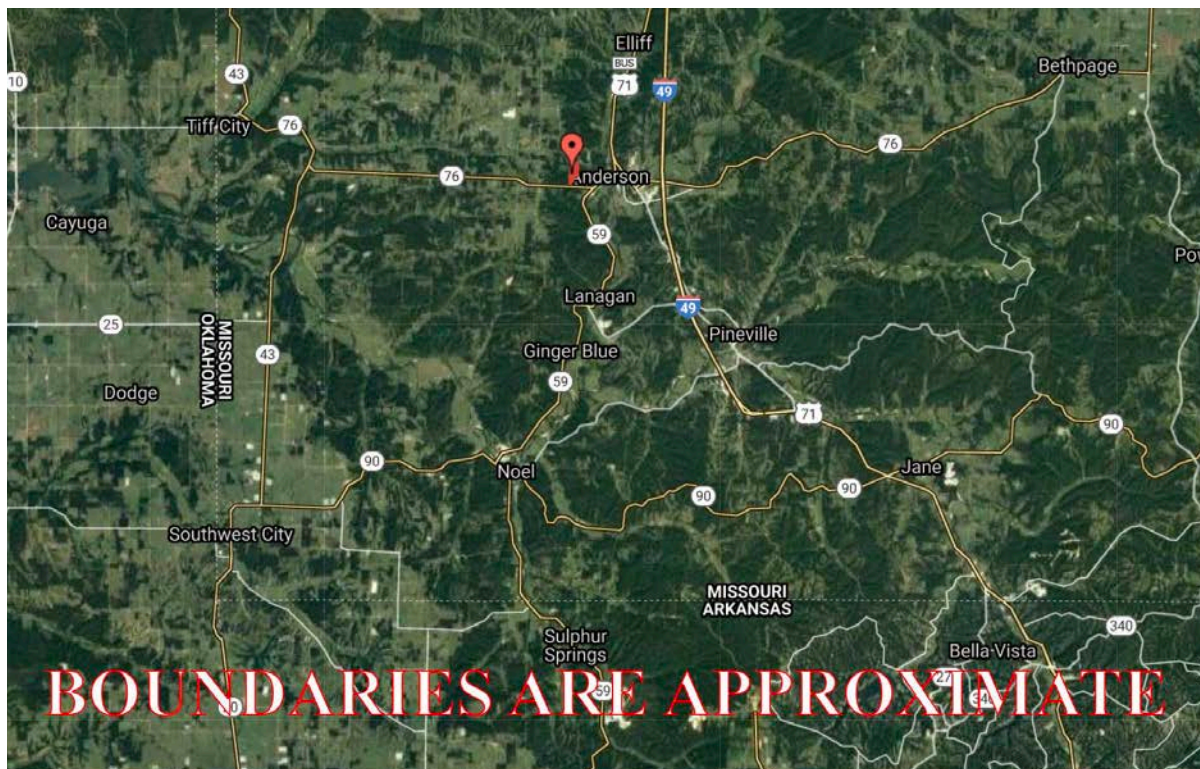




***72.6 Acres +/- McDonald County, MO***  
***Google Aerial Map***



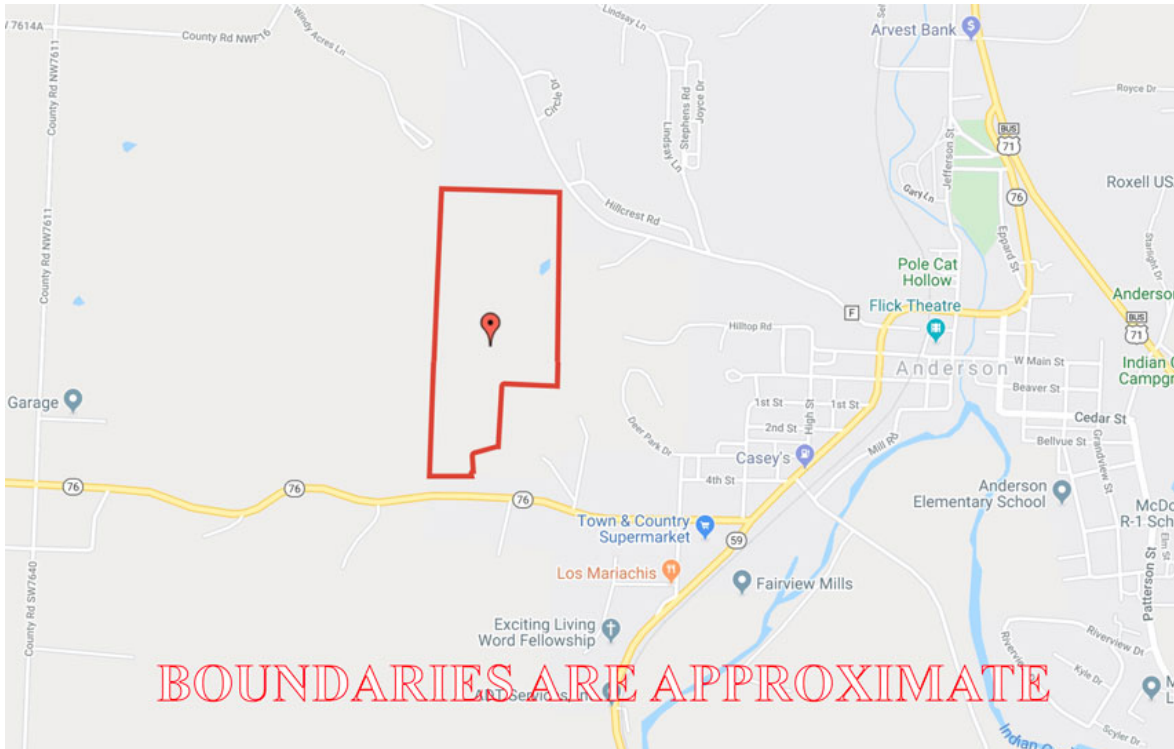
***General Location Map***



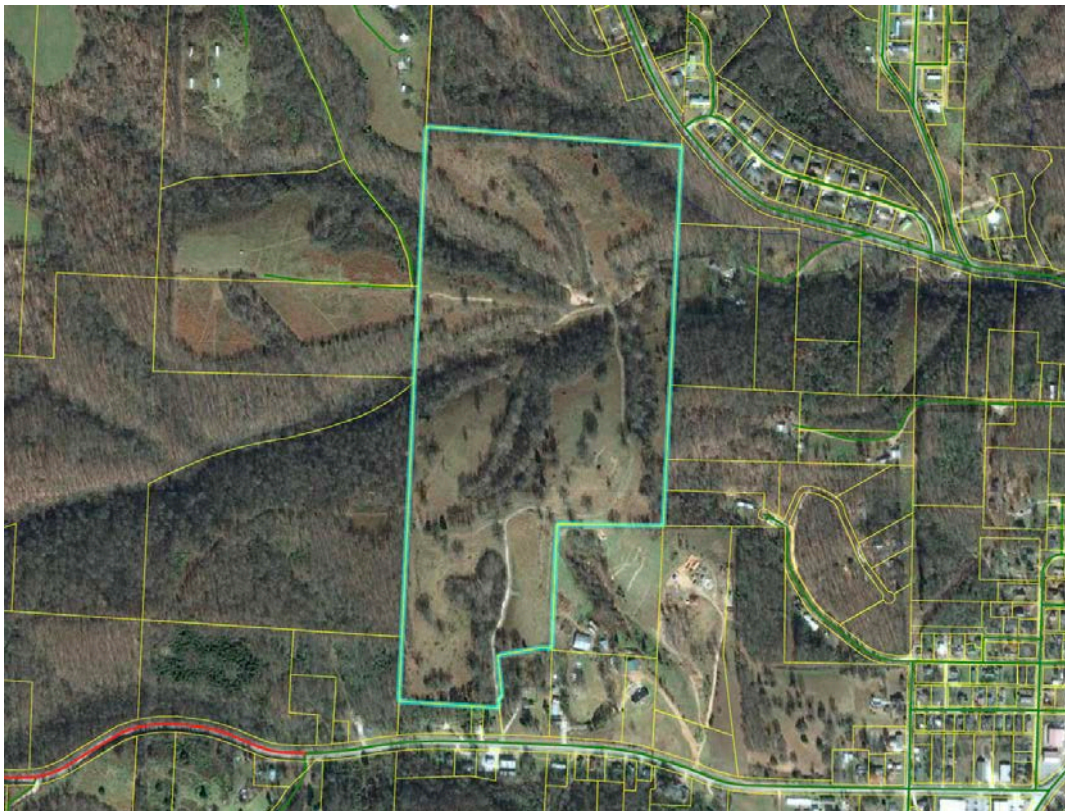


# ***72.6 Acres +/- McDonald County, MO***

## ***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.



# 72.6 Acres +/- McDonald County, MO

## Surety Map

Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:

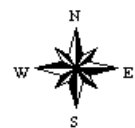


Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 36° 39' 4.39, -94° 27' 34.45

0ft 774ft 1549ft

11-22N-33W  
McDonald County  
Missouri



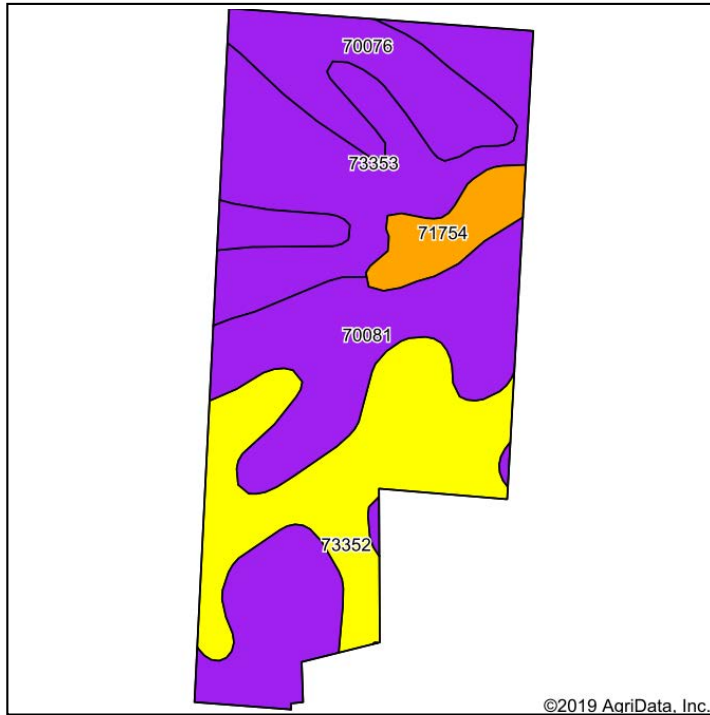
1/20/2020



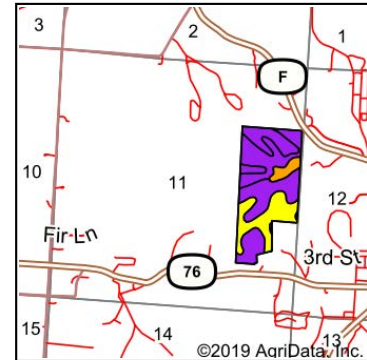
# 72.6 Acres +/- McDonald County, MO

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **McDonald**  
 Location: **11-22N-33W**  
 Township: **Anderson West**  
 Acres: **72.6**  
 Date: **1/20/2020**



Maps Provided By:



Area Symbol: MO119, Soil Area Version: 21										
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	*n NCCPI Cotton
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	22.49	31.0%		Vle	9	8	3	4	7
73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very rocky	17.76	24.5%		Vlle	6	6	1	2	4
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	17.69	24.4%		IVe	33	27	10	21	31
70076	Clarksville-Noark complex, 3 to 15 percent slopes	10.81	14.9%		Vle	40	39	22	35	39
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	3.85	5.3%		IIIw	35	35	7	25	20
Weighted Average						*n 20.1	*n 18.2	*n 7.3	*n 13.4	*n 17.6

\*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.