



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

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Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

119 Acres, Grundy County, MO

Here's a highly tillable, good-producing tract that that will be easy to rent and the taxes are reasonable. I'd much prefer to have my money in this farm than in the bank!

LOCATION:

From the Intersection of HWY 65 and E 10th Street in Trenton, MO, travel East on E 10th Street approximately 4 ¼ miles then turn left onto State HWY N. Travel Northeast on State HWY N for approximately 3 ¾ miles then turn right on to NE Liberty Street. Head North on NE Liberty Street for approximately 1 ¼ miles and the farm will be on the North side of the road.

PRICE:

~~\$3,496.66/Taxable acre or \$416,277.76.00 total~~

REDUCED PRICE:

\$2,995.00/Taxable acre or \$356,405.00 total

FSA INFORMATION:

According to the FSA 156:

Farmland: 123.04 acres

Cropland: 102.1 acres

Corn: 0.6 base acres PLC Yield: 85 bu/ac

Sorghum: 4.4 base acres PLC Yield: 79 bu/ac

IMPROVEMENTS:

The tract is unimproved.

TAXES/TAXABLE ACRES:

2015 taxes were \$232.82 on 119.05 taxable acres

RENTAL STATUS:

The farm is cash rented to a good long-term local farmer.

LISTING AGENT:

Rick Barnes (660) 851-1152 or
rickey@barnesrealty.com

BROKER PARTICIPATION:

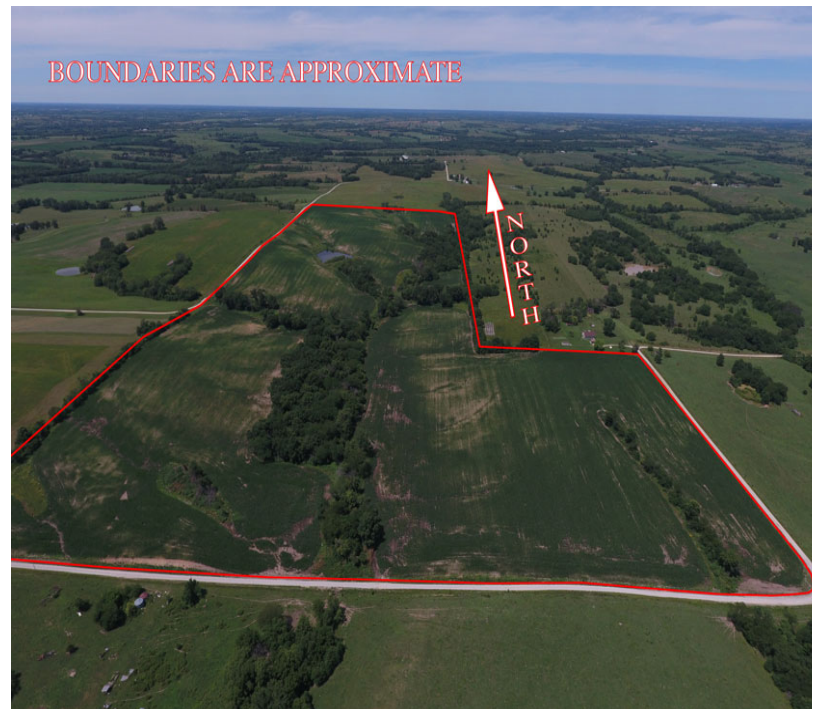
Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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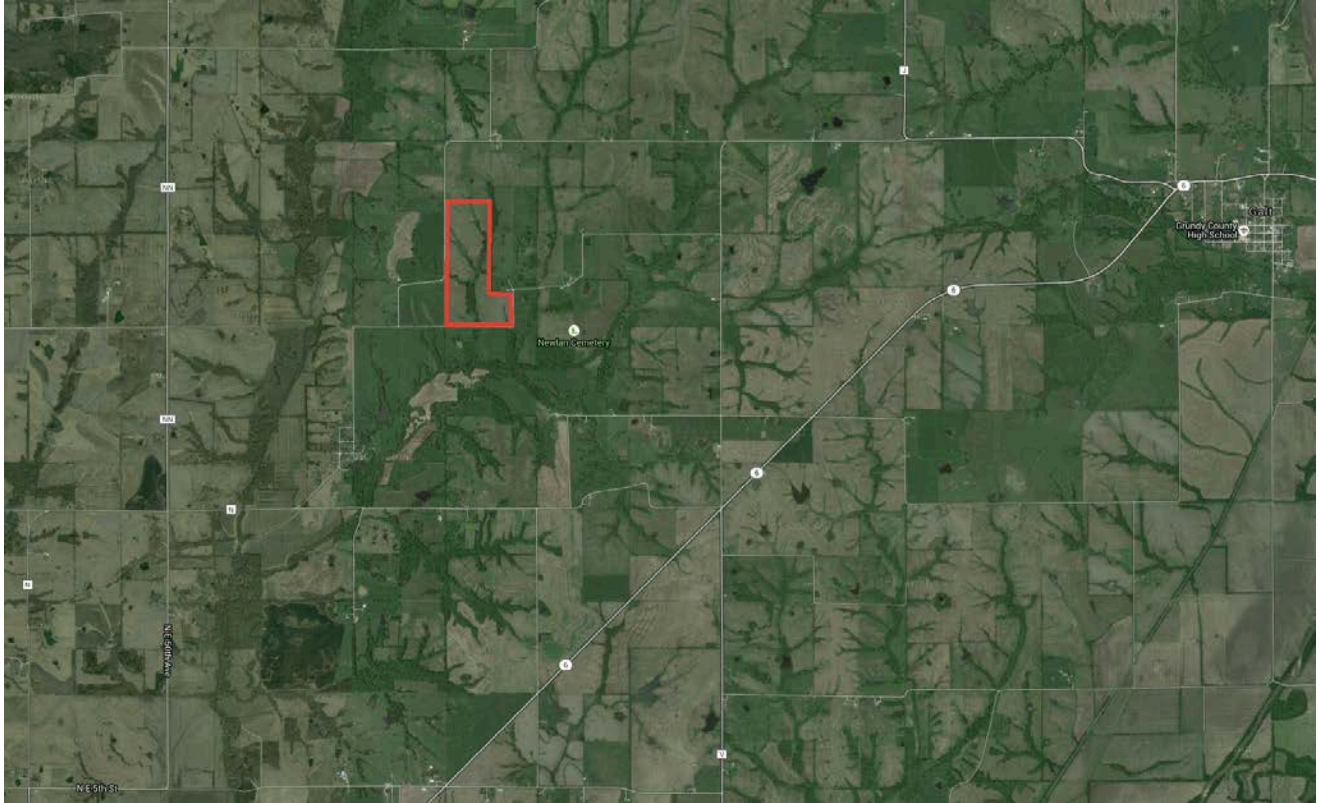
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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

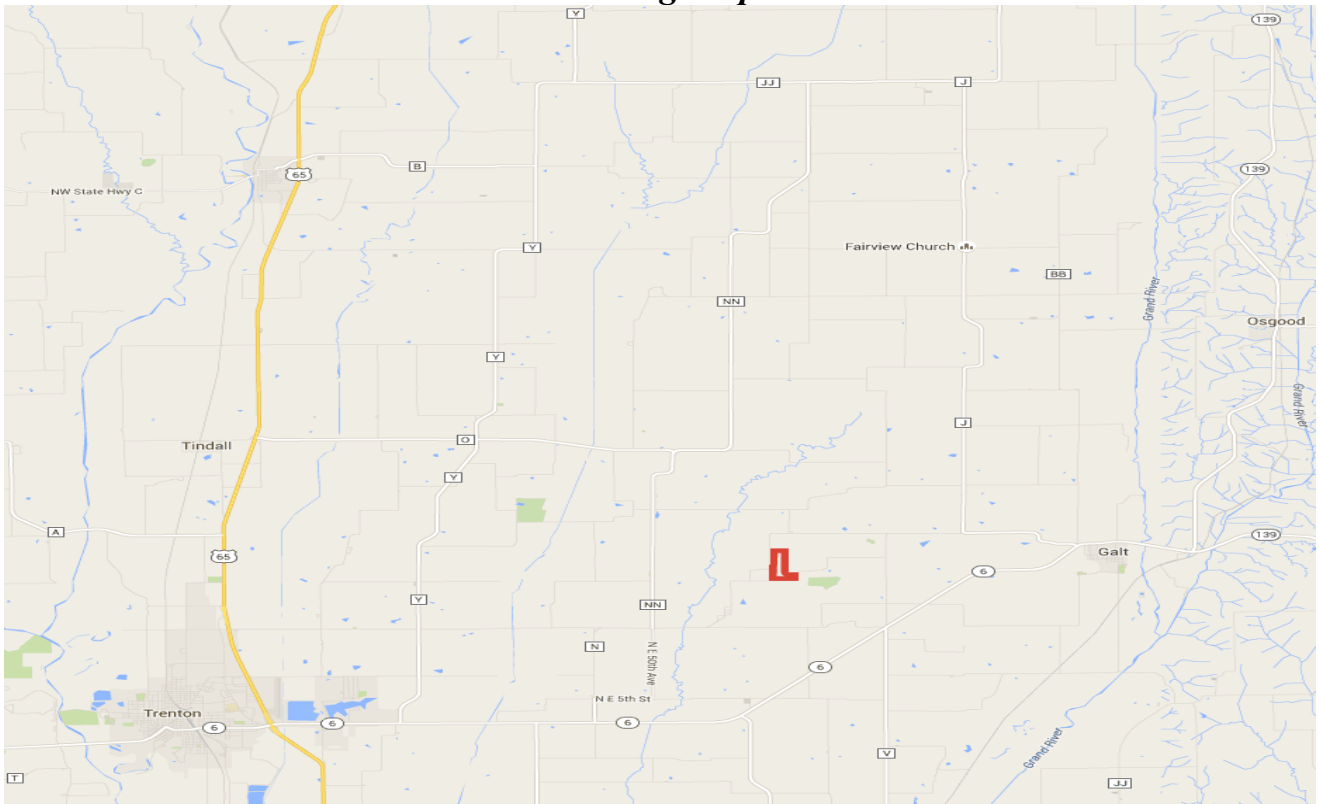
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



119 Acres, Grundy County, MO
General Location Aerial

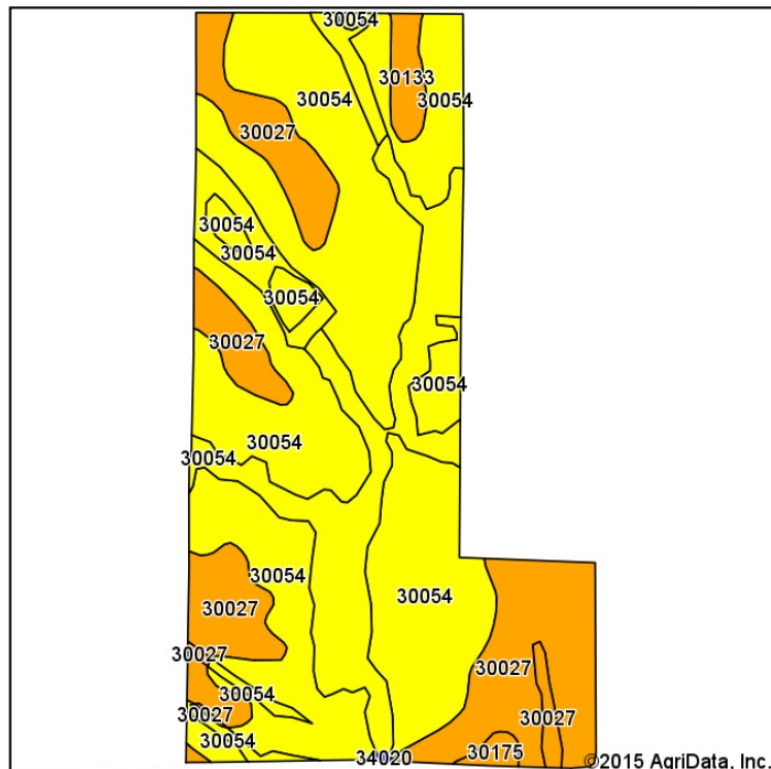


Driving Map

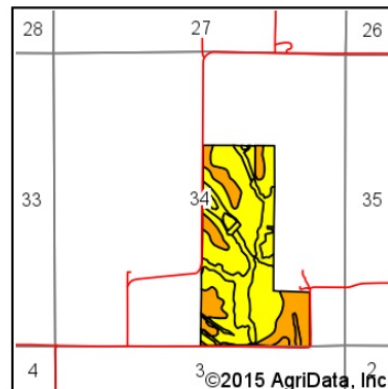


119 Acres, Grundy County, MO Soil Map

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Grundy**
Location: **34-62N-23W**
Township: **Liberty**
Acres: **123.04**
Date: **8/21/2015**

Maps Provided By:



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Area Symbol: MO079, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30054	Gara clay loam, 9 to 14 percent slopes, eroded	92.11	74.9%		IVe	55
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	28.00	22.8%		IIIe	52
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	2.13	1.7%		IIIe	58
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	0.73	0.6%		IIIe	56
34020	Colo silty clay loam, 2 to 5 percent slopes, frequently flooded	0.07	0.1%		IIw	86
Weighted Average						54.4

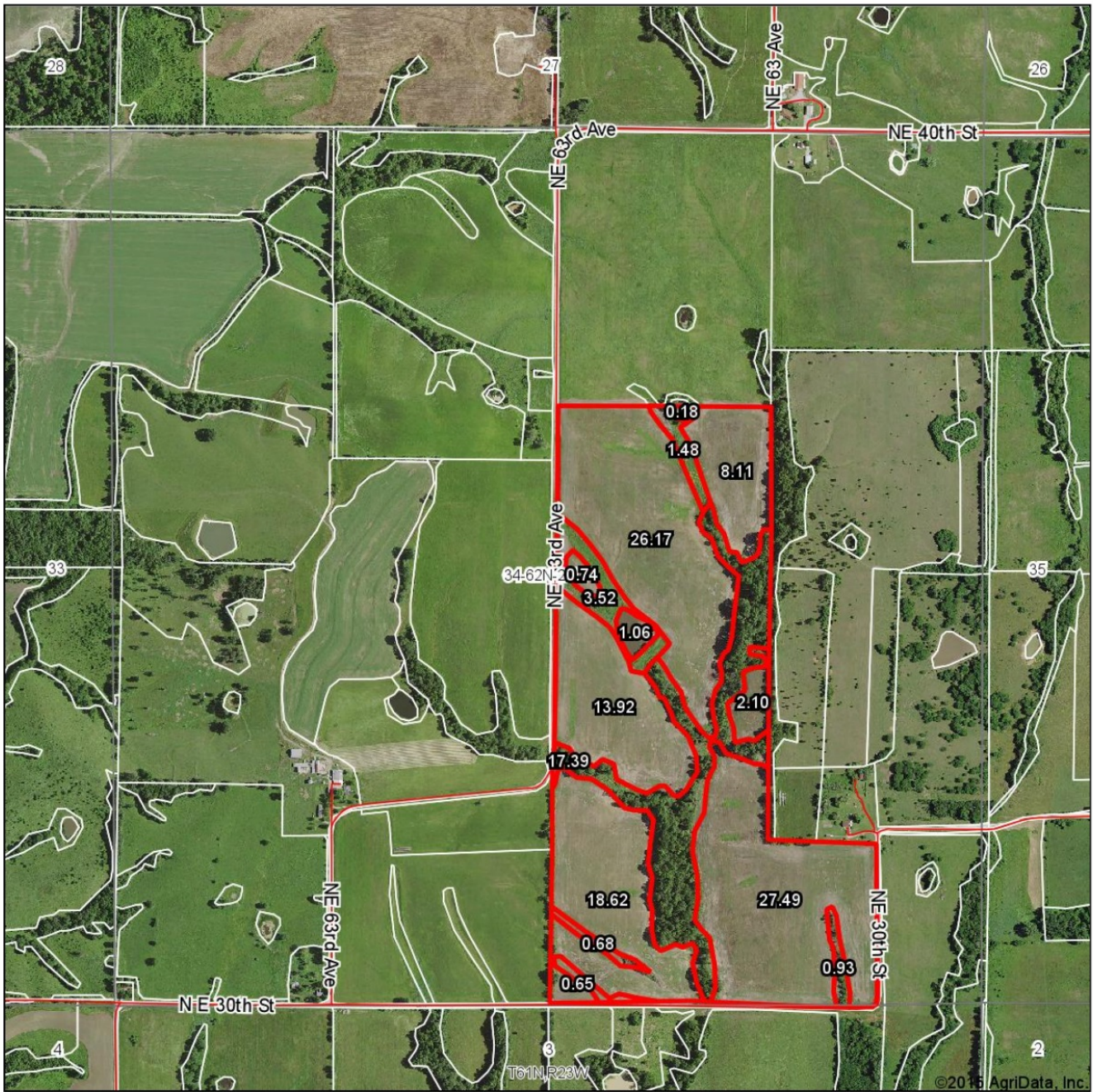
Area Symbol: MO079, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

119 Acres, Grundy County, MO
Surety Aerial

Aerial Map



map center: 40° 7' 37.86, 93° 28' 15.71

scale: 10819



8/21/2015

34-62N-23W
Grundy County
Missouri

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

119 Acres, Grundy County, MO
FSA 156

MISSOURI
GRUNDY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3094

Prepared : May 10, 2016

Crop Year : 2016

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
123.04	102.10	102.10	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	102.10	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	0.60	0.00	0	85	
Grain Sorghum	4.40	0.00	0	79	
TOTAL	5.00	0.00			

NOTES

Tract Number : 3045

Description : K6 SECS. 27, 34, T62N R23W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
123.04	102.10	102.10	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	102.10	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	0.60	0.00	0	85
Grain Sorghum	4.40	0.00	0	79
TOTAL	5.00	0.00		

NOTES

**119 Acres, Grundy County, MO
FSA Aerial**



Created: 1/22/2016

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.

Grundy County FSA

3415 Oklahoma Ave.

Trenton, MO 64683

Phone: (660)359-2006

Fax: (855) 863-7031

email: motrenton-fsa@one.usda.gov

1:7,920

**All Measurements are
For FSA Programs Only**

- clu
- crp
- plss

**Farm 3094
Tract 3045**



119 Acres, Grundy County, MO
Aerial Photos



119 Acres, Grundy County, MO



119 Acres, Grundy County, MO

