



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

Home & 205.8 Acres +/- Dekalb County, MO 1478 NW State Route H, Maysville, MO 64469

Secluded 4 bedroom & 2 bath home is nestled in the trees a 1/2 mile off the road on a 35 acre +/- lake. New roof in 2016, geothermal heating and cooling, and new pellet stove insert in fireplace. Kitchen, baths, windows, landscaping, finished 30 X 40 outbuilding, and paint all updated. The land qualifies for CRP enrollment with maintenance or as certified organic!

LOCATION:

Property is located just about 5.5 miles NW of Maysville, Mo. On NW State Route H.

PRICE:

\$4,717.55/taxable acre or \$981,250.00 total.

NORTH 165 Acres +/- and Home/Improvements: \$771,250.00 total.

SOUTH 40 Acres +/- : \$5,250.00/taxable acre or \$210,000.00 total.

FSA INFORMATION:

See attached information

IMPROVEMENTS

Farmhouse
Finished outbuilding
Old Granary
Public water
New greenhouse
Detached 2-car garage

TAXES/TAXABLE ACRES:

2019 taxes were \$857.47 on a home & 205.8 taxable acres.

RENTAL STATUS:

Available for possession at time of closing.

DISCLOSURE:

Old Cistern on site (not in service but open and on the property)

LISTING AGENT:

Tammi Arnold
(816) 341-9906 or tammi.arnold@yahoo.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 The listing may be withdrawn with or without approval.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.



Farmhouse Details:

- # Bedrooms: 4
- # Baths: 2
- Square footage: Approx. Sq. Ft. 2,000 +/-
- Exterior: Wood siding
- Heating/Cooling: Ground heat pump

Other Features:

- New Roof in 2016
- Cabinets are like new
- Corian countertops
- Newly painted exterior of home
- Remodeled Kitchen & Bathrooms
- Tons of landscaping
- Geothermal heating/cooling
- Finished taxidermy building
- Great privacy, secluded home in the trees and not out on the road like most!

Home & 205.8 Acres +/- Dekalb County, MO
Aerial Photos



Home & 205.8 Acres +/- Dekalb County, MO



Home & 205.8 Acres +/- Dekalb County, MO



Home & 205.8 Acres +/- Dekalb County, MO
Photos



Home & 205.8 Acres +/- Dekalb County, MO



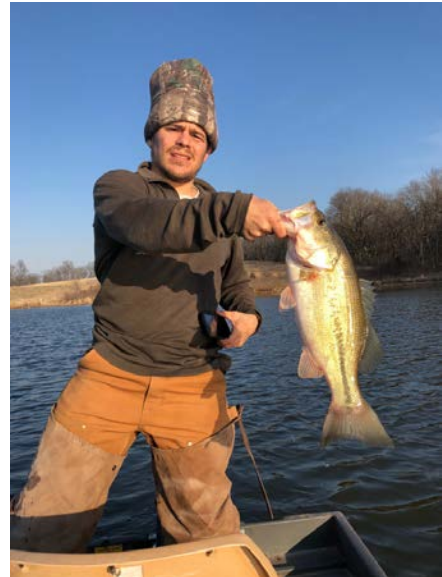
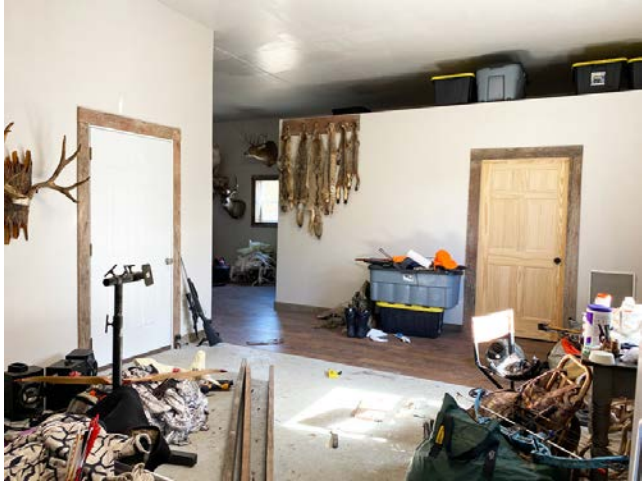
Home & 205.8 Acres +/- Dekalb County, MO



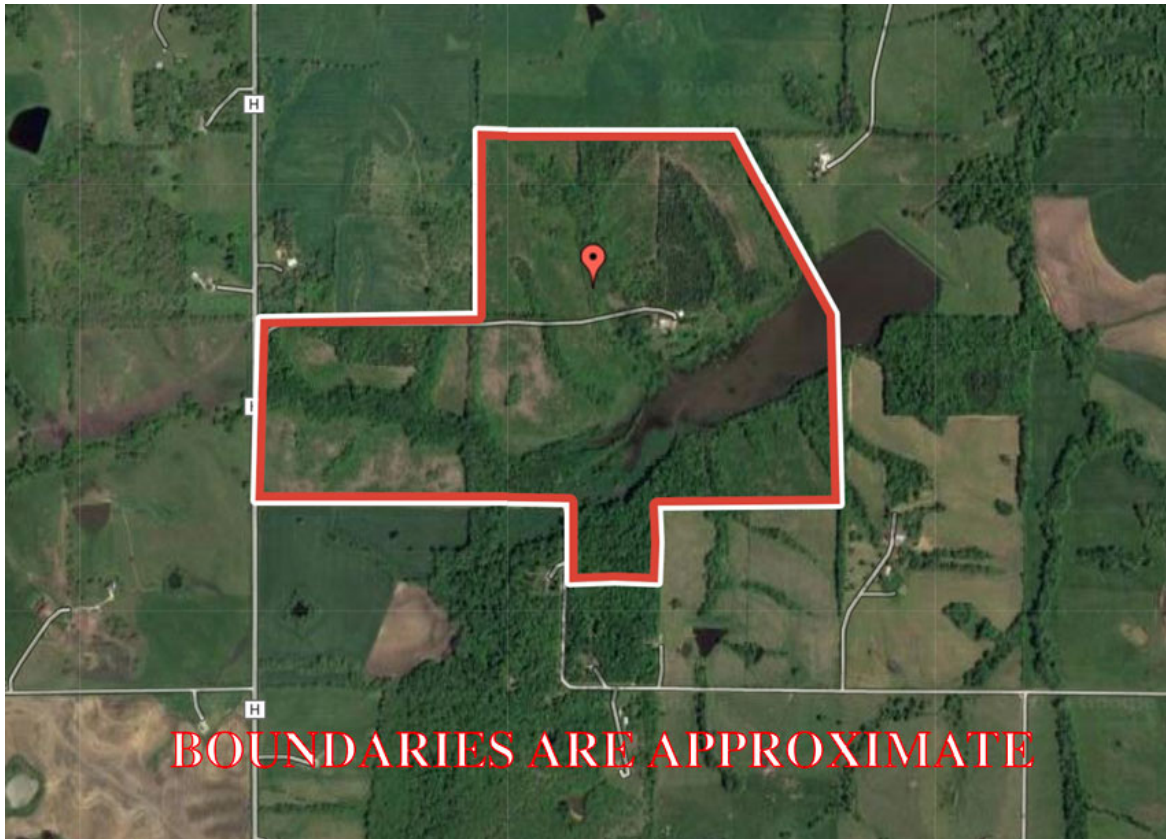
Home & 205.8 Acres +/- Dekalb County, MO



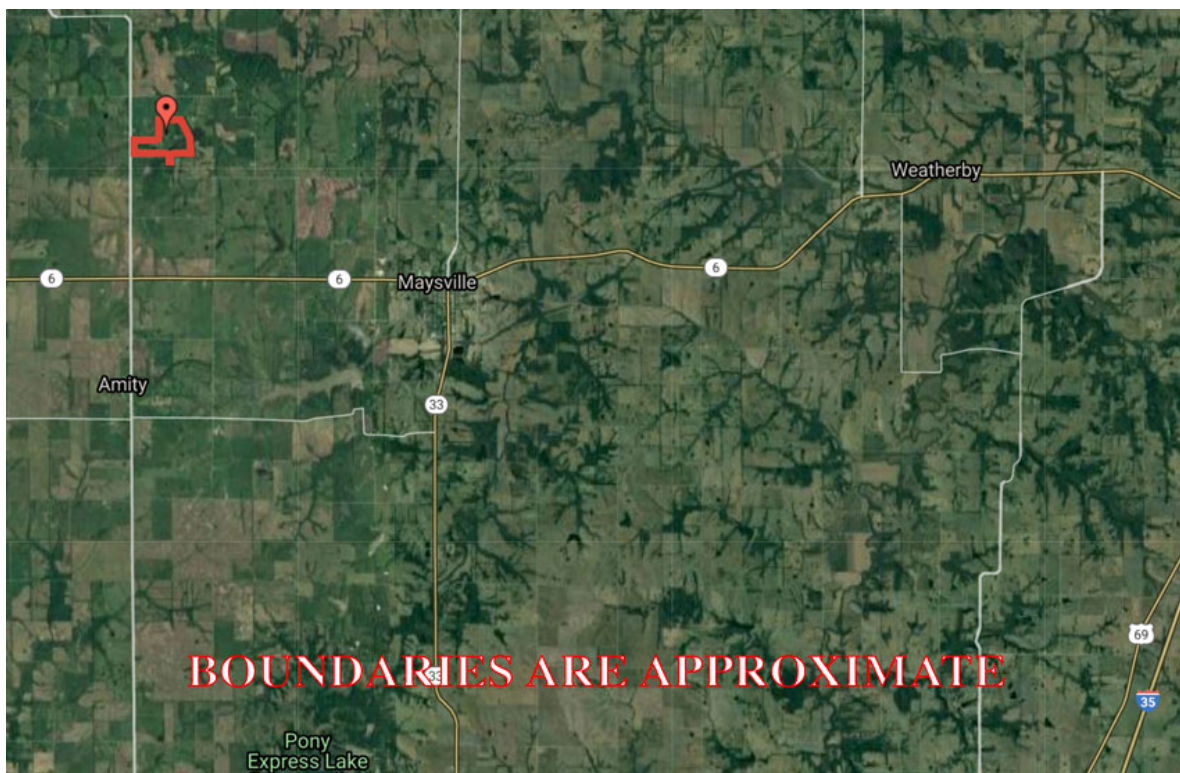
Home & 205.8 Acres +/- Dekalb County, MO



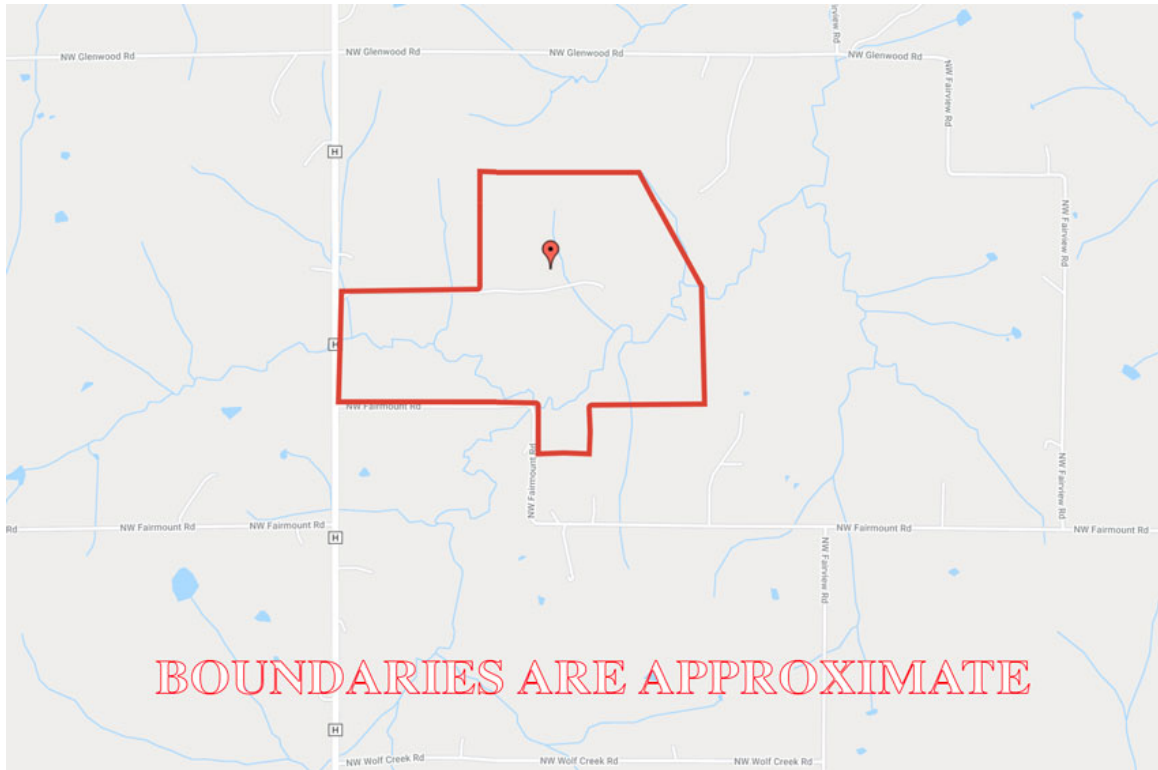
Home & 205.8 Acres +/- Dekalb County, MO
Google Aerial Map



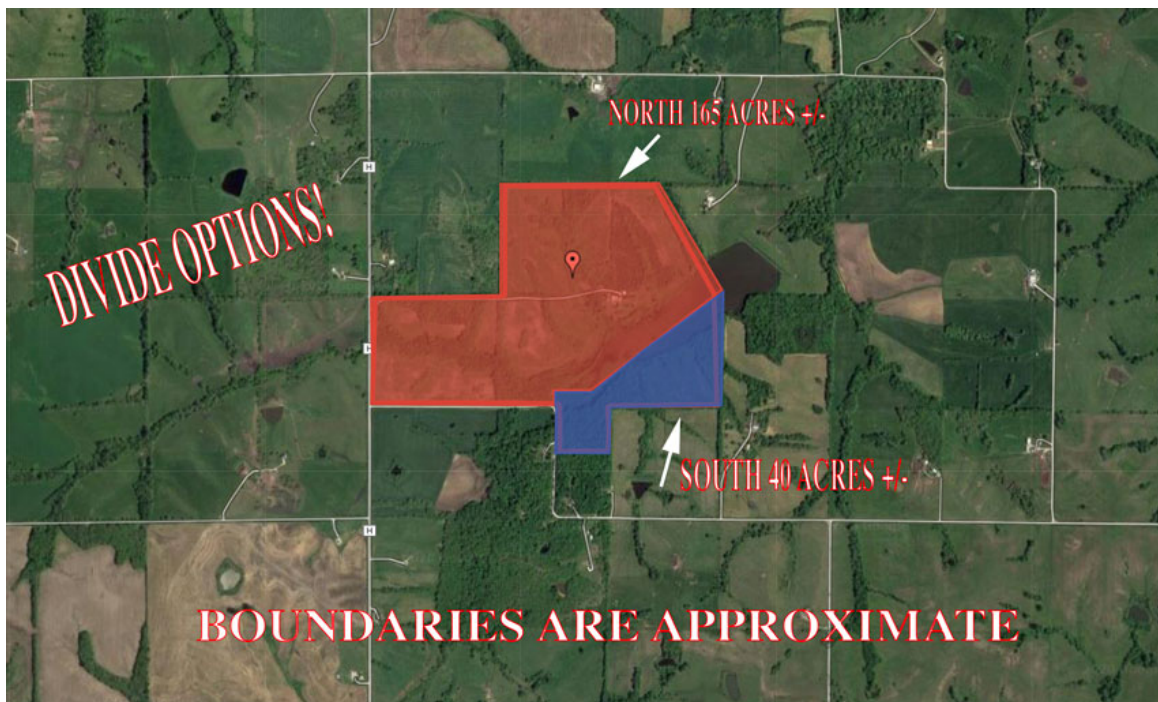
General Location Map



Home & 205.8 Acres +/- Dekalb County, MO
Driving Map



Divide Options Map



TOWNSHIP 59N • RANGE 31W

SEE PAGE 25

SEE PAGE 29

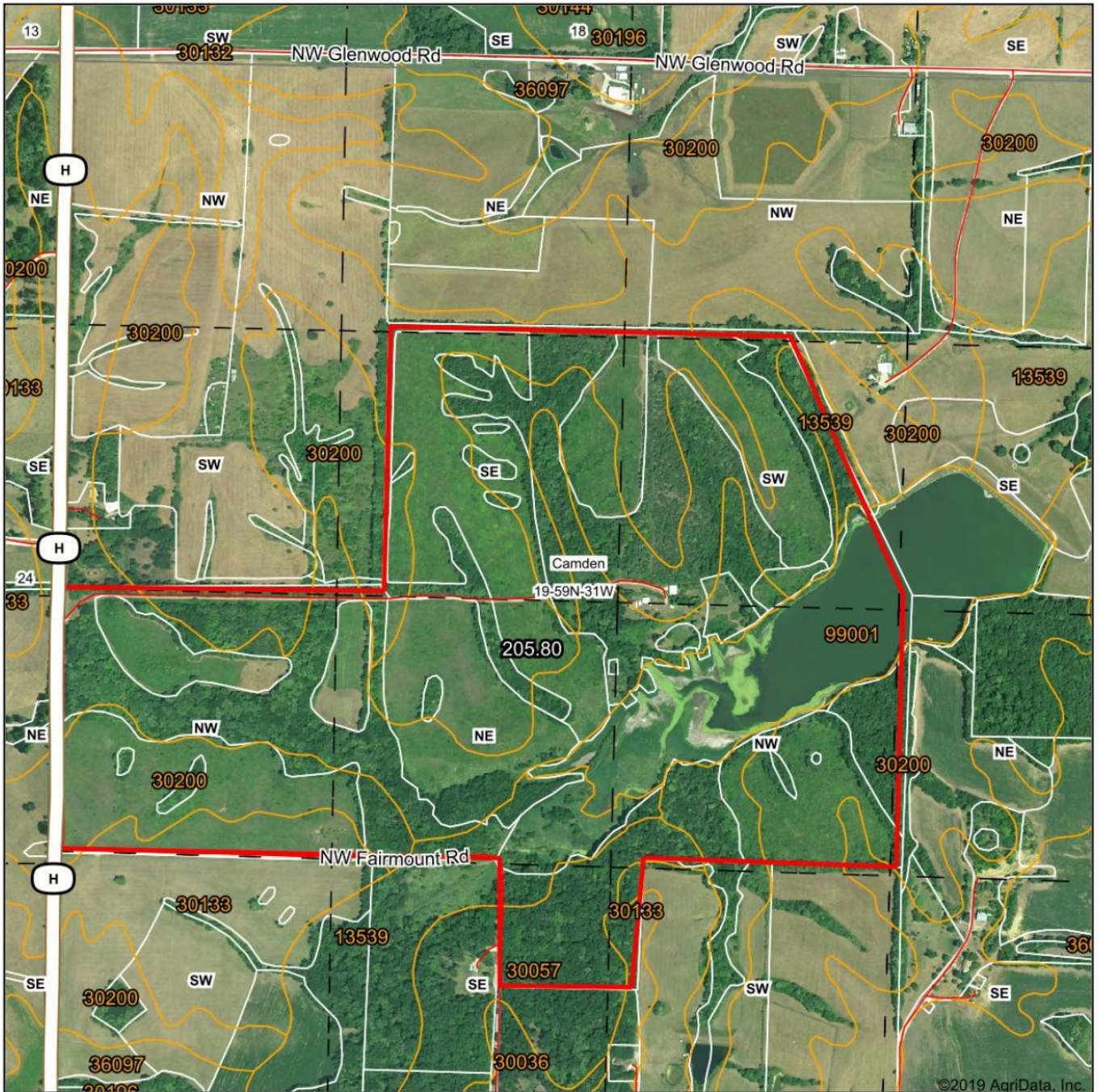
hr © 2013 Mapping Solutions

□

MAYSVILLE

Home & 205.8 Acres +/- Dekalb County, MO
Surety Map

Aerial Map



Map Center: 39° 54' 58.03, -94° 25' 30.97

0ft 778ft 1555ft



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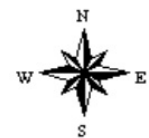
Maps Provided By:



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19-59N-31W
De Kalb County
Missouri



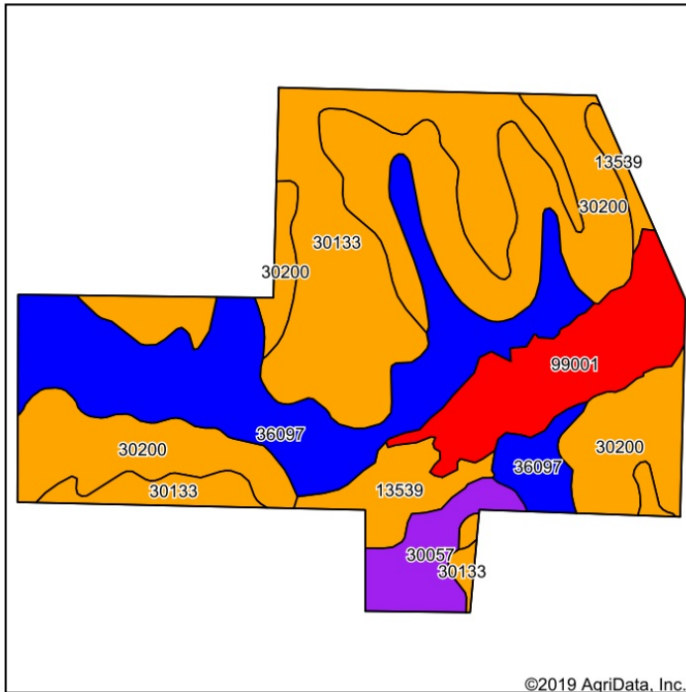
2/25/2020

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

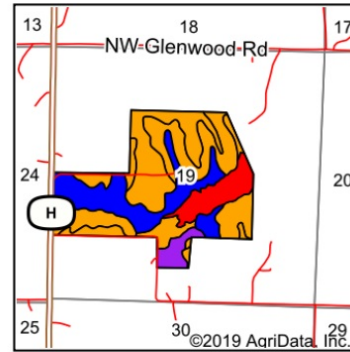
Home & 205.8 Acres +/- Dekalb County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **205.8**
 Date: **2/25/2020**



Maps Provided By:



Area Symbol: MO063, Soil Area Version: 20

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
30200	Shelby loam, 9 to 14 percent slopes	64.00	31.1%		IIIe	68	68	56	63
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	50.90	24.7%		IIIe	57	57	39	50
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	49.88	24.2%		IIw	85	85	38	67
99001	Water	21.83	10.6%		VIII		0	0	0
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	10.28	5.0%		IIIw	54	54	44	51
30057	Gara loam, 14 to 18 percent slopes	8.91	4.3%		VIe	68	68	55	52
Weighted Average						*n 61.5	*n 61.5	*n 40.8	*n 53

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

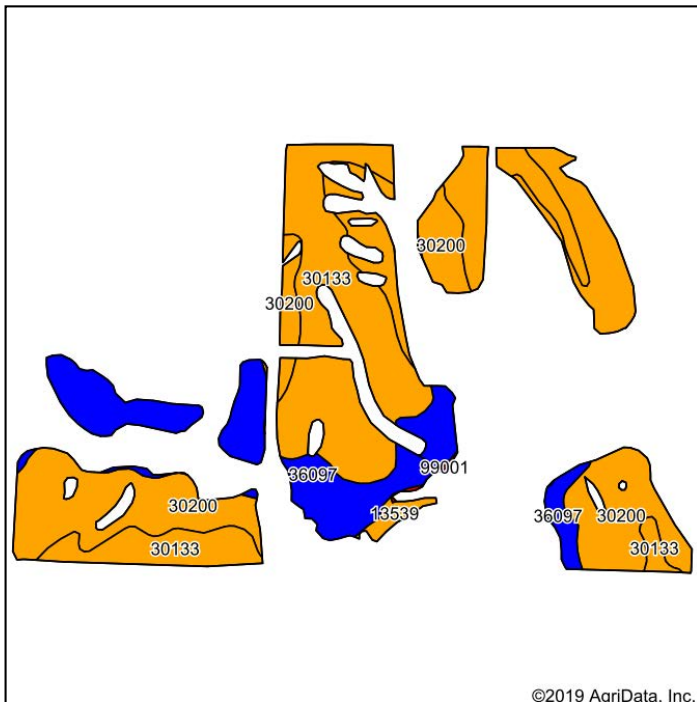
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

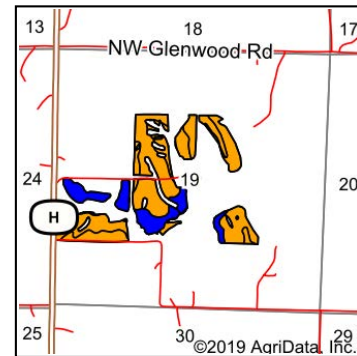
Home & 205.8 Acres +/- Dekalb County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **92.68**
 Date: **2/25/2020**



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Maps Provided By:



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surety
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Area Symbol: MQ063, Soil Area Version: 20									
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
30200	Shelby loam, 9 to 14 percent slopes	36.84	39.7%		IIIe	68	68	56	63
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	35.79	38.6%		IIIe	57	57	39	50
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	18.86	20.3%		IIw	85	85	38	67
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	1.05	1.1%		IIIw	54	54	44	51
99001	Water	0.14	0.2%		VIII		0	0	0
Weighted Average						*n 67	*n 67	*n 45.6	*n 58.6

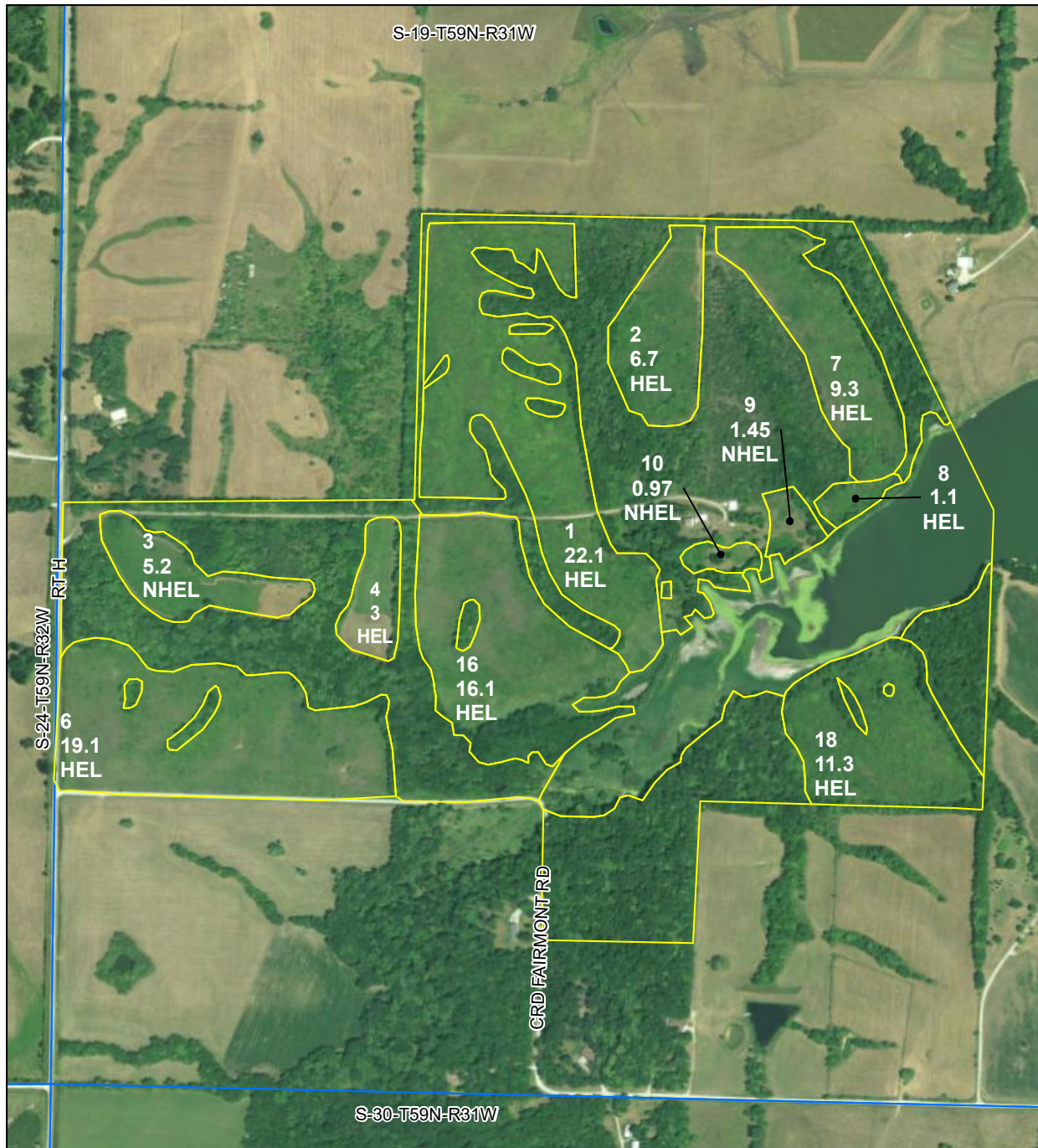
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Home & 205.8 Acres +/- Dekalb 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.

DeKalb Co. FSA

C=Corn-Yel-GR; SB=Soybn-Com-GR;
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;
Milo=Sorgh-GRS-GR; Cw=Corn-WHE-GR
H=MIXFG-LGM-FG; P=MIXFG-IGS-GZ;
Alf=Alfalfa-FG; LS=MIXFG-IGS-LS
Amy=Corn-Amy-GR; Wxy=Corn-Wxy-GR
* NI - Unless notated on Map
T31=Grazed Timber-MIXFG-IGS-GZ

1:6,970

Program Year: 2020

Created: 10/4/2019

Flown: 2018-07-20

- clu
- crp
- plss

Farm 254
Tract 1254



Home & 205.8 Acres +/- Dekalb County, MO

FSA 156 EZ pg 1 of 2

MISSOURI
DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 254

Prepared : 2/27/20 3:31 PM

Crop Year : 2020

Operator Name :
Farms Associated with Operator : 29-063-254, 29-025-5769
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
211.05	96.32	96.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	96.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	None	WHEAT, OATS, CORN, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.10	0.00	36	
Oats	0.70	0.00	48	
Corn	2.10	0.00	84	
Grain Sorghum	33.60	0.00	69	
TOTAL	69.50	0.00		

NOTES

Tract Number : 1254

Description : G5 S19-T59-R31
FSA Physical Location : MISSOURI/DEKALB
ANSI Physical Location : MISSOURI/DEKALB
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
211.05	96.32	96.32	0.00	0.00	0.00	0.00	0.00

Home & 205.8 Acres +/- Dekalb County, MO

FSA 156 EZ pg 2 of 2

MISSOURI
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 254
Prepared : 2/27/20 3:31 PM
Crop Year : 2020

Tract 1254 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	96.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	33.10	0.00	36
Oats	0.70	0.00	48
Corn	2.10	0.00	84
Grain Sorghum	33.60	0.00	69

TOTAL **69.50** **0.00**

NOTES

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