



70.32 ACRES, ANDREW COUNTY, MO

For Sale

Here is a nice Upland Tract with just the right amount of timber/Tillable with an outstanding view of the Missouri River Bottom, that is only minutes off State Route T West of Amazonia. This is 12 Minutes from St Joseph, and would be an excellent spot for a couple families to build their next home or just own as an investment and hunt or play on the weekends!

Available Immediately!



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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

\$4,995.00/taxable acre or \$351,548.10 total

Real Estate Taxes:

2024 taxes to be determined

Rental Status:

We have an attractive cash rent bid for the 2025 season. Contact Listing agent for details.

FSA Information:

Attached Below

Listing Agent:

Jamie Barnes: 660-851-1125 or
Jamie@barnesrealty.com

Location:

Property is located 5.5 miles west of Amazonia on road 401

Improvements:

None

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



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 The listing may be withdrawn with or without approval.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:

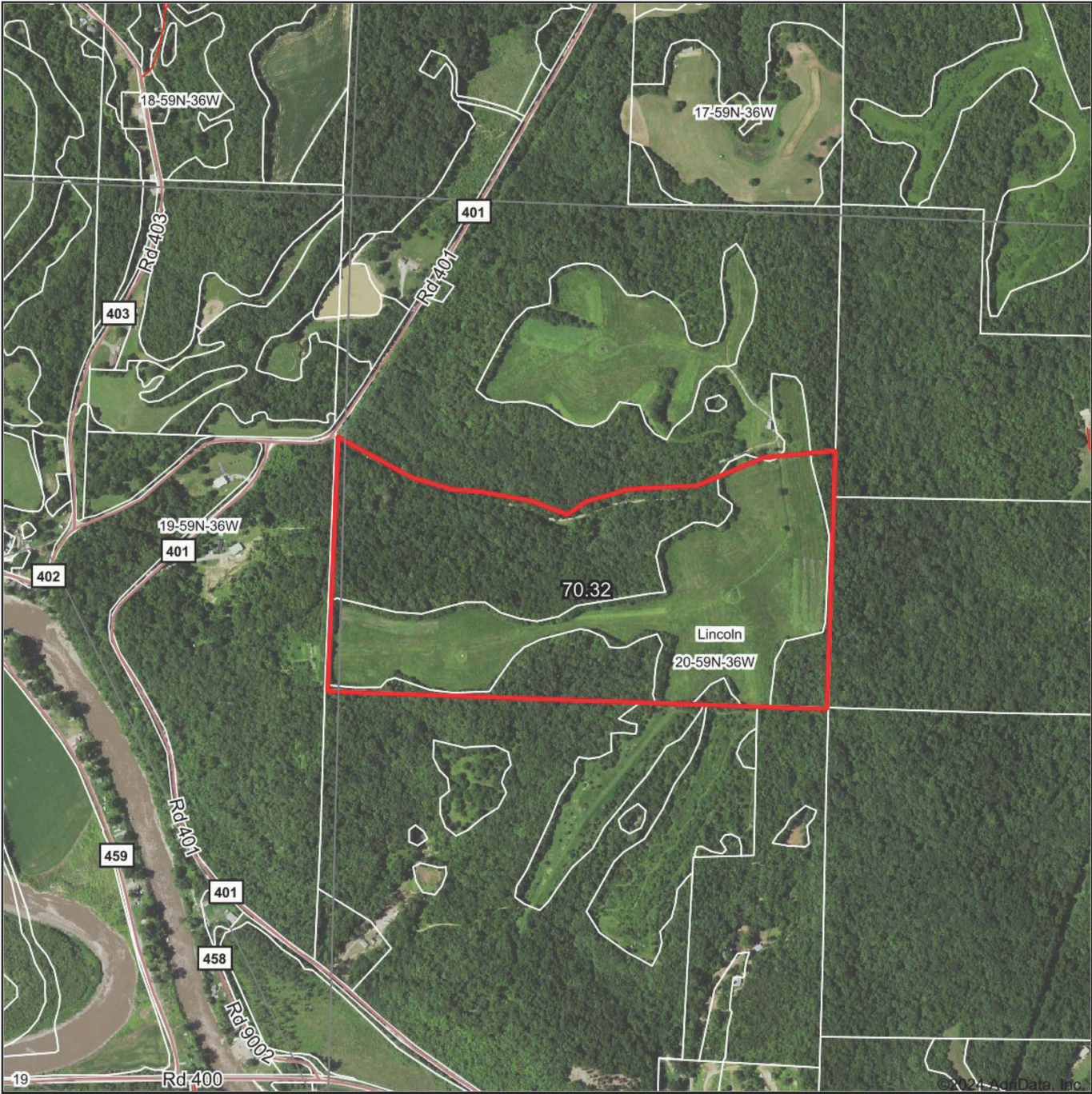
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

PHOTOS



SURETY MAPS

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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Boundary Center: 39° 55' 5.45, -94° 58' 12.04

20-59N-36W
Andrew County
Missouri

0ft 821ft 1642ft

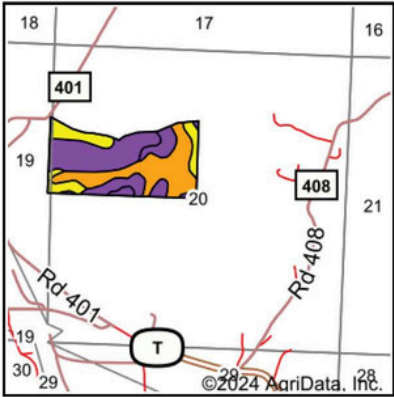
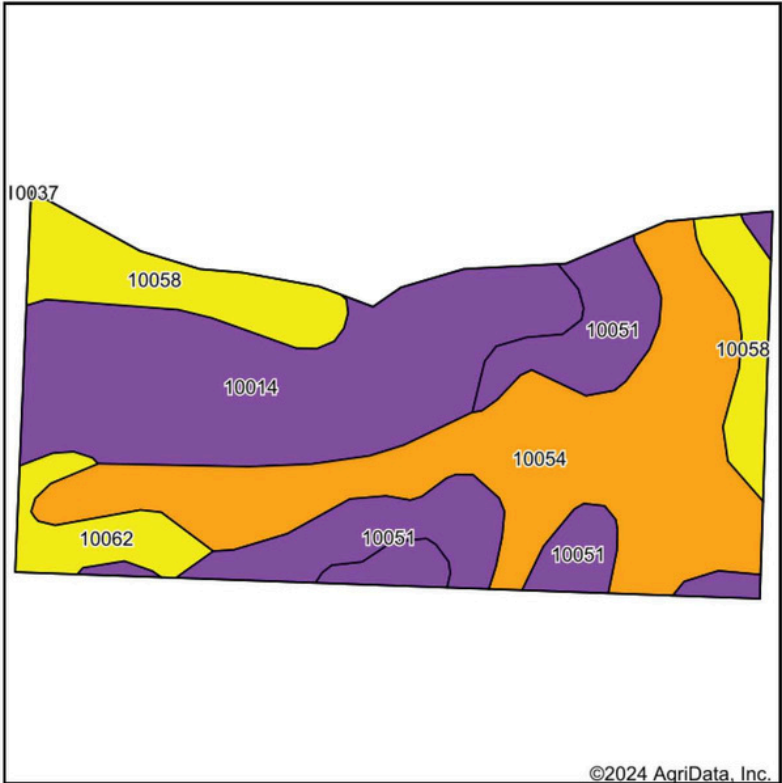


7/11/2024

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

SURETY MAPS

Soils Map



State: **Missouri**
County: **Andrew**
Location: **20-59N-36W**
Township: **Lincoln**
Acres: **70.32**
Date: **7/11/2024**



Maps Provided By:



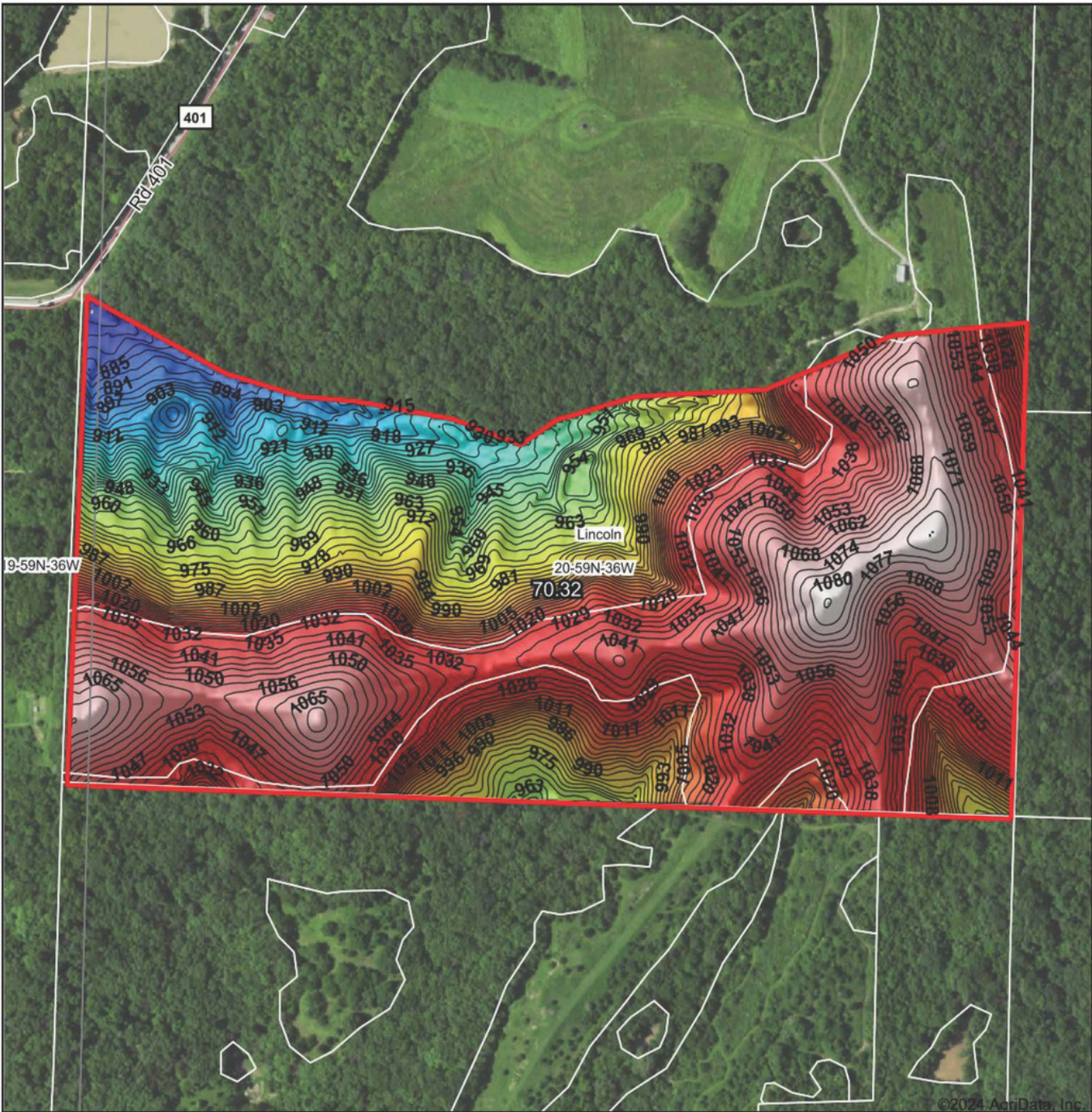
Soils data provided by USDA and NRCS.

Area Symbol: MO003, Soil Area Version: 25									
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
10054	Knox silt loam, 5 to 9 percent slopes	23.84	33.9%		IIIe	85	85	73	75
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	22.84	32.5%		VIIe	15	15	12	9
10051	Knox silt loam, 20 to 35 percent slopes, eroded	11.46	16.3%		VIe	54	54	35	37
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	8.84	12.6%		IVe	69	69	52	49
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	3.34	4.7%		IVe	73	73	63	61
Weighted Average					4.96	*n 54.6	*n 54.6	*n 43.9	*n 43.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

SURETY MAPS

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 3

Min: 870.7

Max: 1,083.5

Range: 212.8

Average: 1,010.7

Standard Deviation: 48.65 ft

0ft 434ft 868ft

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20-59N-36W
Andrew County
Missouri

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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 39° 55' 5.45, -94° 58' 12.04

FSA INFORMATION



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. © 2024 NPS

Andrew Co. FSA

C=Com-Yel-gr CW=Corn-Whe-gr
Amy=Corn-Amy-gr Wxy=Corn-Wxy-gr
SB=Soybn-com-gr Milo=Sorgh-grs-gr
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 660 feet

Program Year: 2024

Created: 9/4/2024

Flown: 2022-7-10

Farm 6258

Tract 12724

FSA INFORMATION

MISSOURI
ANDREW
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

 United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 6258
Prepared : 9/4/24 3:16 PM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-003-2024-53
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
69.97	28.80	28.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	28.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number : 12724
Description : S20-T59N-R36W
FSA Physical Location : MISSOURI/ANDREW
ANSI Physical Location : MISSOURI/ANDREW
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 29-003-2024-52

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.97	28.80	28.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.80	0.00	0.00	0.00	0.00	0.00

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MISSOURI
ANDREW
Form: FSA-156EZ



FARM : 6258
Prepared : 9/4/24 3:16 PM CST
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DCP Crop Data

Tract 12724 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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