



# PUBLIC OFFERING

42.39 Acres, Platte County, MO  
**October 26, 2016 at 10:30 am**

To be held at the Barnes Realty Office in the Lower level located at  
1708 Prairie View Rd, Suite B, Platte City, MO 64079.

*This affordably sized parcel is AAA quality with good drainage and excellent soil types. It will make someone an excellent investment!*

**LOCATION:**

Just West of MO-273 S/MO-45 S  
on Woolston Rd. in Platte County, MO

**FSA INFORMATION:**

According to the FSA 156 & 578:

Farmland: 44.79 ac

Cropland: 41.63 ac

Corn: 10 base ac PLC Yield: 133 bu/ac

Soybeans: 29.6 base ac PLC Yield: 45 bu/ac

**IMPROVEMENTS:**

This property is unimproved.

**TAXES:**

Real Estate: 2015 taxes on 42.39 were  
\$248.88/taxable acre.

Sr. Citizens Levy:

2015 Levy taxes on 42.39 acres were  
\$2.22 total per tract.

Drainage:

2015 Drainage taxes on 42.39 acres were \$3.41  
total per tract.

**RENTAL STATUS:**

Available for immediate possession.

**DISCLOSURE:**

A small home site portion of this parcel in the North East corner has been accepted out and is not part of the property for sale. The small home site is owned by the United States Government. Please contact Jamie Barnes for more information.

**LISTING AGENT:**

Jamie Barnes (660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)



Terms: 10% down auction day. Property will be sold/purchased as is, non-contingent on buyer financing, to the highest bidder, subject to seller's confirmation. Announcement made on day of sale take precedence. Possession at closing. Closing will occur on or before November 25, 2016 at 10:30 am at the First American Title in St. Joseph, MO. 2016 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and title insurance will be divided equally between buyer and seller. Loan policy, if any, paid by buyer. **Barnes Realty is agent for the seller.**

**Rick Barnes, Broker: Barnes Realty 18156 Hwy 59, Mound City, MO 64470 • [www.BarnesRealty.com](http://www.BarnesRealty.com) • 1-800-648-3177**

42.39 Acres, Platte County, MO  
*Google Aerial*

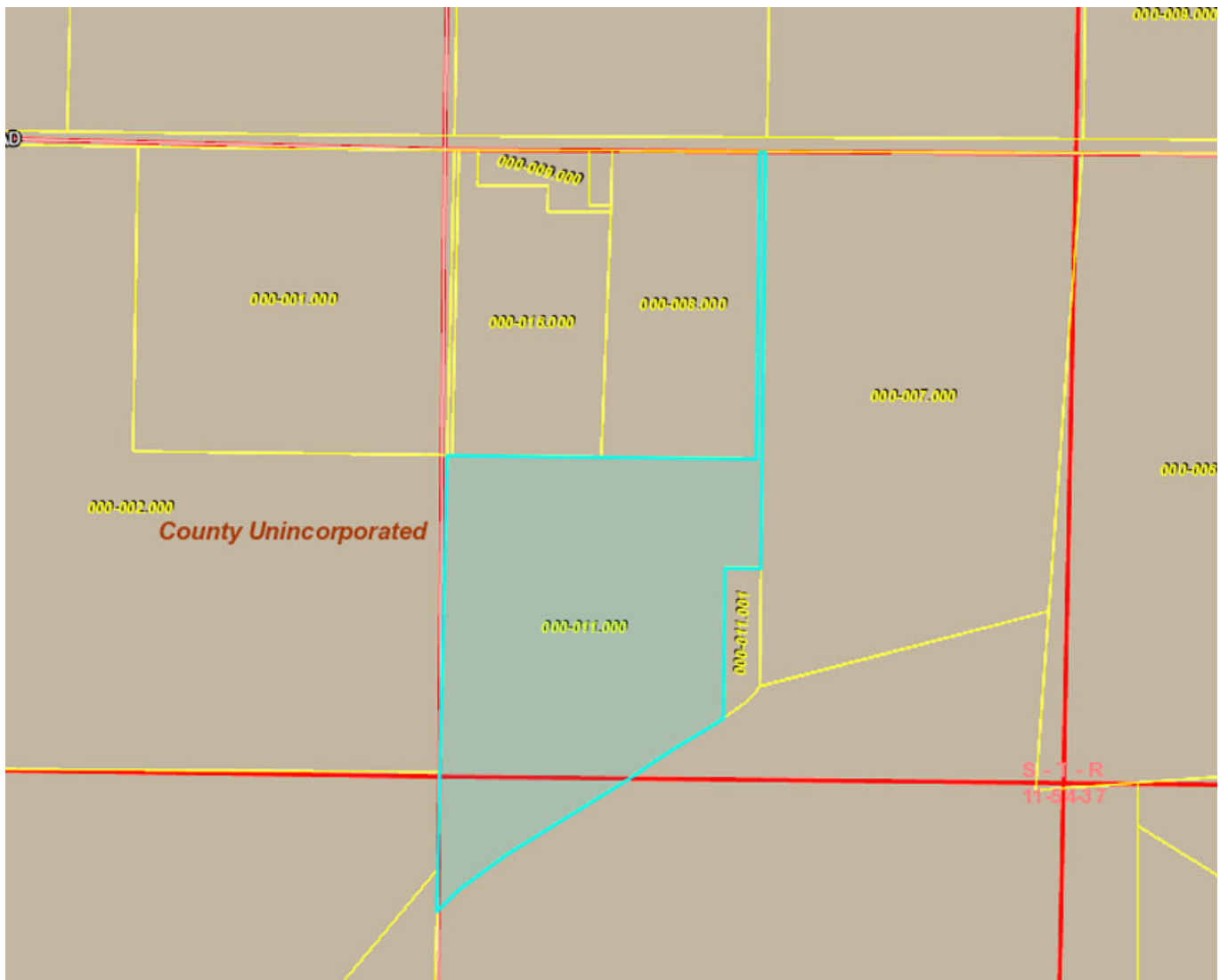


*Driving Map*



42.39 Acres, Platte County, MO

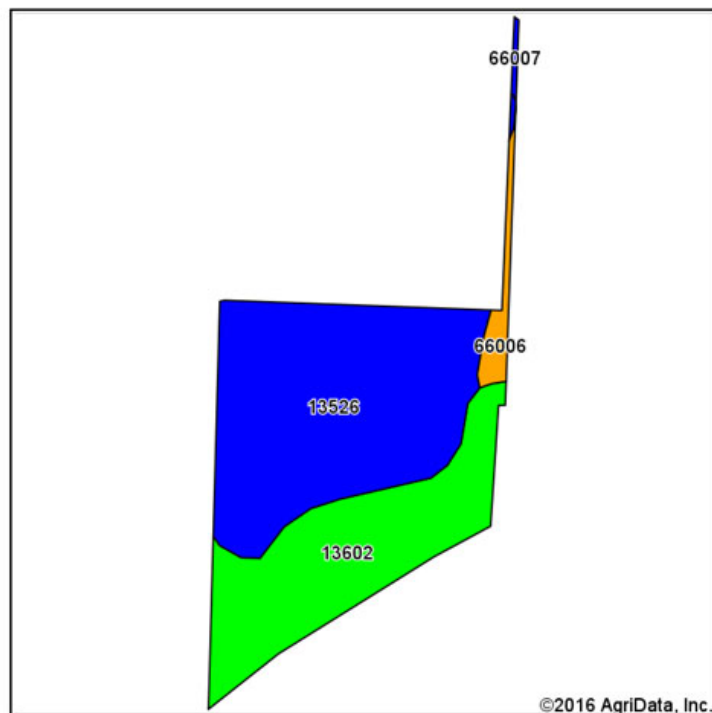
## *Tax Map*



42.39 Acres, Platte County, MO

## Soil Map

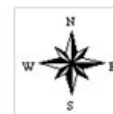
### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Platte**  
 Location: **11-54N-37W**  
 Township: **Marshall**  
 Acres: **42.36**  
 Date: **6/3/2016**



Area Symbol: MO165, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
13526	Haynie variant silt loam, 0 to 2 percent slopes, occasionally flooded	24.98	59.0%		IIw	65
13602	Haynie silt loam, 0 to 2 percent slopes, rarely flooded	15.78	37.3%		Iw	66
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.41	3.3%		IIIw	54
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	0.19	0.4%		Iw	55
Weighted Average						*n 65

Area Symbol: MO165, Soil Area Version: 14

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

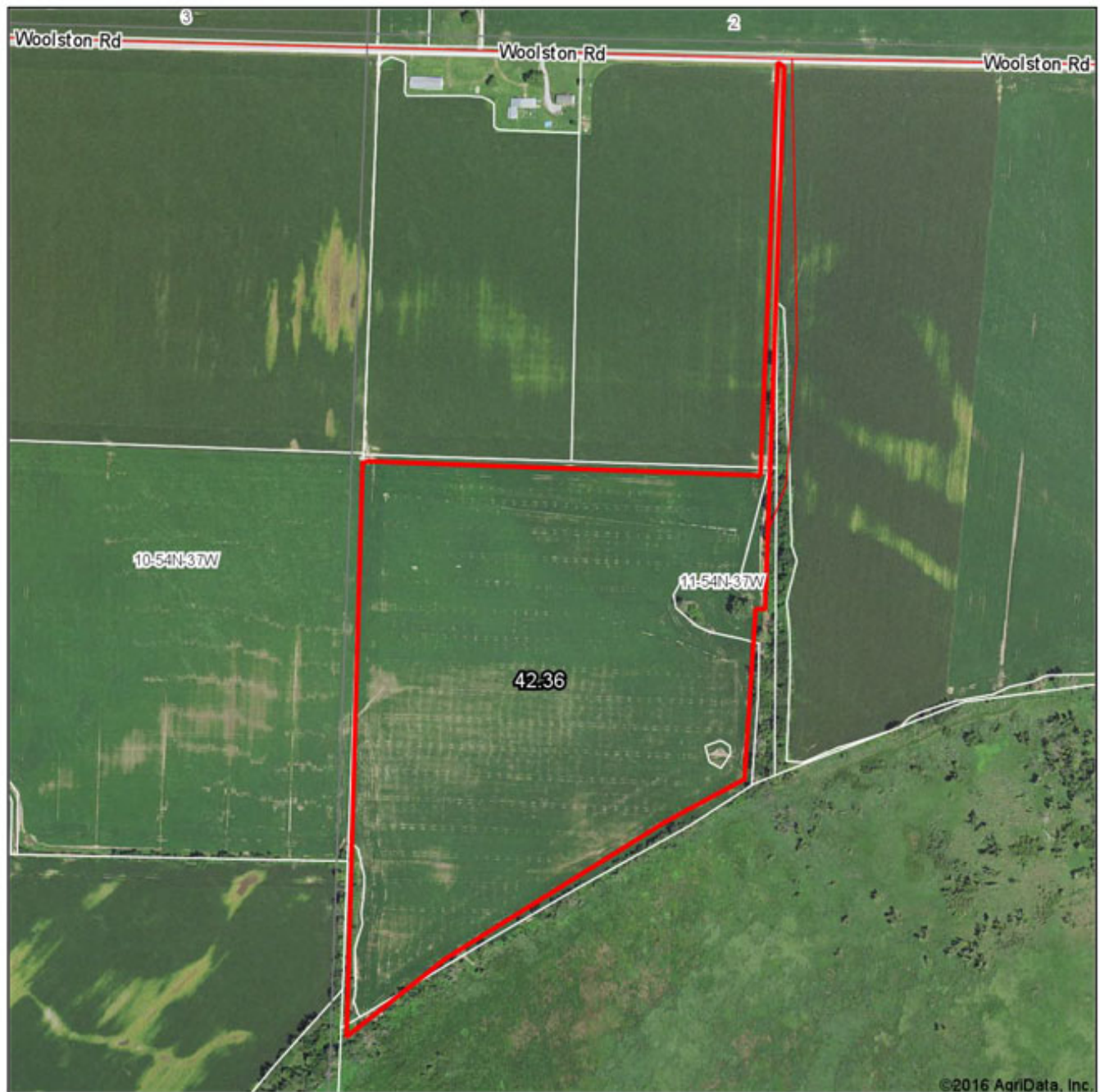
Soils data provided by USDA and NRCS.



42.39 Acres, Platte County, MO

***Surety Map***

**Aerial Map**

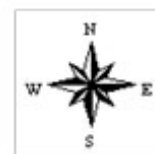


map center: 39° 30' 29.64, 95° 1' 47.16

0ft 505ft 1010ft

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**11-54N-37W**  
**Platte County**  
**Missouri**



6/3/2016

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

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***FSA Aerial***



**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.

**Platte Co. FSA**

C= yellow corn/grain/non-irrigated  
SB= common soybeans/grain/non-irrigated  
TOB= Tobacco  
H =mixed grass for hay  
P =mixed grass for pasture  
GLS=grass left standing  
\*Unless notated on Map

1:7,920



**Program Year: 2016**

Created: 6/8/2016

Flown: 2014-07-24

- clu
- crp
- plss

**Farm 985  
Tract 2106**

42.39 Acres, Platte County, MO

**FSA 156**

Missouri U.S. Department of Agriculture FARM: 985  
 Platte Farm Service Agency Prepared: 8/12/16 8:50 AM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2016  
 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 [REDACTED] Farm Identifier C2 Recon Number

Farms Associated with Operator:  
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
44.79	41.63	41.63	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	41.63	0.0	0.0				

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction
			ARC-IC NONE	ARC-CO SOYBN	
CORN	10.0			PLC CORN	133
SOYBEANS	29.6			PLC-Default NONE	45
Total Base Acres:	39.6				

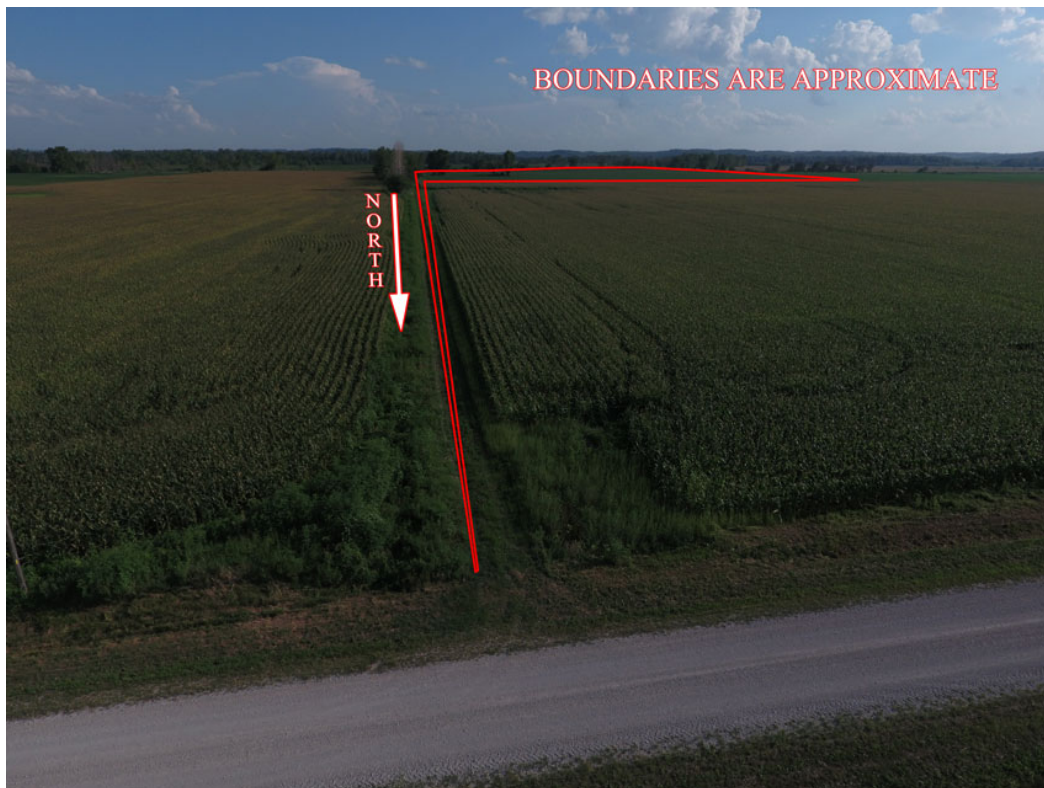
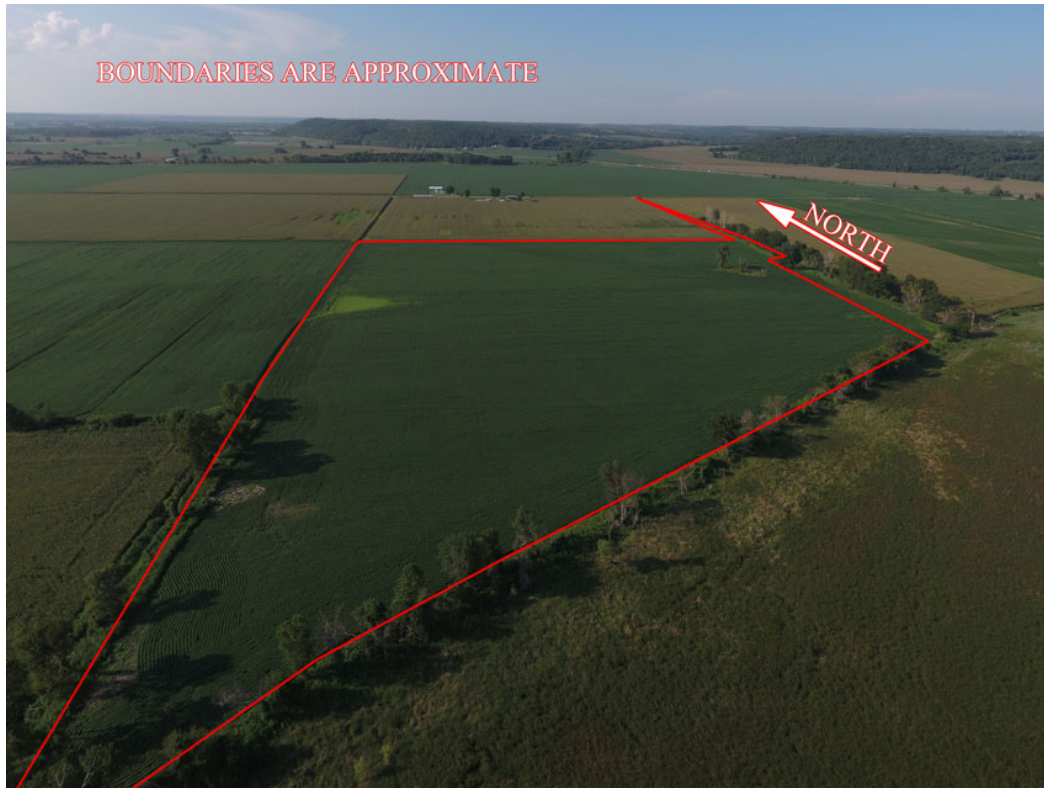
Tract Number: 2106 Description: C2/ S11-T54-R37 FAV/WR History  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
44.79	41.63	41.63	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	41.63	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	10.0		133	0.0		
SOYBEANS	29.6		45	0.0		
Total Base Acres:	39.6					



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*Aerial Photos*





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