



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

113 Acres +/- Buchanan County, MO

This tract has two divide option possibilities, one with State Route T frontage that any buyer could benefit from. Both are above 20 acres so you don't have to get them through planning and zoning.

LOCATION:

Southeast of St Joseph, MO. on Hwy 169. South to State Highway T. East Approximately 1.5 miles.
See driving map for more information.

PRICE:

113 Acres +/-:

\$3,840.78/taxable acre or \$440,000.00 total.

OPTION: West Tract 24 Acres +/-:

\$174,000.00 total

OPTION: East Tract 20 Acres +/-:

\$145,000.00 total

FSA INFORMATION:

Please see information below.

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2019 Taxes were \$442.35 on 112.56 taxable acres.

RENTAL STATUS:

Property is available for full possession for the 2020 farming season. The 2019 rent could be prorated at closing. Inquire with the listing Agent for details!

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.

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 The listing may be withdrawn with or without approval.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.



113 Acres +/- Buchanan County, MO
Aerial Photos



113 Acres +/- Buchanan County, MO



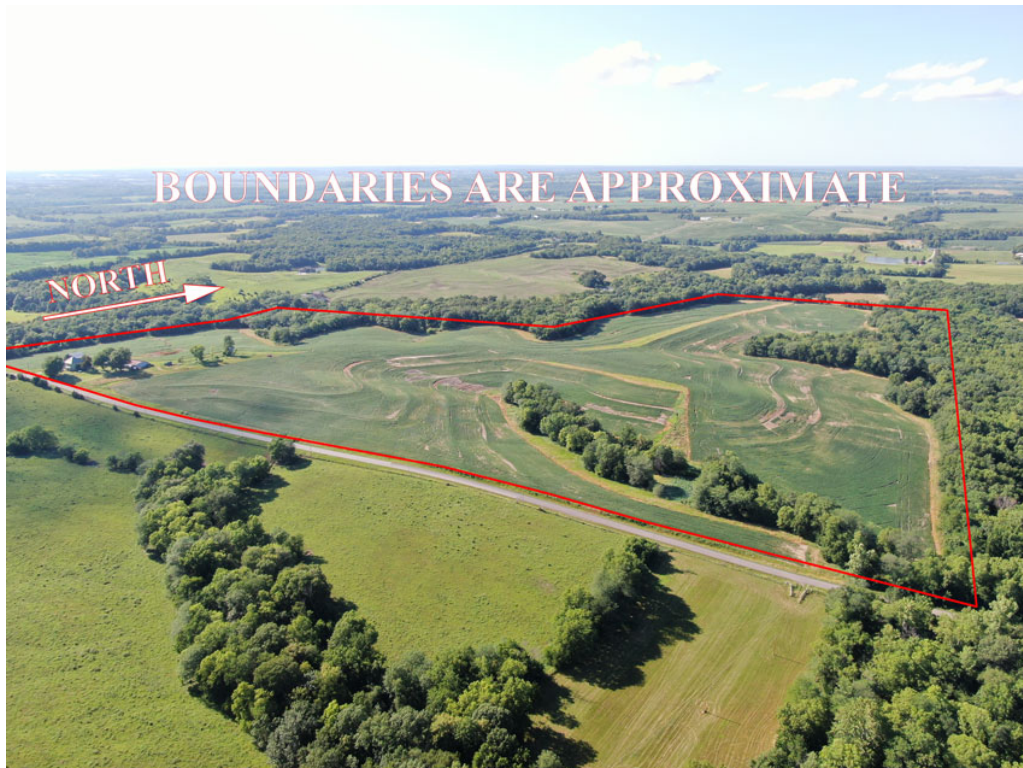
113 Acres +/- Buchanan County, MO



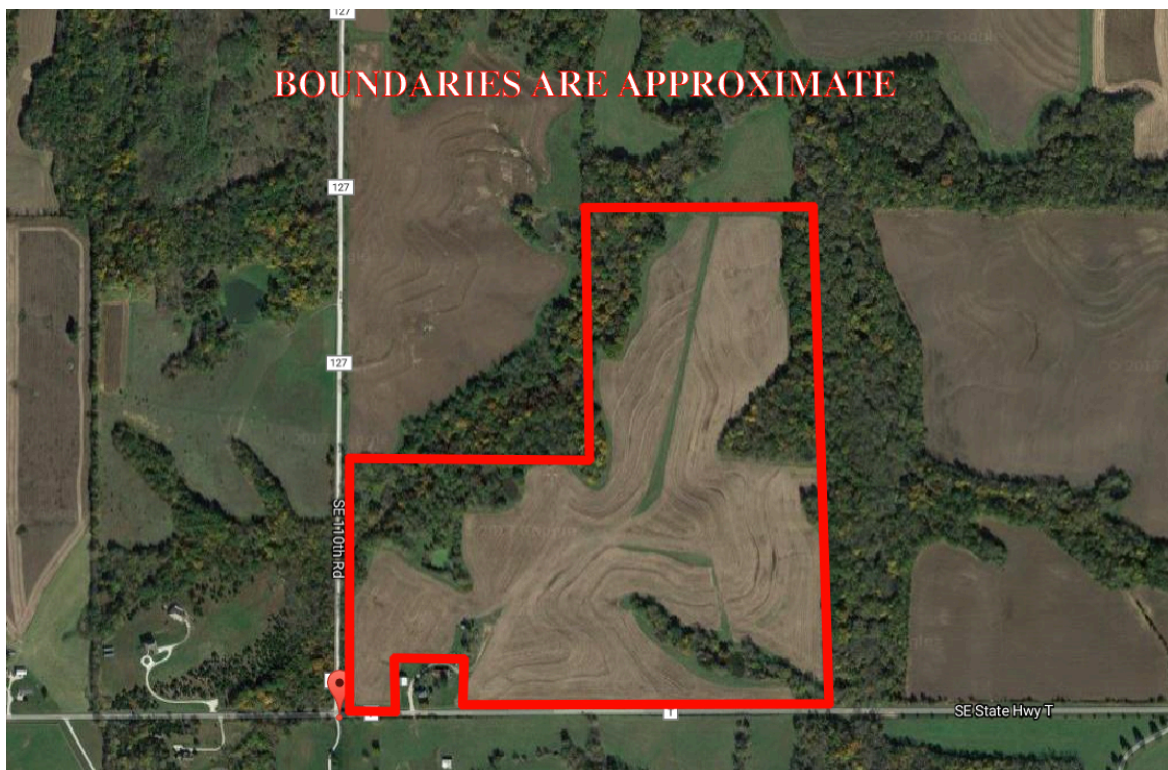
113 Acres +/- Buchanan County, MO



113 Acres +/- Buchanan County, MO



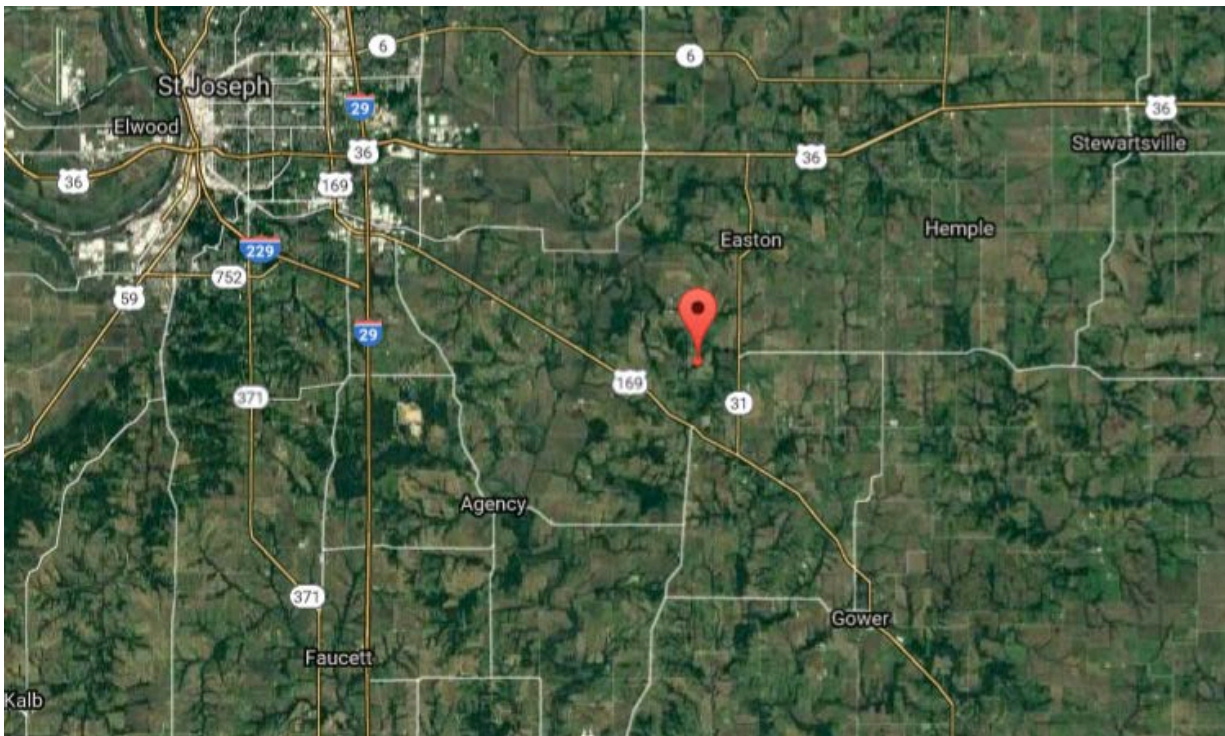
Google Aerial



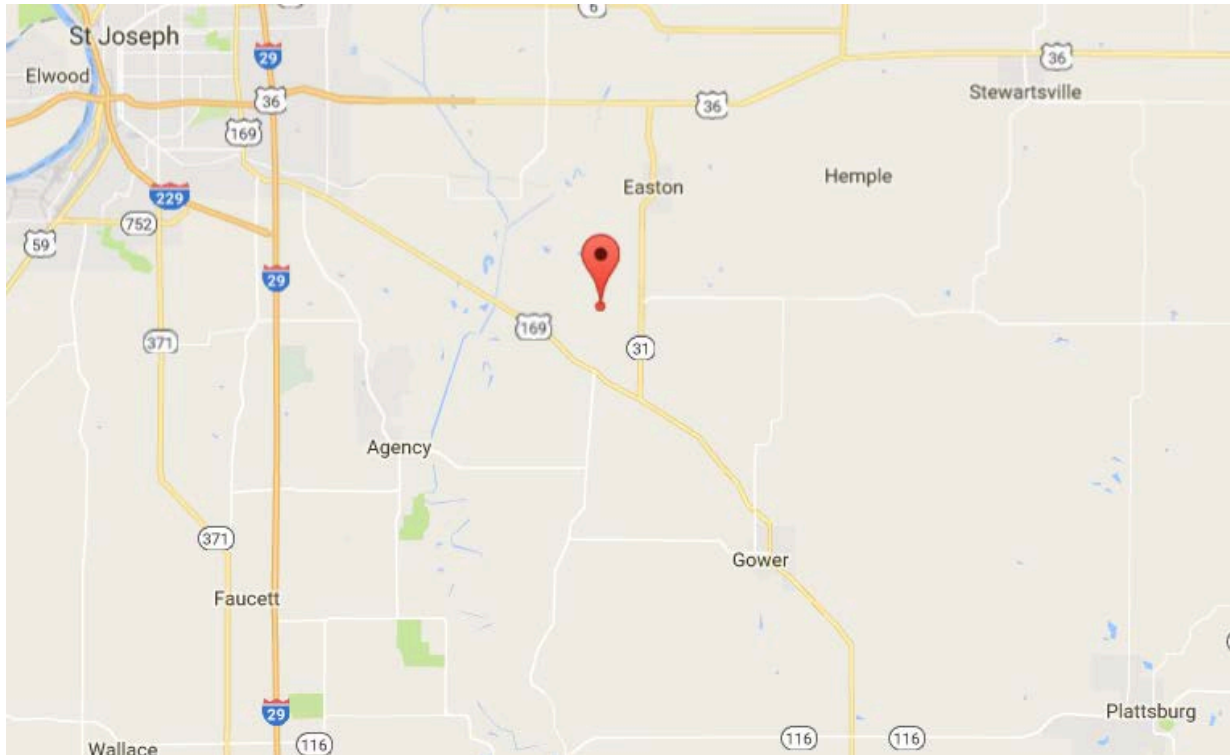
113 Acres +/- Buchanan County, MO
Divide Options



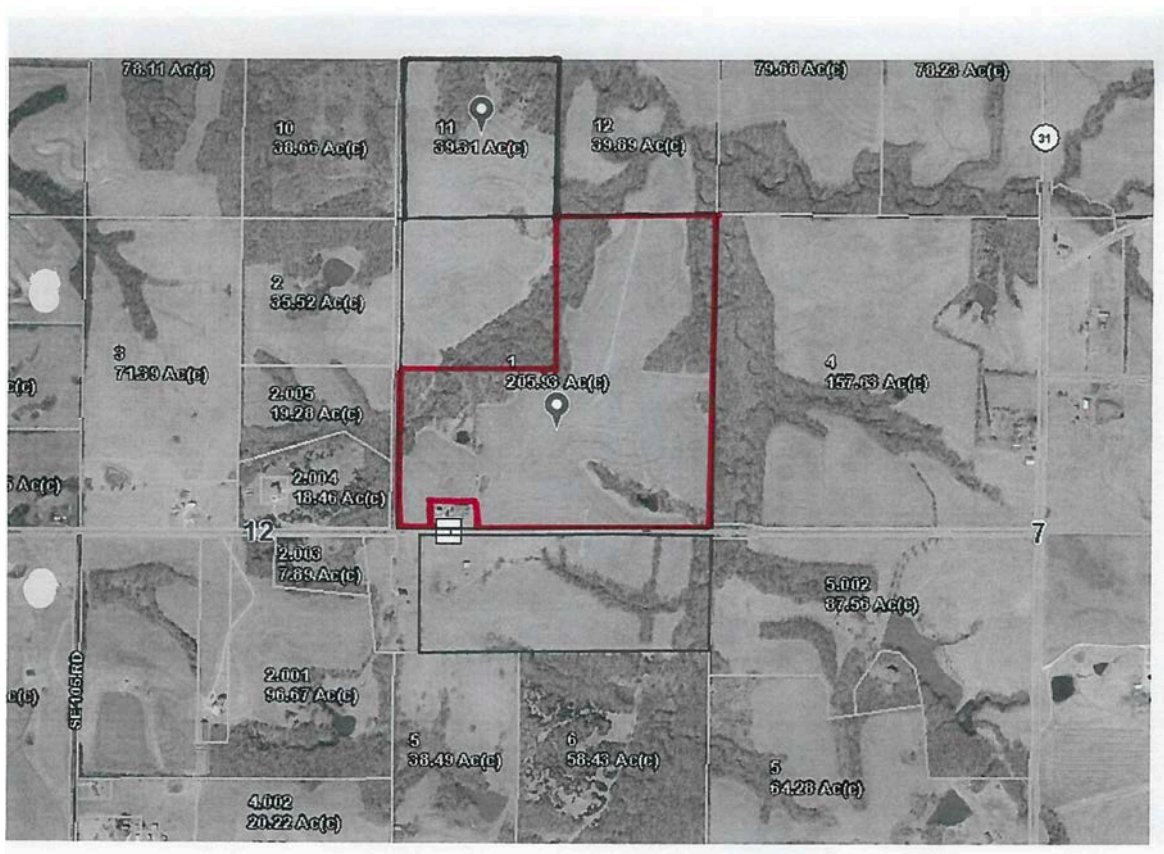
General Location Map



113 Acres +/- Buchanan County, MO
Driving Map



Tax Map



113 Acres +/- Buchanan County, MO

Surety Map

Aerial Map

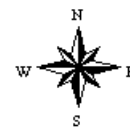


map center: 39° 40' 54.97, -94° 39' 54.93

0ft 817ft 1634ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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12-56N-34W
Buchanan County
Missouri



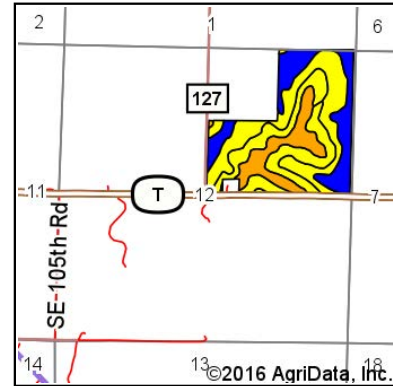
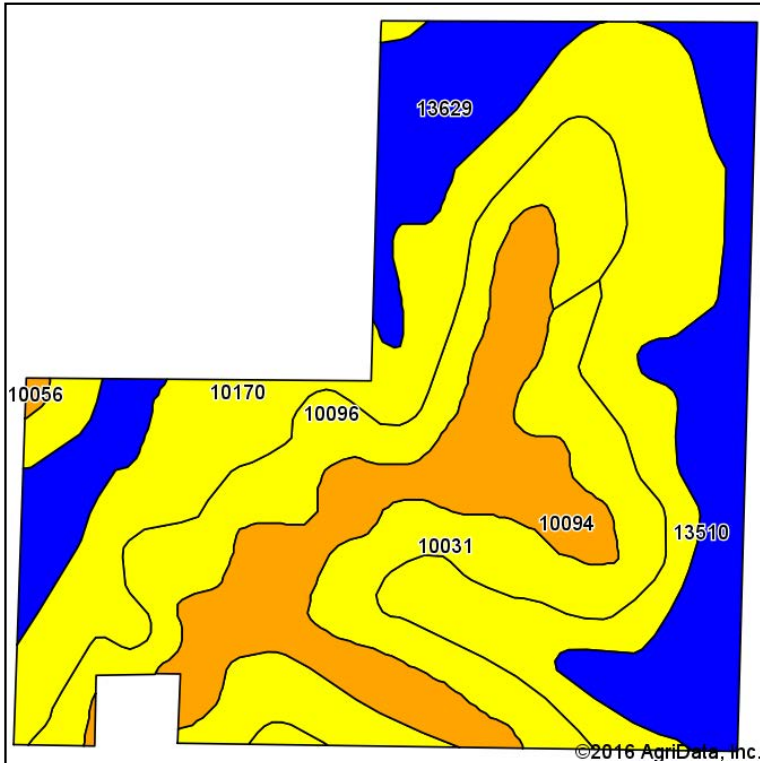
1/16/2017

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

113 Acres +/- Buchanan County, MO

Soil Map

Soils Map



State: **Missouri**
 County: **Buchanan**
 Location: **12-56N-34W**
 Township: **Tremont**
 Acres: **113**
 Date: **1/16/2017**



Area Symbol: MO021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	36.91	32.7%		IVe	69
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	18.24	16.1%		IIIe	71
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	17.39	15.4%		IVe	56
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	14.10	12.5%		IVe	68
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	14.01	12.4%		IIw	94
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	12.14	10.7%		IIw	84
10056	Knox silt loam, 9 to 14 percent slopes, eroded	0.21	0.2%		IIIe	69
Weighted Average						71.9

Area Symbol: MO021, Soil Area Version: 17

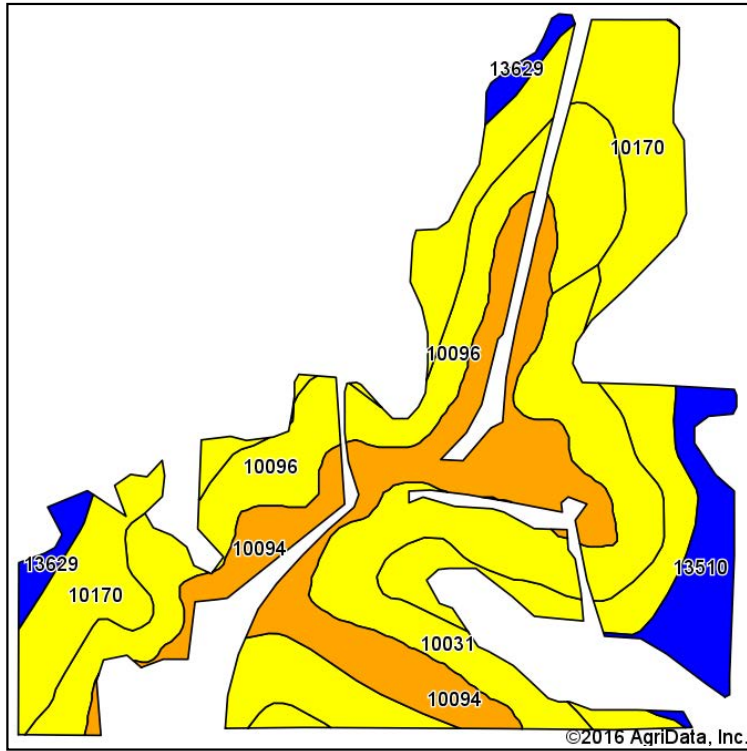
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

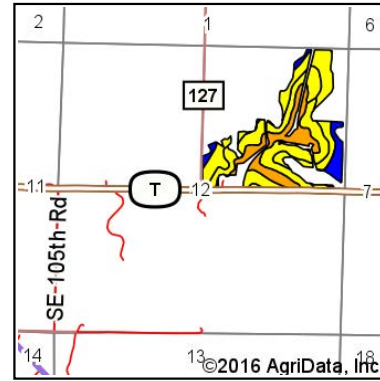
113 Acres +/- Buchanan County, MO

Soil Map Tillable

Soils Map

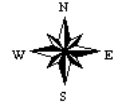


Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **12-56N-34W**
 Township: **Tremont**
 Acres: **69.5**
 Date: **1/10/2017**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	20.02	28.8%		IVe	69
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	15.93	22.9%		IVe	56
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	14.52	20.9%		IIIe	71
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	13.05	18.8%		IVe	68
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.37	6.3%		IIw	94
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	1.61	2.3%		IIw	84
Weighted Average						68.2

Area Symbol: MO021, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

113 Acres +/- Buchanan 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.

Buchanan Co. FSA

C=Corn-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
*Non-Irrigated acres unless noted on map

1 inch equals 363 feet

Program Year: 2018

Created: 11/8/2017

Flown: 2016-06-15

- du
- crp
- plss

Farm 5273
Tract 4755



113 Acres +/- Buchanan County, MO

FSA 156 EZ

Missouri
Buchanan

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5273

Prepared: 12/19/17 8:07 AM

Crop Year: 2018

Page: 1 of 1

Report ID: FSA-156EZ

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
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Farms Associated with Operator:

381, 786, 789, 884, 970, 1280, 1294, 1517, 1530, 3555, 3653, 3752, 3869, 3936, 3992, 4553, 4610, 4701, 4777, 4833, 4835, 5028, 5029, 5095, 5141, 5172,

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
116.22	84.02	84.02	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	84.02	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	5.41		129	0.0
SOYBEANS	5.2		44	0.0
Total Base Acres:	10.61			

Tract Number: 4755 Description:

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
116.22	84.02	84.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	84.02	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	5.41		129	0.0
SOYBEANS	5.2		44	0.0
Total Base Acres:	10.61			

Owners:

Other Producers: None

113 Acres +/- Buchanan County, MO

FSA 578 Pg 1

Buchanan, Missouri

FSA - 578 (09-13-16)

Farm Number: 1349

Operator Name and Address

PROGRAM YEAR: 2017

DATE: 12-19-2017
PAGE: 1

Original: _____
Revision: _____
Cropland: 173.48
Farmland: 236.01

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

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		
607	3	SOYBN	COM	N	GR			C	N	I	A	15.00		Yes			5-13-2017	01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2558		
	4A	MIXFG	IGS	N	FG			C	N	I	A	28.49		Yes			3-3-2003	01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2934		
	4B	GRASS	FTA	N	LS			C	N	IV	A	5.91		Yes				01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2934		
	4C	GRASS	FTA	N	LS			C	N	IV	A	1.98		Yes				01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2934		
	5	GRASS	FTA	N	LS			C	N	IV	A	3.00		Yes				01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2934		
	9	SOYBN	COM	N	GR			C	N	I	A	1.21		Yes			5-13-2017	01			
			Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2558		
109	GRASS	FTA	N	LS			C	N	IV	A	13.70		Yes				01				
		Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2558			
110	SOYBN	COM	N	GR			C	N	I	A	54.50		Yes			5-13-2017	01				
		Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2558			
112	SOYBN	COM	N	GR			C	N	I	A	49.69		Yes			5-13-2017	01				
		Producer						Share	100.00		FSA Physical Location: Buchanan, Missouri						NAP Unit	2558			
PP 01	Cr/Co MIXFG	Var/Type IGS	Irr Prc N	Int Use FG	Non-Irr 28.49	Irr	PP 01	Cr/Co SOYBN	Var/Type COM	Irr Prc N	Int Use GR	Non-Irr 120.40	Irr	PP 01	Cr/Co GRASS	Var/Type FTA	Irr Prc N	Int Use LS	Non-Irr 24.59	Irr	
Photo Number/Legal Description: O6/2A SEC12,1 T56N R34W																					
Cropland: 173.48						Reported on Cropland: 173.48						Difference: 0.00				Reported on Non-Cropland: 0.00					

FSA 578 Pg 2

Buchanan, Missouri

FSA - 578 (09-13-16)

Farm Number: 1349

Operator Name and Address

PROGRAM YEAR: 2017

DATE: 12-19-2017
PAGE: 2

Original: _____
Revision: _____
Cropland: 173.48
Farmland: 236.01

REPORT OF COMMODITIES FARM SUMMARY

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	Crop/ Commodity	Variety/ Type	Share
				MIXFG	IGS	100.00	GRASS	FTA	44.29						
FERGUSON HOLDING COMPANY				SOYBN	COM	100.00	GRASS	FTA	55.71						
Planting Period 01	Crop/ Commodity GRASS	Variety/ Type FTA	Irr Prac N	Int Use LS	Rpt Exp	Det Exp	Rpt Pvt	Det Pvt	Rpt Vol 24.59	Det Vol			Rpt NA	Det NA	
Planting Period 01	Crop/ Commodity MIXFG	Variety/ Type IGS	Irrigation Practice N	Intended Use FG	Reported Quantity 28.49	Determined Quantity	Planting Period 01	Crop/ Commodity SOYBN	Variety/ Type COM	Irrigation Practice N	Intended Use GR	Reported Quantity 120.40	Determined Quantity		

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.