



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

40 Acres +/- Dekalb County, MO

This is the perfect private lake-front building spot just 30 minutes from Saint Joseph, MO! It features lake access with tons of shoreline, timber, and expired CRP. There is a beautiful lane going back to clearing on the lake. Great fishing, hunting, secluded and private!

LOCATION:

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

PRICE:

~~\$5,250.00/taxable acre or \$210,000.00 total.~~
PRICE REDUCED! \$4,975.00/taxable acre
or \$199,000.00 total.

FSA INFORMATION:

See attached information

IMPROVEMENTS

Adjoins a 35 Acre +/- lake.

TAXES/TAXABLE ACRES:

To be determined.

RENTAL STATUS:

Available for possession at time of closing.

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.



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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 The listing may be withdrawn with or without approval.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.

40 Acres +/- Dekalb County, MO
Aerial Photos



40 Acres +/- Dekalb County, MO
Photos



40 Acres +/- Dekalb County, MO



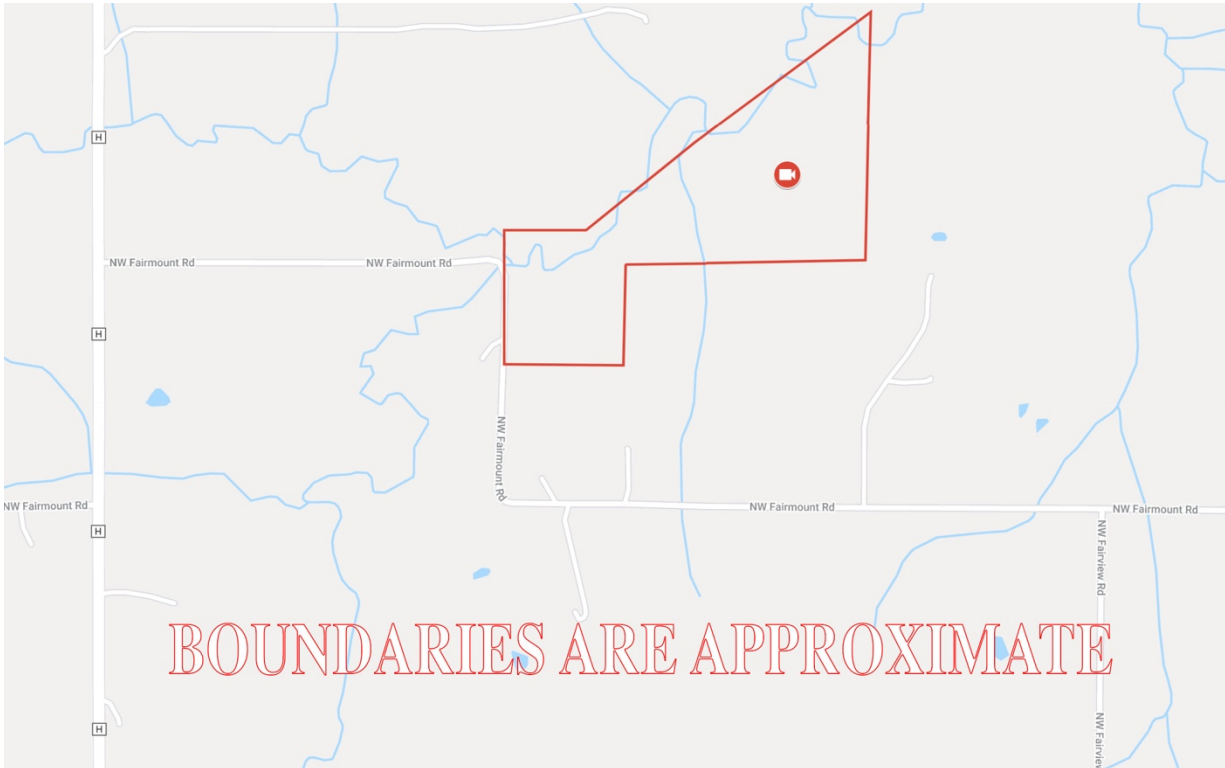
40 Acres +/- Dekalb County, MO
Google Aerial Map



General Location Map

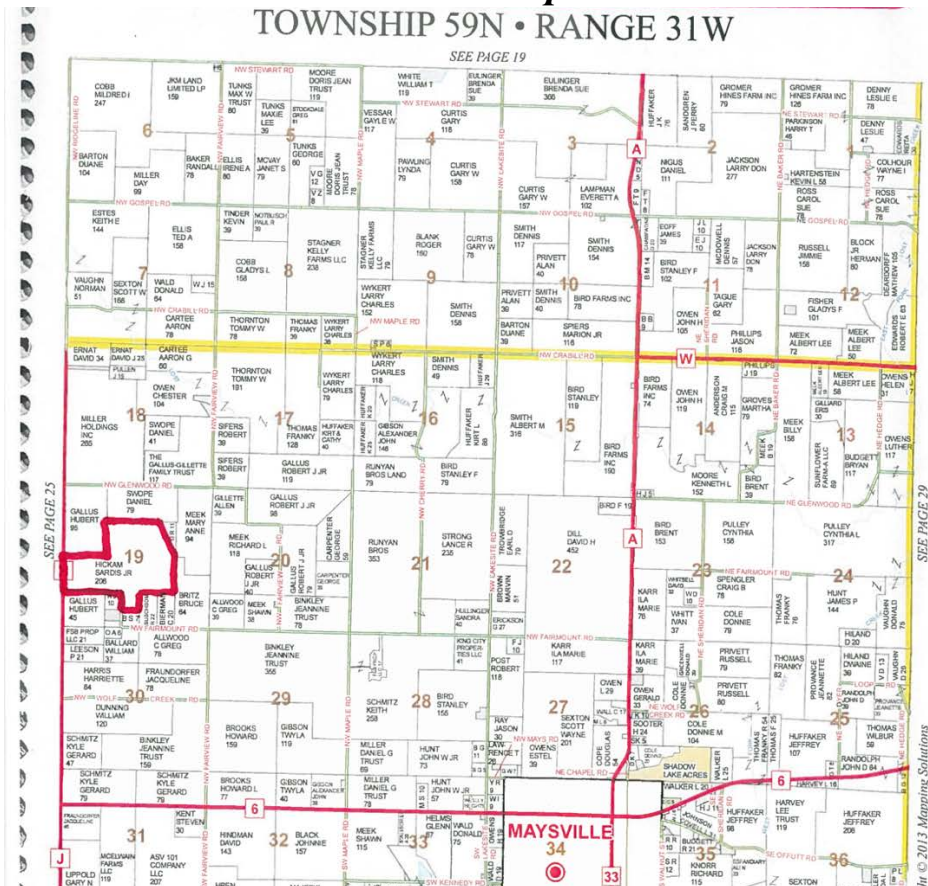


40 Acres +/- Dekalb County, MO Driving Map



Plat Map TOWNSHIP 59N • RANGE 31W

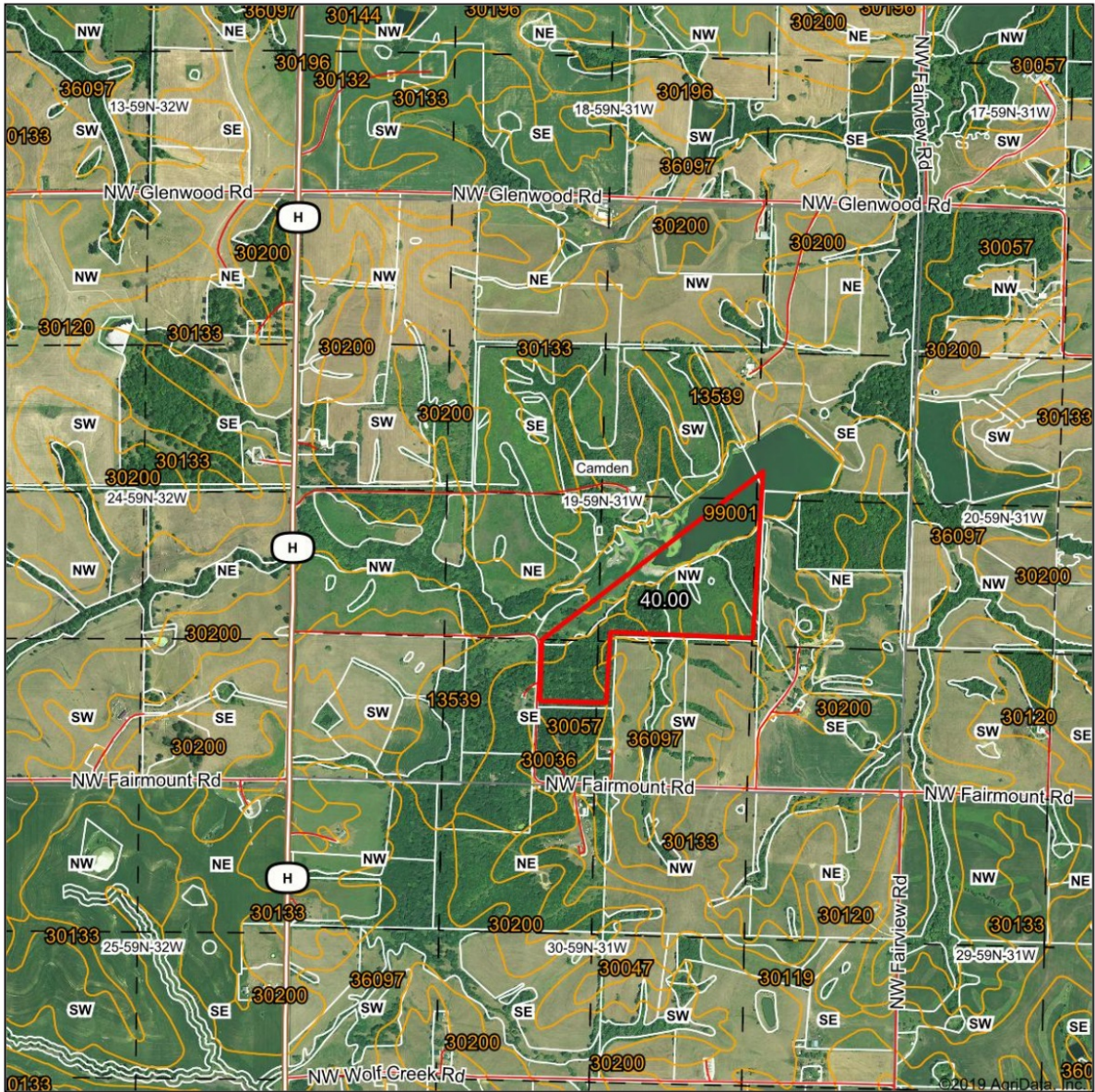
SEE PAGE 19



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40 Acres +/- Dekalb County, MO Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By:



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Map Center: 39° 54' 50.63, -94° 25' 32.52

0ft 1407ft 2815ft

19-59N-31W
De Kalb County
Missouri



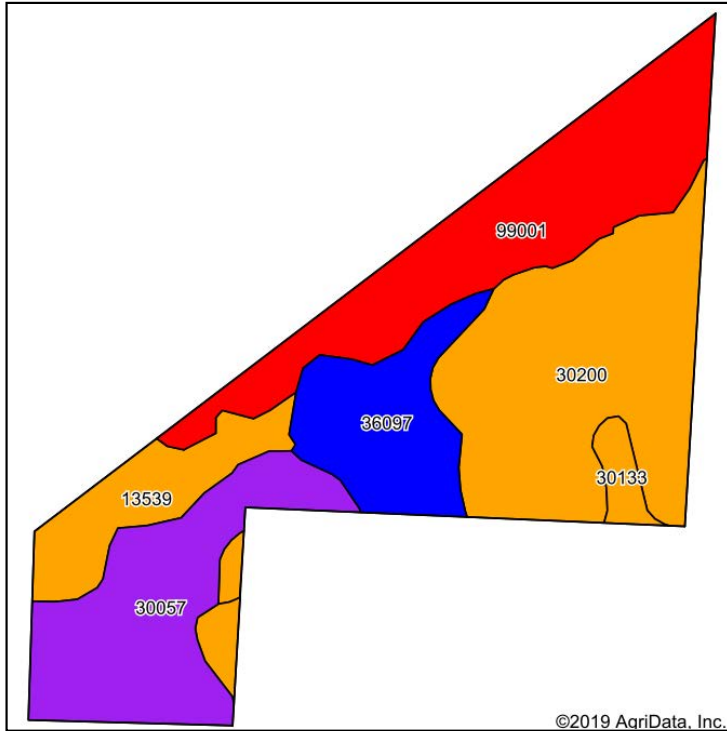
3/11/2020

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

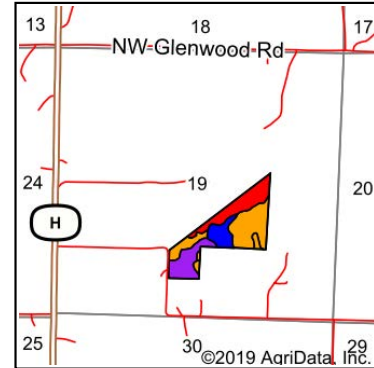
40 Acres +/- Dekalb County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **40**
 Date: **3/11/2020**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 www.AgriDataInc.com



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	12.46	31.2%		IIIe	68	68	56	63
99001	Water	10.09	25.2%		VIII		0	0	0
30057	Gara loam, 14 to 18 percent slopes	7.73	19.3%		VIe	68	68	55	52
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	4.82	12.0%		IIw	85	85	38	67
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	3.58	9.0%		IIIw	54	54	44	51
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	1.32	3.3%		IIIe	57	57	39	50
Weighted Average						*n 51.3	*n 51.3	*n 37.9	*n 44

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

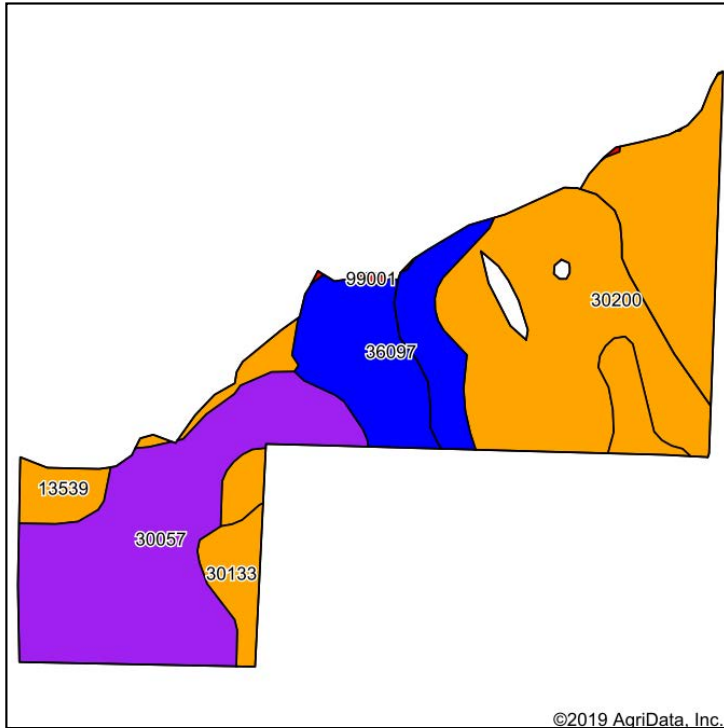
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

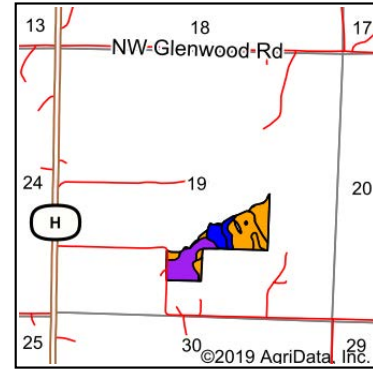
40 Acres +/- Dekalb County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **19-59N-31W**
 Township: **Camden**
 Acres: **30.93**
 Date: **3/11/2020**

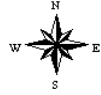


Maps Provided By:



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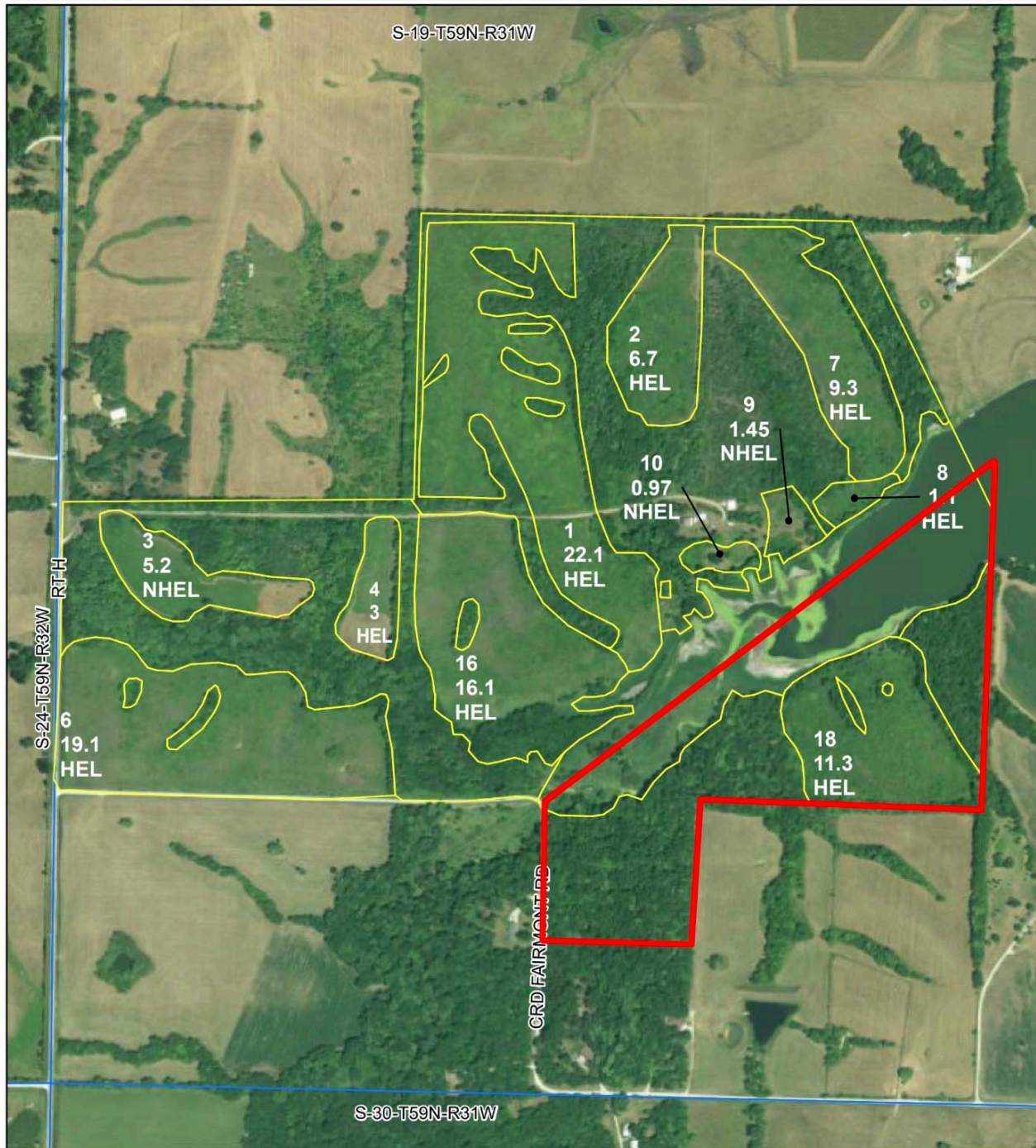
Area Symbol: MO063, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	13.36	43.2%		IIIe	68	68	56	63
30057	Gara loam, 14 to 18 percent slopes	9.07	29.3%		VIe	68	68	55	52
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	4.91	15.9%		IIw	85	85	38	67
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	2.05	6.6%		IIIe	57	57	39	50
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	1.46	4.7%		IIlw	54	54	44	51
99001	Water	0.08	0.3%		VIII		0	0	0
Weighted Average						*n 69.1	*n 69.1	*n 51	*n 58.8

*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.

40 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