



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 & 165 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:

\$771,250.00 total

Additional 40 Acres +/- available:

\$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:

To be determined.

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 The listing may be withdrawn with or without approval.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.



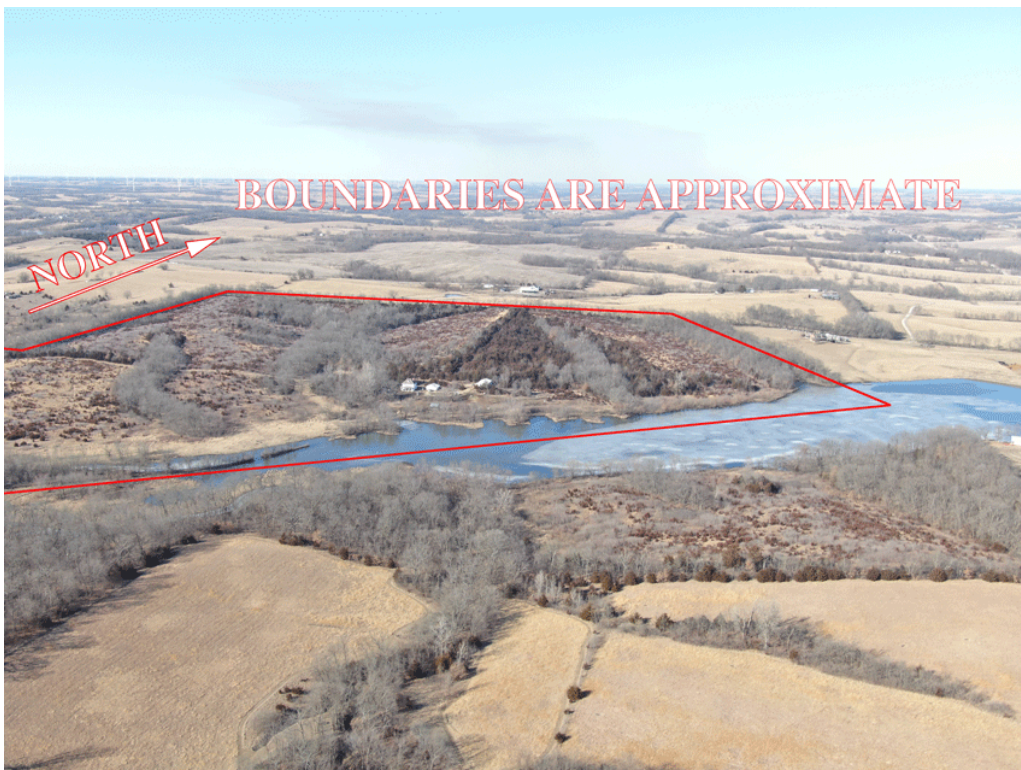
Farmhouse Details:

- **# 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 & 165 Acres +/- Dekalb County, MO
Aerial Photos



Home & 165 Acres +/- Dekalb County, MO



Home & 165 Acres +/- Dekalb County, MO
Photos



Home & 165 Acres +/- Dekalb County, MO



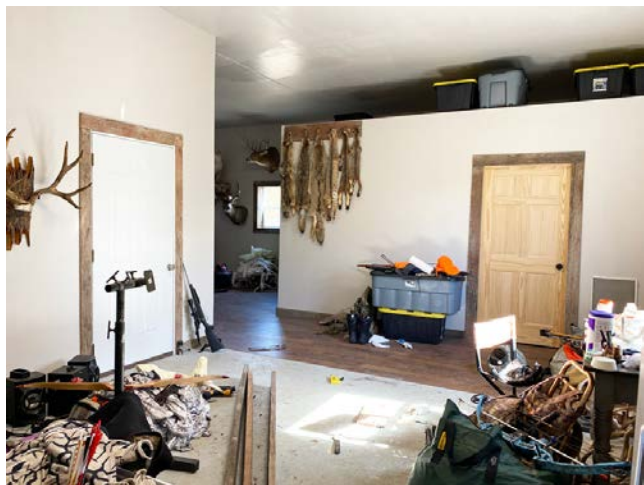
Home & 165 Acres +/- Dekalb County, MO



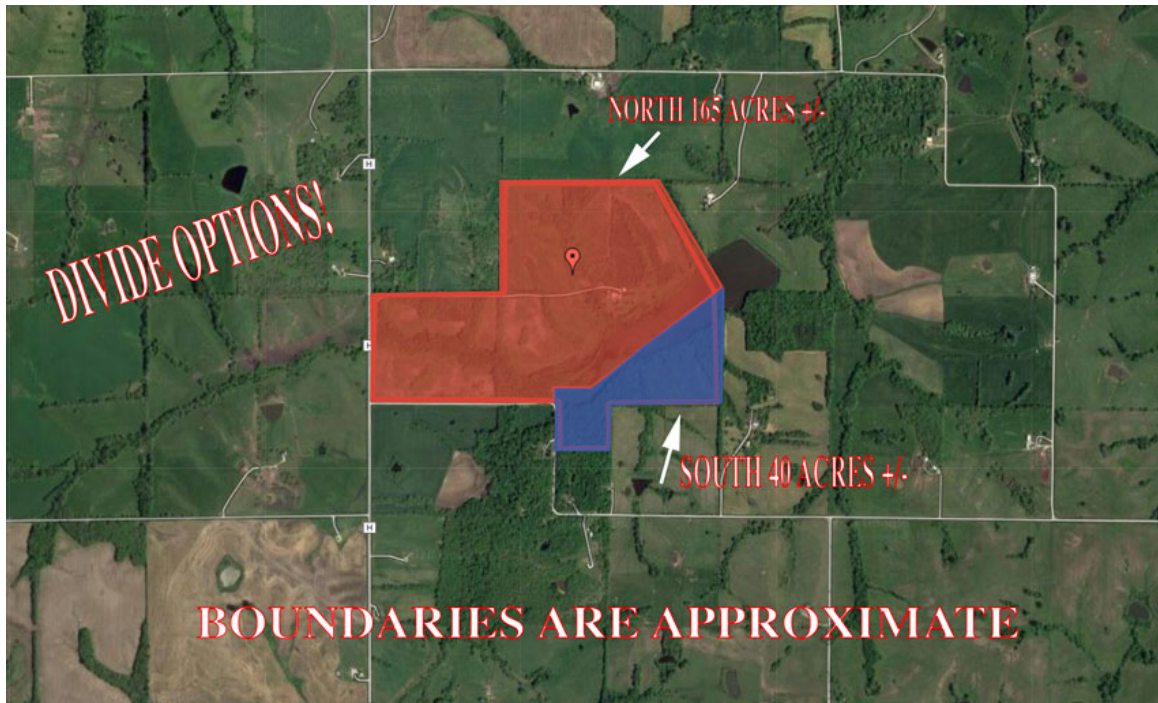
Home & 165 Acres +/- Dekalb County, MO



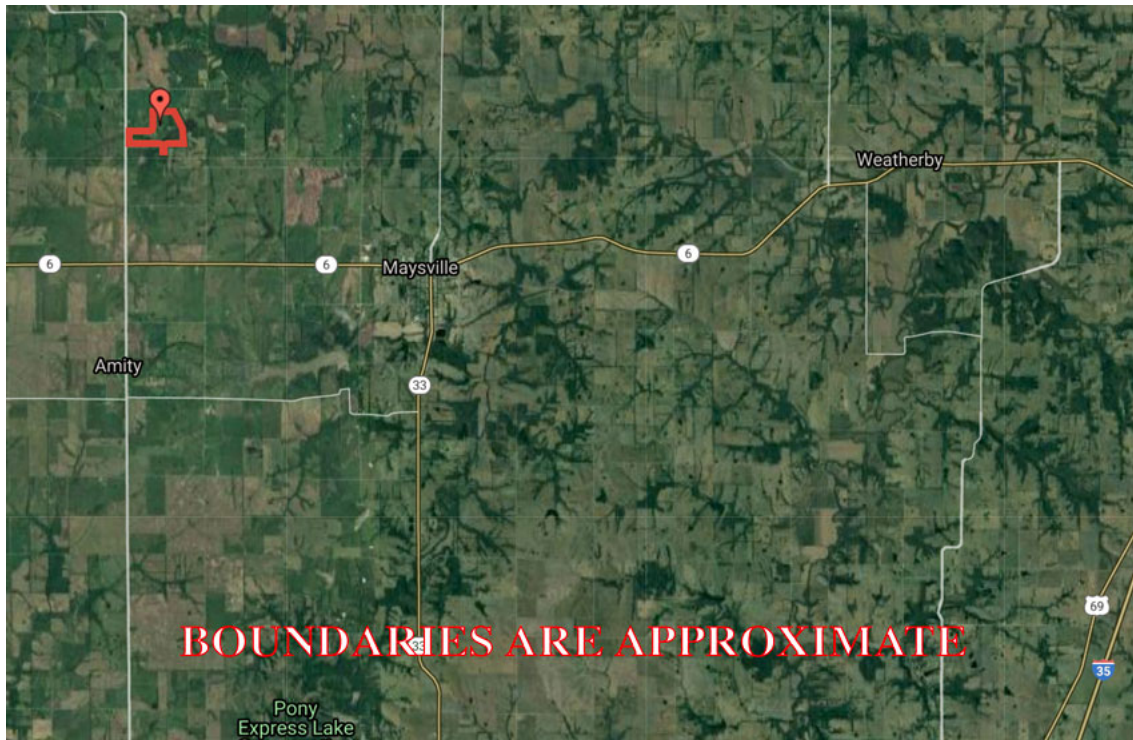
Home & 165 Acres +/- Dekalb County, MO



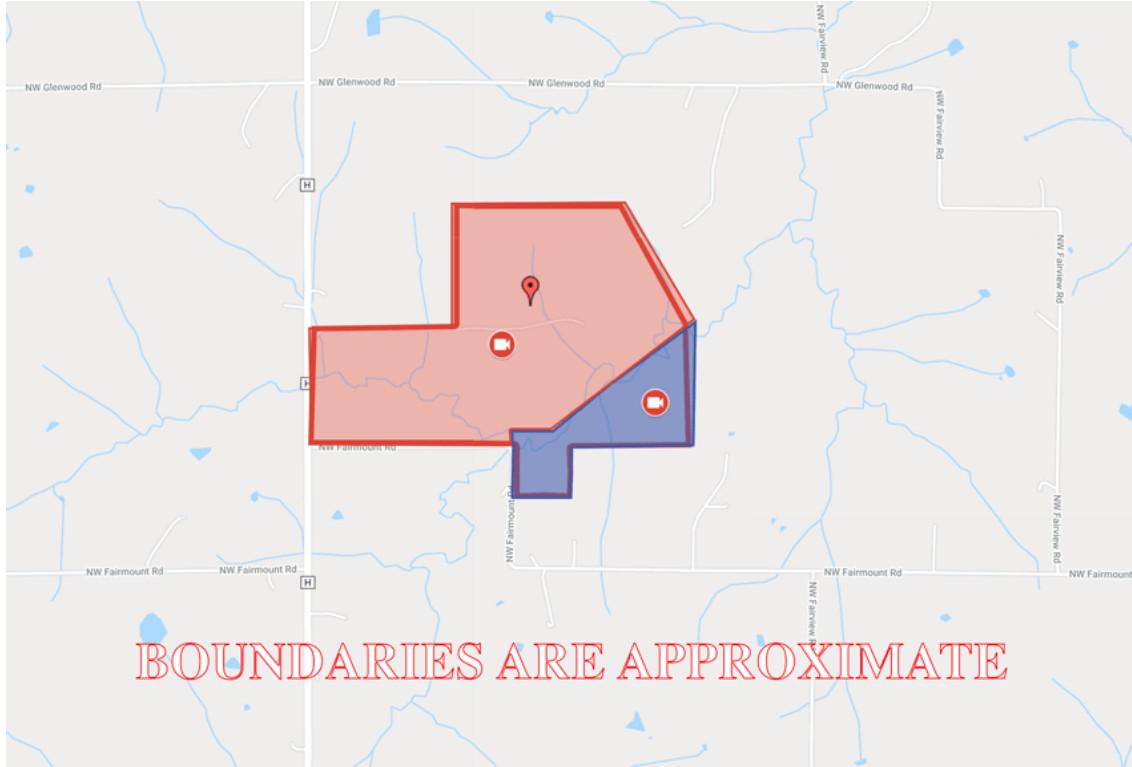
Home & 165 Acres +/- Dekalb County, MO
Google Aerial Map



General Location Map

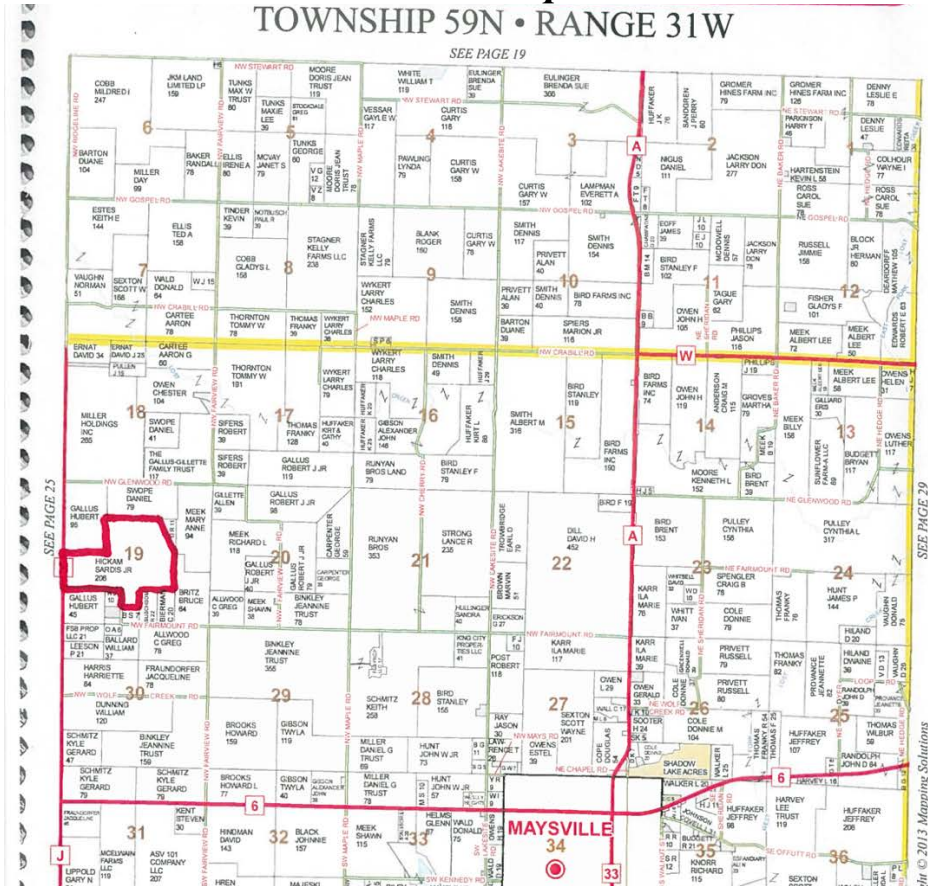


Home & 165 Acres +/- Dekalb County, MO Driving Map



Plat Map TOWNSHIP 59N • RANGE 31W

SEE PAGE 19

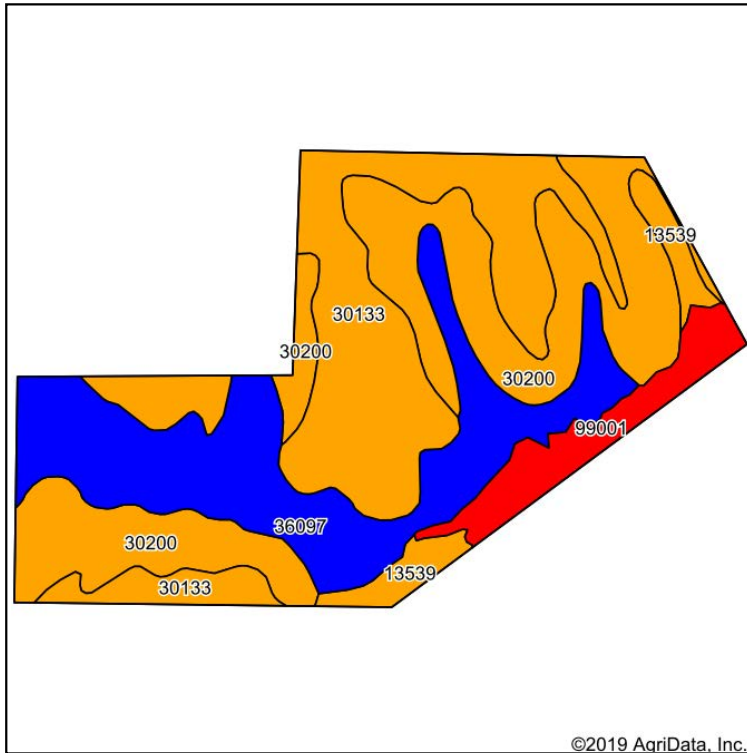


Field borders provided by Farm Service Agency as of 5/21/2008.

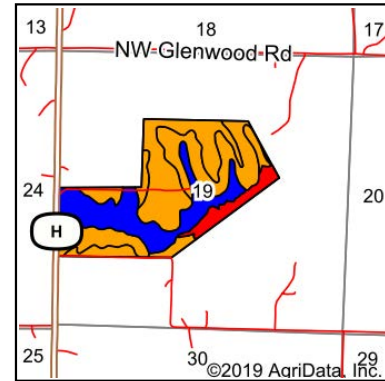
Home & 165 Acres +/- Dekalb County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **165**
 Date: **3/11/2020**

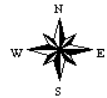


Maps Provided By:



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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 | 52.02 | 31.5% | | IIle | 68 | 68 | 56 | 63 |
| 30133 | Lamoni clay loam, 5 to 9 percent slopes, moderately eroded | 50.05 | 30.3% | | IIle | 57 | 57 | 39 | 50 |
| 36097 | Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded | 45.02 | 27.3% | | IIw | 85 | 85 | 38 | 67 |
| 99001 | Water | 11.17 | 6.8% | | VIII | | 0 | 0 | 0 |
| 13539 | Kennebec silt loam, 0 to 2 percent slopes, frequently flooded | 6.74 | 4.1% | | IIIw | 54 | 54 | 44 | 51 |
| Weighted Average | | | | | | *n 64.1 | *n 64.1 | *n 41.7 | *n 55.4 |

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

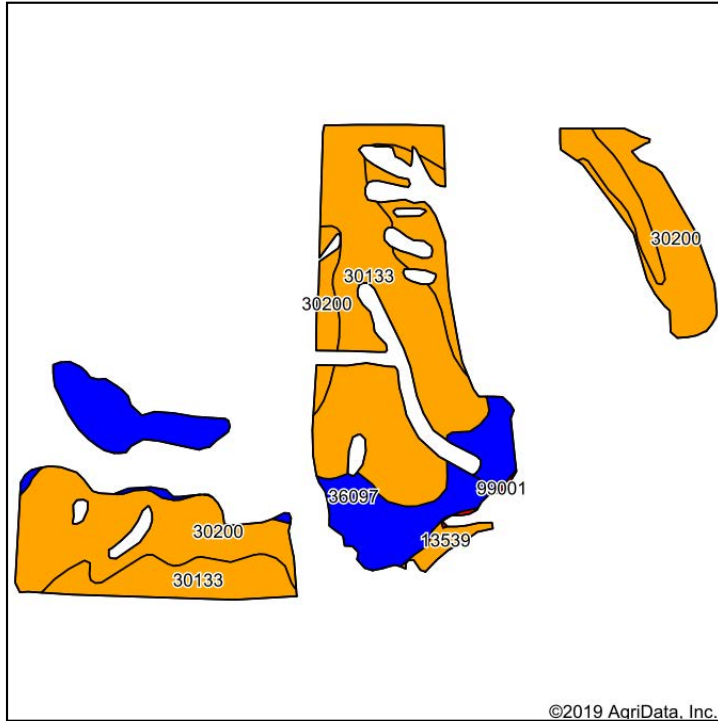
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

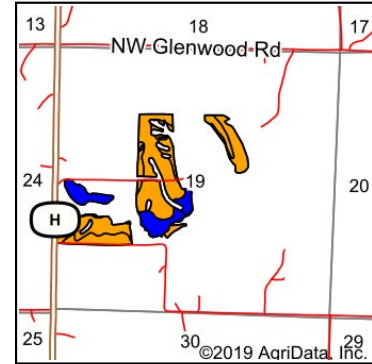
Home & 165 Acres +/- Dekalb County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **71.7**
 Date: **3/11/2020**



Maps Provided By:



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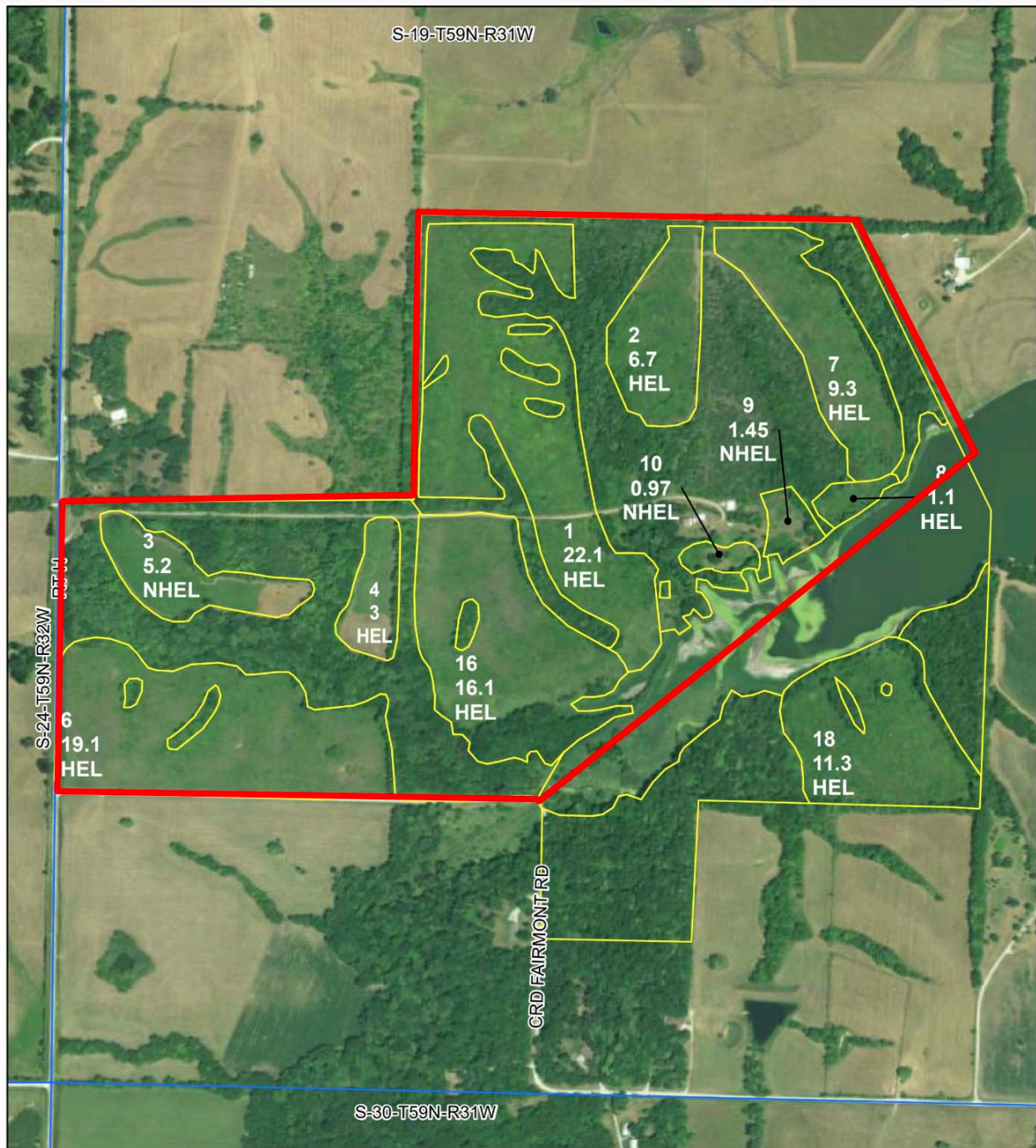
| Area Symbol: MO063, Soil Area Version: 20 | | | | | | | | | |
|-------------------------------------------|-------------------------------------------------------------------|-------|------------------|----------------------|------------------|------------------|---------------|-----------------------|-------------------|
| 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 |
| 30133 | Lamoni clay loam, 5 to 9 percent slopes, moderately eroded | 31.41 | 43.8% | | IIIe | 57 | 57 | 39 | 50 |
| 30200 | Shelby loam, 9 to 14 percent slopes | 25.05 | 34.9% | | IIIe | 68 | 68 | 56 | 63 |
| 36097 | Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded | 14.06 | 19.6% | | IIw | 85 | 85 | 38 | 67 |
| 13539 | Kennebec silt loam, 0 to 2 percent slopes, frequently flooded | 1.05 | 1.5% | | IIIw | 54 | 54 | 44 | 51 |
| 99001 | Water | 0.13 | 0.2% | | VIII | | 0 | 0 | 0 |
| Weighted Average | | | | | | *n 66.2 | *n 66.2 | *n 44.7 | *n 57.8 |

*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.

Home & 165 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 & 165 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 & 165 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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