



# **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**

## ***157 Acres +/- Nodaway County, MO***

*Here is an opportunity to own a very nice, affordable tract of land in a good area. It has a total of 157 acres including 16 acres of prime non-flooding bottomland, 81 acres of good quality row crop farmland and the remaining acres include very good pasture with good fences and timber. It has five ponds and there is a beautiful spot on the ridge to build a home on if you were so inclined. There is a state highway on the west side of the farm and gravel road access from the east through a neighbor. One of the previous owners told me that one of the ponds is deep and full of fish, but I can't affirm that since I haven't tried it out. Its located in an area that is known for prime hunting and I think the hunting on this farm would be really great, but it's not what I would call a "hunter's delight" (when I read about a farm that is a hunter's delight I think of a poorly maintained, weedy, brushy tract, one that's fuzzy around the edges and needs lots of work. That's not the case on this tract.) It's too good a farm for that!*

### **LOCATION:**

The farm is located two and a half miles southwest of the town of Conception Junction, MO on State Highway AH. It's 4 miles north of the town of Guilford, Mo.

### **PRICE:**

\$4,822.57/Taxable Acre or \$757,143.00 Total

### **FSA INFORMATION:**

The estimated bases are as follows:

Wheat: 14.19 acres

Corn: 27.35 acres

### **IMPROVEMENTS:**

The tract is unimproved.

### **TAXABLE ACRES & ESTIMATED TAXES:**

2020 taxes were \$577.13 on 157 taxable acres.

### **RENTAL STATUS:**

Property is cash rented for the 2021 season on the following terms:

Row Crop: 97.31 Acres x \$215.00/Acre = \$20,921.65

Pasture: 33.26 Acres x \$70/Acre = \$2,328.20

Hunting Lease: \$3,250.00/year

Totaling: \$26,499.85

### **LISTING AGENT:**

Rick Barnes

(660) 851-1152 or [rickey@barnesrealty.com](mailto:rickey@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 property on terms satisfactory with the current owners.

*Setting the trend for how Real Estate is sold in the Midwest.*

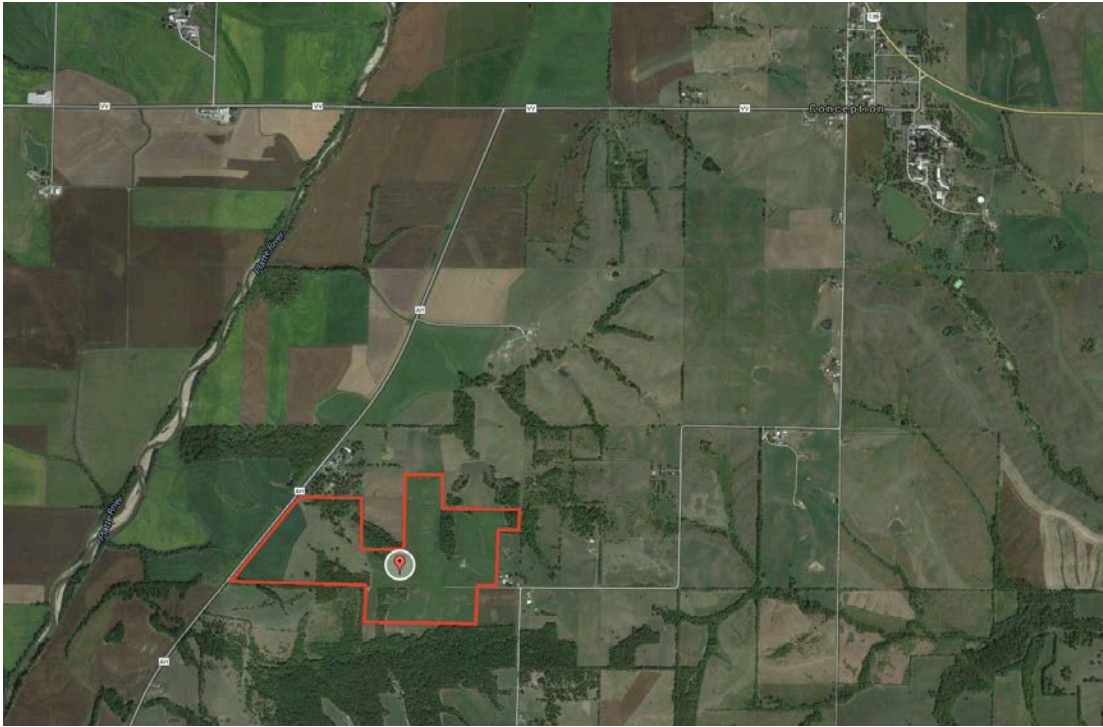
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 thorough:

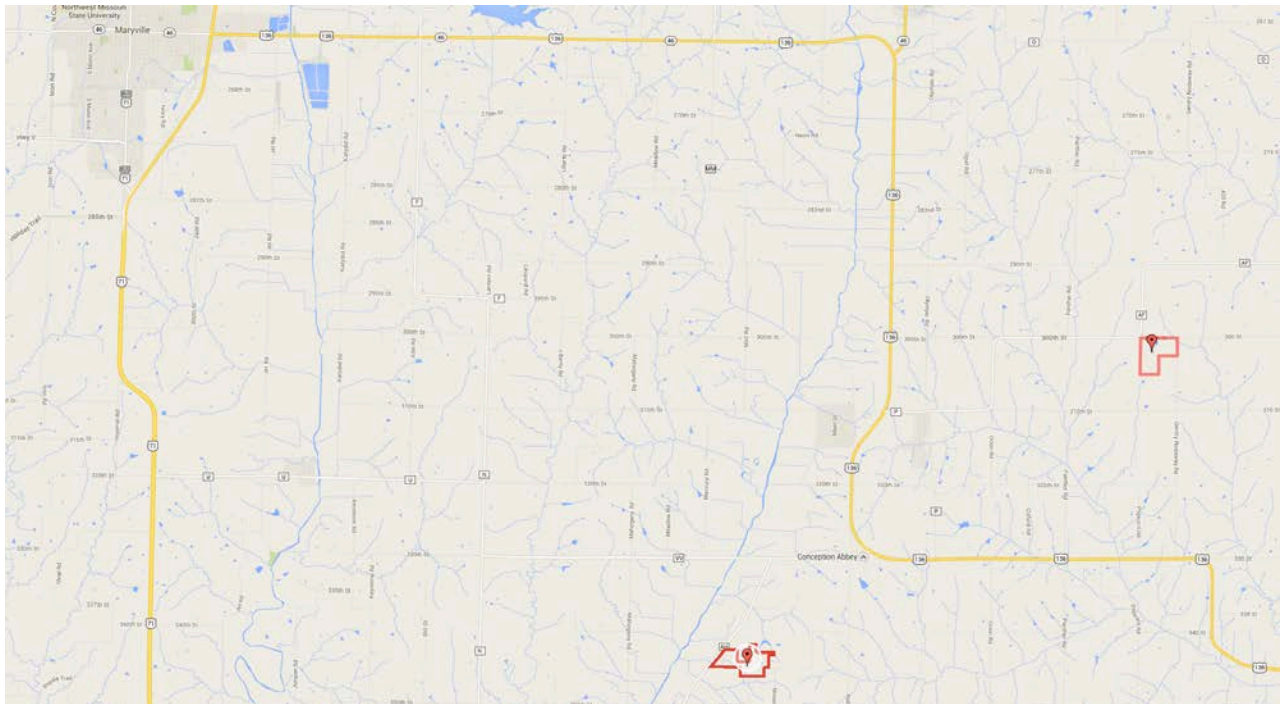
**Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177**



***157 Acres +/- Nodaway County, MO***  
***General Location Map***



***Driving Map***

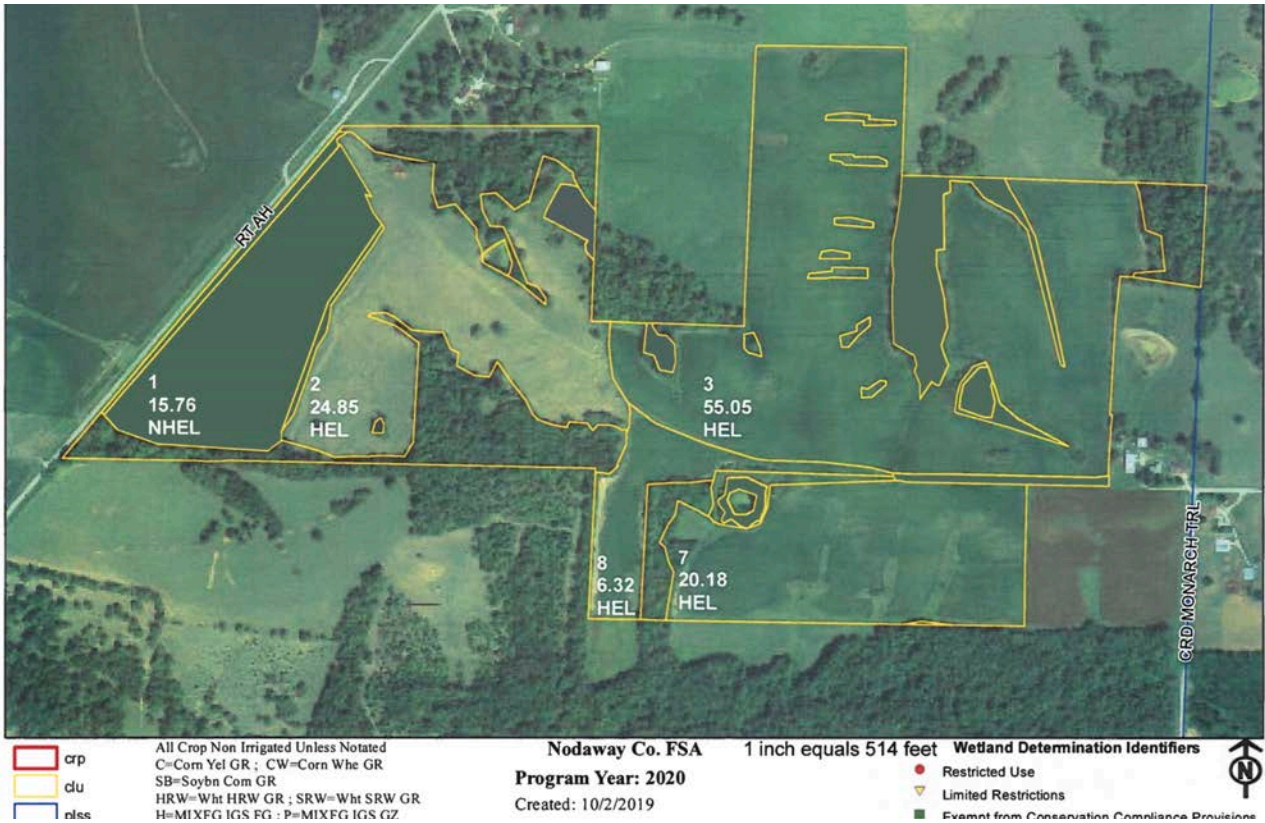




# 157 Acres +/- Nodaway County, MO Google Aerial



## FSA Aerial



# 157 Acres +/- Nodaway County, MO

## FSA 156ez

Report ID: FSA-156EZ

### Abbreviated 156 Farm Record

Page: 1 of 2

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	2015 Div 7139=8292+8293	2015 - 41

**Farms Associated with Operator:**  
5178, 5721, 7791, 7792

**ARC/PLC G/W Eligibility:** Eligible

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.18	122.16	122.16	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	122.16	0.0	0.0	0.0

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	WHEAT	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.19	39	0.00
CORN	27.35	77	0.00
<b>Total Base Acres:</b>	<b>41.54</b>		

**Tract Number:** 10455      **Description:** S34,35-T63-R34

**FSA Physical Location :** Nodaway, MO

**ANSI Physical Location:** Nodaway, MO

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Recon Number**

**Wetland Status:** Tract contains a wetland or farmed wetland

2015 - 40

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.18	122.16	122.16	0.0	0.0	0.0	0.0	0.0

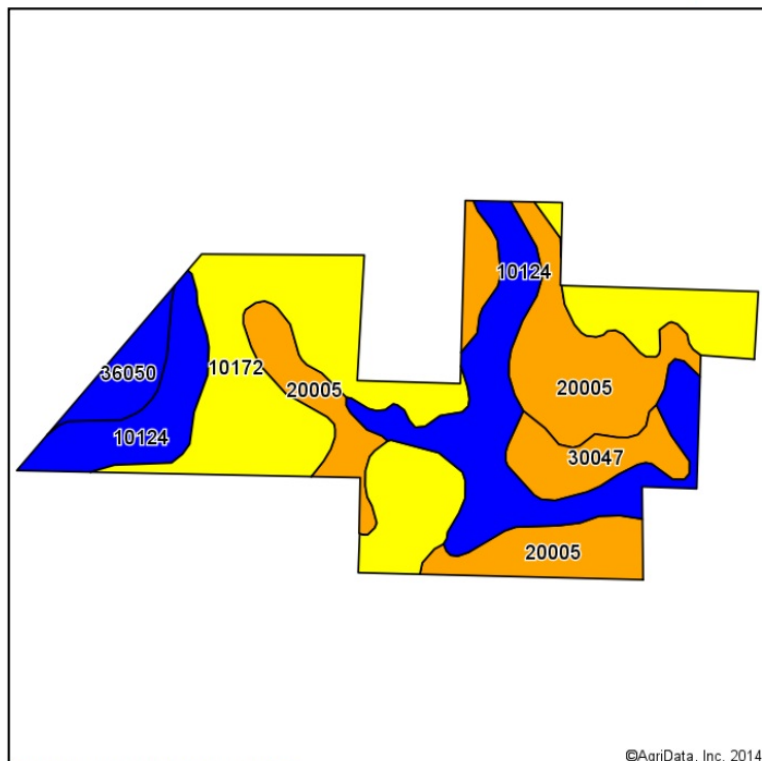
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	122.16	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.19	39	0.00

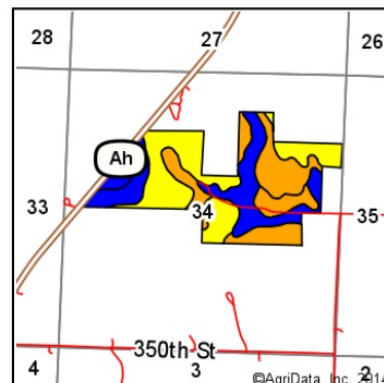
# 157 Acres +/- Nodaway County, MO

## Soil Map

### Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **34-63N-34W**  
 Township: **Jefferson**  
 Acres: **153.73**  
 Date: **10/7/2014**



Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

#### Area Symbol: MO147, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	55.45	36.1%		IVe	58	58	44
20005	Lamoni clay loam, 5 to 9 percent slopes	41.81	27.2%		IIIe	60	60	48
10124	Sharpsburg silty clay loam, 2 to 5 percent slopes	41.10	26.7%		Ile	76	76	69
30047	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	9.12	5.9%		IIIe	44	44	31
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.25	4.1%		IIlw	84	84	59
<b>Weighted Average</b>						<b>63.6</b>	<b>63.6</b>	<b>51.6</b>

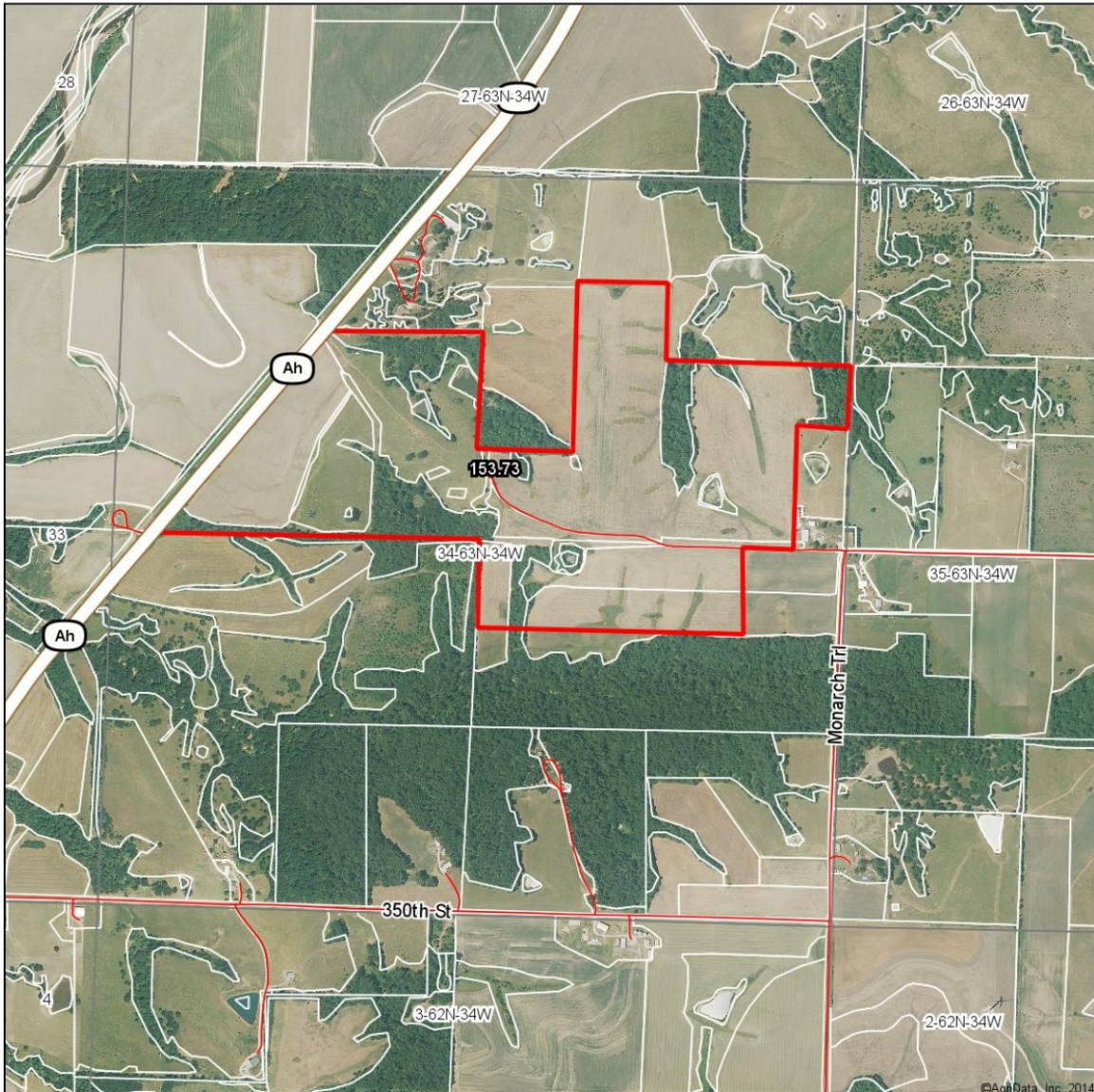
Area Symbol: MO147, Soil Area Version: 13

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



**157 Acres +/- Nodaway County, MO**  
**Surety Map**

**Aerial Map**



map center: 40° 13' 13.96, 94° 42' 51.68

scale: 12823

Maps Provided By:  
  
© AgriData, Inc. 2014 www.AgriDataInc.com

**34-63N-34W**  
**Nodaway County**  
**Missouri**



10/7/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

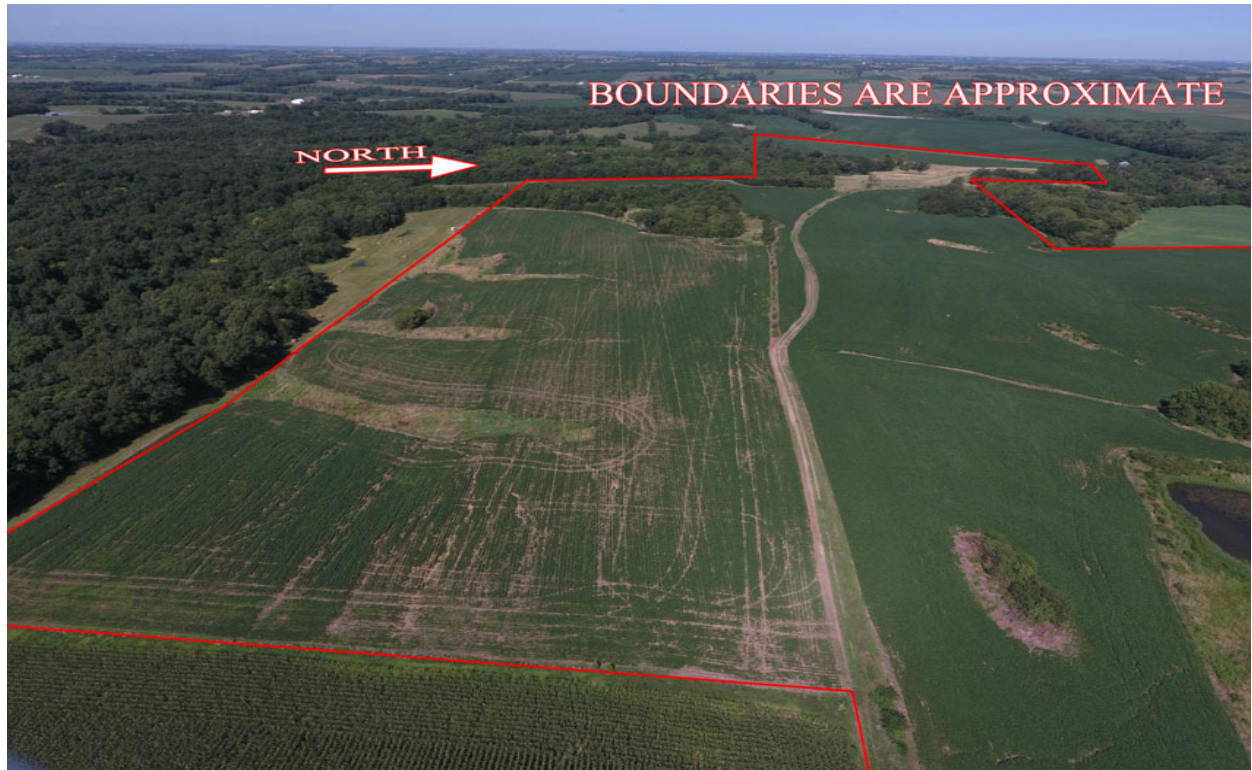


***157 Acres +/- Nodaway County, MO***  
***Aerial Photos***





***157 Acres +/- Nodaway County, MO***





***157 Acres +/- Nodaway County, MO***





***157 Acres +/- Nodaway County, MO***

