



## Land 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

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

*Here's a prime development tract in a perfect location, ready for development on the Southwest edge of Maryville MO. It joins the city limits and could easily be made into a very desirable residential sub-division. If you want to do some actual development work in the Maryville area or want a good place to invest some positive cash flow, you need to take a look at this property!*

#### **LOCATION:**

Property is located on the Southwest edge of Maryville, MO adjacent to the city limits. It is approx. ¼ mile off of State Route "V" on Icon Road.

#### **PRICE:**

\$9,499.00/taxable acre or \$1,313,711.70 total

#### **FSA INFORMATION:**

*Please see attached FSA info.*

#### **IMPROVEMENTS:**

This tract is unimproved.

#### **TAXES/TAXABLE ACRES:**

2019 taxes were \$364.96 on 140.12 taxable acres.

#### **RENTAL STATUS:**

The tract is rented for the 2022 farming season to Brandon Wolfe.

#### **LISTING AGENT:**

Rick Barnes  
(660) 851-1152 or [rick@barnesrealty.com](mailto:rick@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. Brokers should call our office for details of our Co-Brokerage Policy.

*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 The listing may be withdrawn with or without approval.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.**

***140.12 Acres +/- Nodaway County, MO  
Aerial Photo***

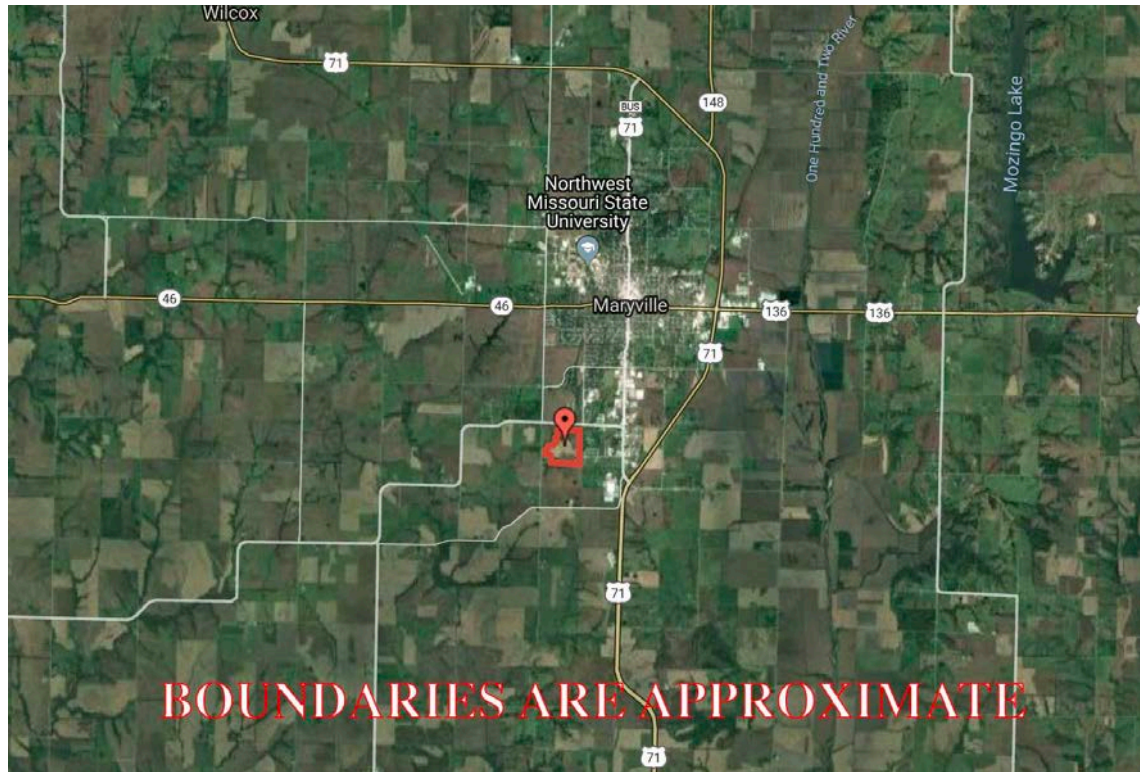


***Google Aerial Map***

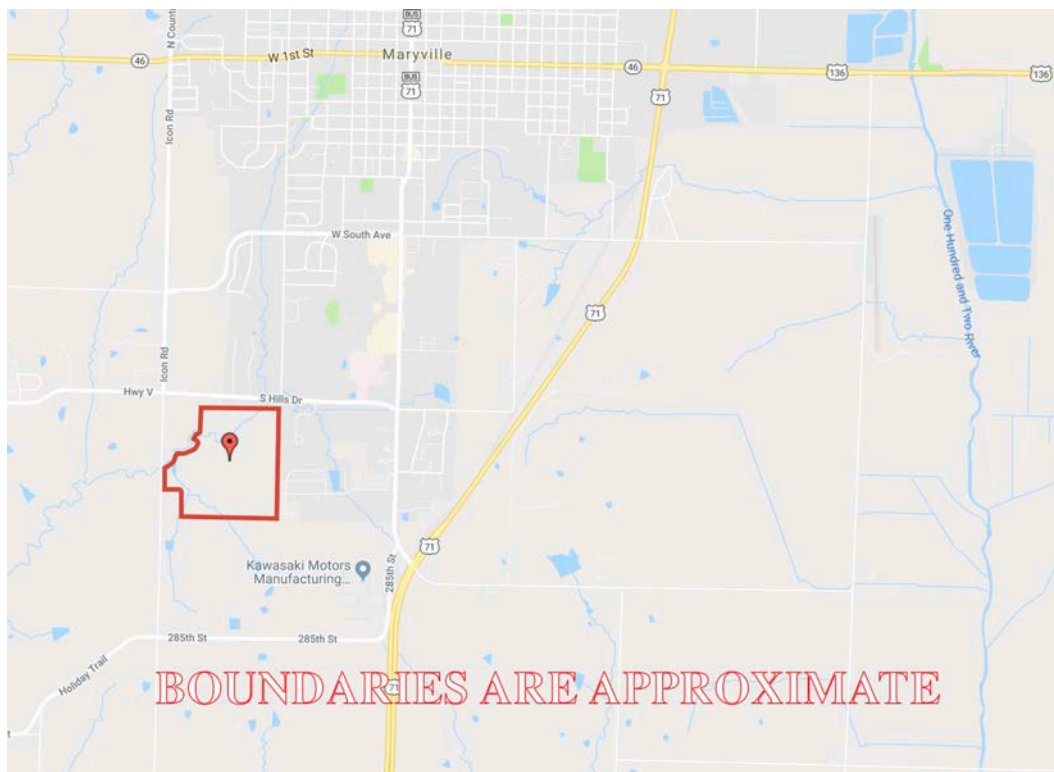




***140.12 Acres +/- Nodaway County, MO***  
***General Location Map***



***Driving Map***



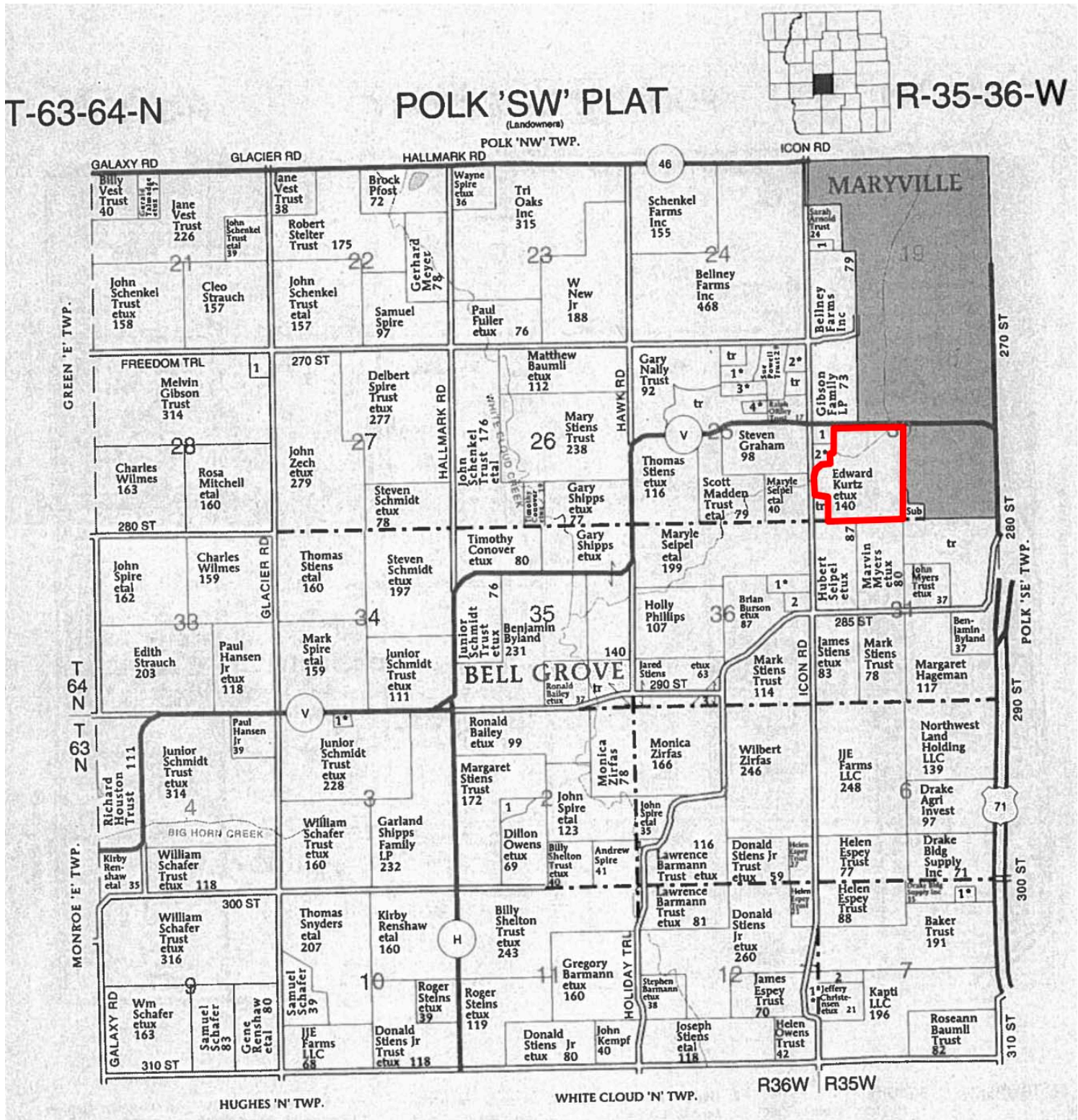


140.12 Acres +/- Nodaway County, MO  
Plat Map

T-63-64-N

POLK 'SW' PLAT

R-35-36-W

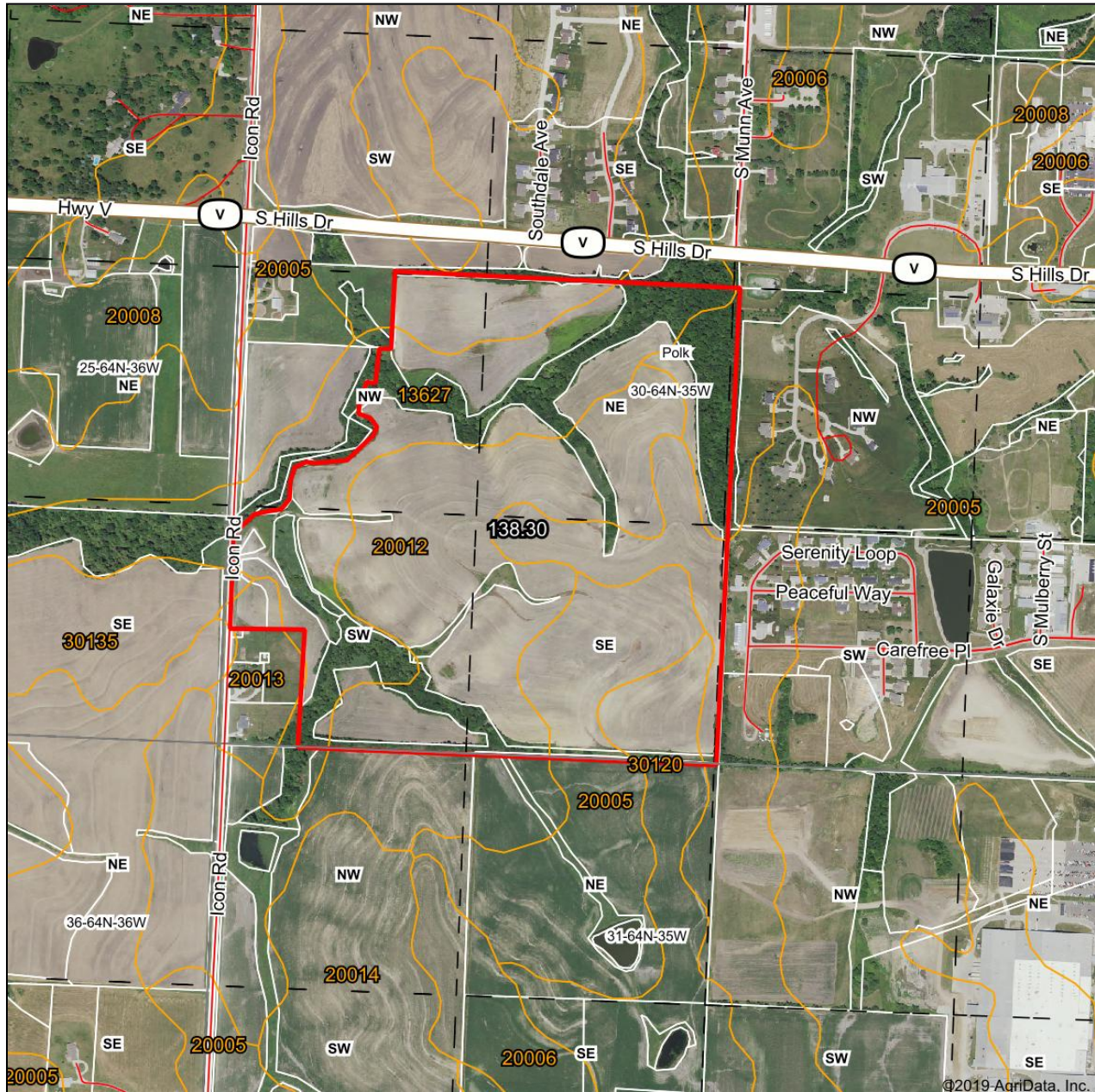




# 140.12 Acres +/- Nodaway County, MO

## Surety Map

### Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



map center: 40° 19' 11.63, -94° 53' 14.03

0ft 860ft 1719ft

30-64N-35W  
Nodaway County  
Missouri



1/28/2019

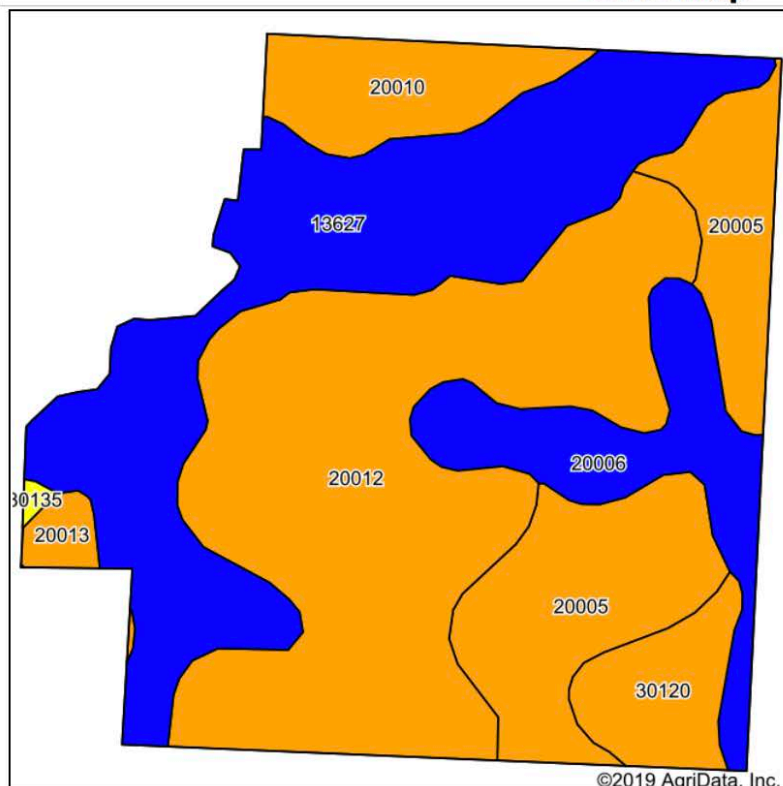
Field borders provided by Farm Service Agency as of 5/21/2008.



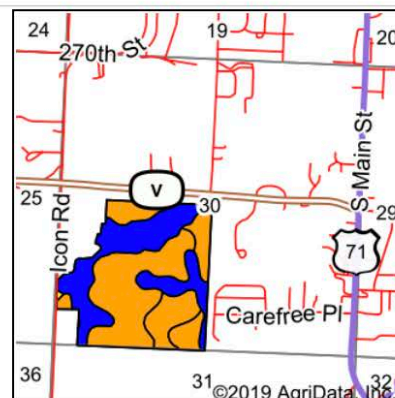
# 140.12 Acres +/- Nodaway County, MO

## Soil Map

### Soils Map



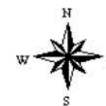
Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **30-64N-35W**  
 Township: **Polk**  
 Acres: **138.3**  
 Date: **1/28/2019**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 19

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
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	49.29	35.6%		IIle	70	70	46	56
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	37.86	27.4%		IIw	81	81	40	65
20005	Lamoni clay loam, 5 to 9 percent slopes	21.89	15.8%		IIle	61	61	39	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.76	9.2%		Ile	93	93	65	77
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	8.32	6.0%		IIle	87	87	62	68
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	6.31	4.6%		IIle	58	58	38	54
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.60	1.2%		IIle	84	84	58	63
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.27	0.2%		IVe	58	58	35	42
Weighted Average						*n 74.3	*n 74.3	*n 45.7	*n 60.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

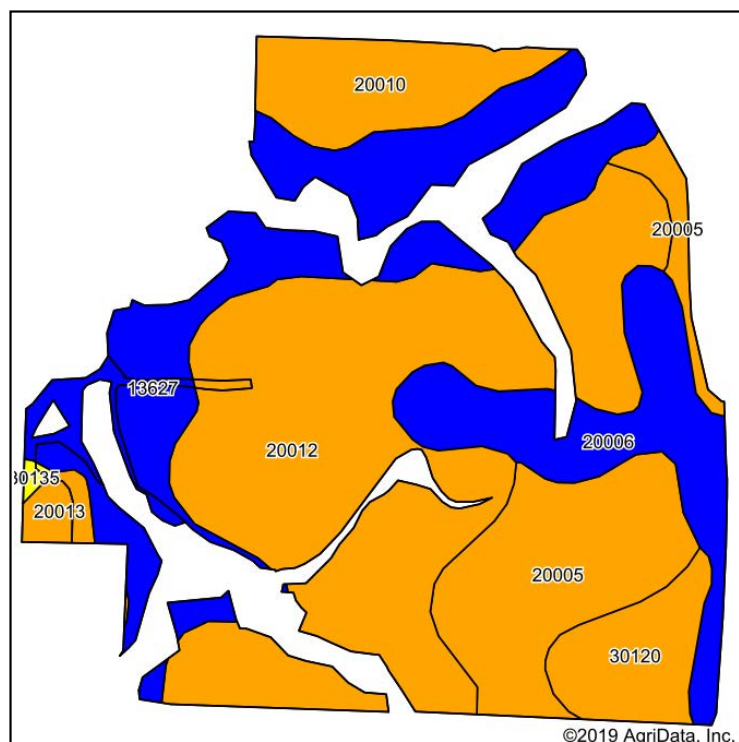
Soils data provided by USDA and NRCS.

PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

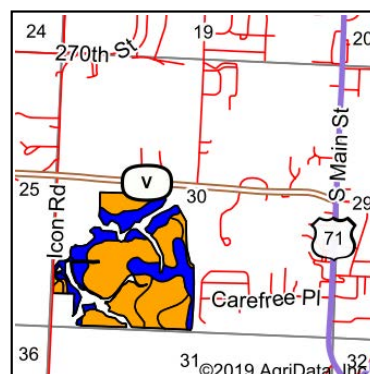
# 140.12 Acres +/- Nodaway County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **30-64N-35W**  
 Township: **Polk**  
 Acres: **110.21**  
 Date: **1/28/2019**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 19

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
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	43.99	39.9%		IIIe	70	70	46	56
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	22.97	20.8%		IIw	81	81	40	65
20005	Lamoni clay loam, 5 to 9 percent slopes	15.54	14.1%		IIIe	61	61	39	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.31	11.2%		Ile	93	93	65	77
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	7.84	7.1%		IIIe	87	87	62	68
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	5.82	5.3%		IIIe	58	58	38	54
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.50	1.4%		IIIe	84	84	58	63
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.24	0.2%		IVe	58	58	35	42
Weighted Average						*n 74.3	*n 74.3	*n 46.7	*n 60.9

\*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.

# 140.12 Acres +/- Nodaway 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.

## Nodaway Co. FSA

All Crop Non Irrigated Unless Notated  
C=Com Yel GR ; CW=Com Whe GR  
SB=Soybn Com GR  
HRW=Wht HRW GR ; SRW=Wht SRW GR  
H=MIXFG IGS FG ; P=MIXFG IGS GZ  
FG=MIXFG LGM FG  
FTA=Grass FTA GZ ; LS=Grass FTA LS  
AGM=MIXFG AGM FG  
\*Unless notated on Map

1 inch equals 380 feet

**Program Year: 2018**

Created: 5/22/2018

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 6911  
Tract 9554**



# 140.12 Acres +/- Nodaway County, MO

## FSA 156 EZ

Missouri  
Nodaway

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 6911**

Prepared: 6/12/18 12:36 PM

Crop Year: 2018

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 1

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 DIV 6316=6911+6912	Recon Number 2007 29147 139
---------------	---------------------------------------	--------------------------------

Farms Associated with Operator:

193, 942, 3180, 3565, 5382, 5899, 7347, 7389, 7779, 7875, 7953, 8605, 8616, 8617, 8618

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
138.59	111.13	111.13	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	111.13	0.0	0.0	0.0			

ARC/PLC				
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.37		96	0.0
SOYBEANS	55.53		32	0.0
<b>Total Base Acres:</b>	<b>110.9</b>			

Tract Number: 9554      Description: S30-T64-R35 K-9

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
138.59	111.13	111.13	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	111.13	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.37		96	0.0
SOYBEANS	55.53		32	0.0
<b>Total Base Acres:</b>	<b>110.9</b>			

Owners:

Other Producers: None

# 140.12 Acres +/- Nodaway County, MO

## FSA 578 pg 1

Nodaway, Missouri

PROGRAM YEAR: 2018

FSA - 578 (09-13-16)

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 6-12-2018

PAGE: 1

Farm Number: 6911

Operator Name and Address

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 111.13

Farmland: 138.59

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	
9554	1	SOYBN	COM	N	GR			C	N	I	A	13.90		Yes			5-26-2018	01		
			Producer BRANDON DAVID WOLF						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 3404		
	2	SOYBN	COM	N	GR			C	N	I	A	83.14		Yes			5-26-2018	01		
			Producer BRANDON DAVID WOLF						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 3404		
	3	SOYBN	COM	N	GR			C	N	I	A	4.13		Yes			5-26-2018	01		
			Producer BRANDON DAVID WOLF						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 3404		
	4	SOYBN	COM	N	GR			C	N	I	A	4.38		Yes			5-26-2018	01		
			Producer BRANDON DAVID WOLF						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 3404		
	5	GRASS	FTA	N	LS			C	N	I	A	0.71		Yes			3-3-2003	01		
			Producer KURTZ FAMILY LIVING TRUST						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 5223		
	6	GRASS	FTA	N	LS			C	N	I	A	1.19		Yes			3-3-2003	01		
			Producer KURTZ FAMILY LIVING TRUST						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 5223		
	7	GRASS	FTA	N	LS			C	N	I	A	1.21		Yes			3-3-2003	01		
			Producer KURTZ FAMILY LIVING TRUST						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 5223		
	10	GRASS	FTA	N	LS			C	N	I	A	2.47		Yes			3-3-2003	01		
			Producer KURTZ FAMILY LIVING TRUST						Share 100.00				FSA Physical Location: Nodaway, Missouri					NAP Unit 5223		
PP 01	Cr/Co SOYBN	Var/Type COM	Irr Prc N	Int Use GR	Non-Irr 105.55	Irr	PP 01	Cr/Co GRASS	Var/Type FTA	Irr Prc N	Int Use LS	Non-Irr 5.58	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
Photo Number/Legal Description: S30-T64-R35 K-9																				
Cropland: 111.13							Reported on Cropland: 111.13							Difference: 0.00						
										Reported on Non-Cropland: 0.00										

## FSA 578 pg 2

Nodaway, Missouri

PROGRAM YEAR: 2018

FSA - 578 (09-13-16)

### REPORT OF COMMODITIES FARM SUMMARY

DATE: 6-12-2018

PAGE: 2

Farm Number: 6911

Operator Name and Address

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 111.13

Farmland: 138.59

**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
	SOYBN	COM	100.00									
	GRASS	FTA	100.00									

Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	SOYBN	COM	N	GR	105.55		01	GRASS	FTA	N	LS	5.58	

**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 USDA's 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.asc.usda.gov/complaint\\_filing\\_cust.html](http://www.asc.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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.