



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

195.9 Acres, Andrew County, MO

Outstanding home offered on 195.9 Acres!! This property is located just East of Savannah, MO yet less than 10 minutes from the North End of St Joseph, MO! This property includes several barns and plenty of storage. If you like fruits & berries, there are bushes, vines and fruit trees galore!!! This is a set up you definitely have to see to appreciate!! With the spring fed creeks & stocked ponds, you can only imagine the abundance of deer, turkey & quail that roam near by!

LOCATION:

East of Savannah, MO, yet less than 10 minutes from the North End of St Joseph, MO. *(See driving map for details)*

PRICE:

\$1,595,000.00

FSA INFORMATION:

According to the FSA 156:

Farmland: 192.26 ac Corn: 42.1 base ac PLC Yield: 114 ba
 Cropland: 133.8 ac Soybeans: 42.1 base ac PLC Yield: 38 ba



IMPROVEMENTS: So many upgrades!

***Please see attached pages for even more detailed information!*

TAXES/TAXABLE ACRES:

Taxes in 2015 on home & 195.9 taxable acres were \$5,596.94.

RENTAL STATUS:

Available for possession at time of closing

LISTING AGENTS:

Rick Barnes (660) 851-1152 or rickey@barnesrealty.com
 Jamie Barnes (660) 851-1125 or jamie@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 property owners.

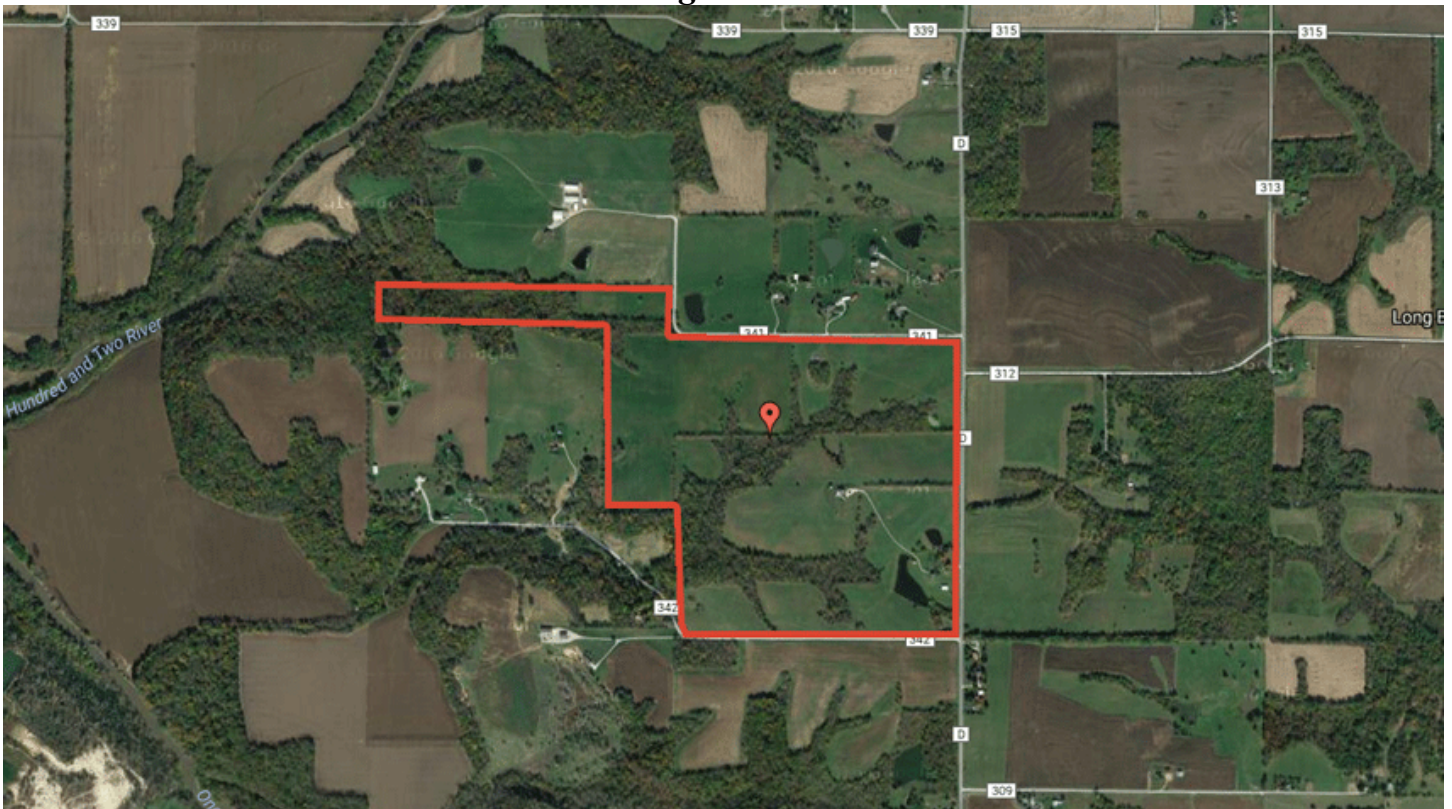
Built in 2005/Completed in 2006 3 Bedroom home 3 1/2 Bath/1-full/3-Half 1-Jack & Jill Large 3 car garage Mechanical room w/ storage Gate System Lighting rods Wired for Security System Lower level walk-out Greenhouse Sound system Icynene foam insulation in attics <u>Berries + More:</u> *Blueberries*Wild Black & Red Raspberries* Strawberries* Wild Gooseberries*12-Concord Grape Vines*Currants*Nanking Bush Cherries*Rhubarb patch*Asparagus patch	Argon gas windows Elevator (to all 3 floors) Pool table Dry Sauna Fenced garden areas City water 1- Well that runs to the house for utility 1- Hand pump well Potting shed Chicken Coop Small garage Metal garage w/cement floor Older wood barn Metal barn w/ a cement floor.	Spring fed creeks 2- Spring fed ponds stocked w/ Bass. One small Spring fed pond Electricity line to grass pad Sunroom Central Vacuum system (all 3 floors) Trash service available High efficiency wood burning fireplace insert in lower level. <u>Trees & Bushes:</u> Walnut*4-Cherry*Missouri pecan2-Apple*2-Peach* 1-Mulberry* Pine*Oak* Locust Hedge*Birch
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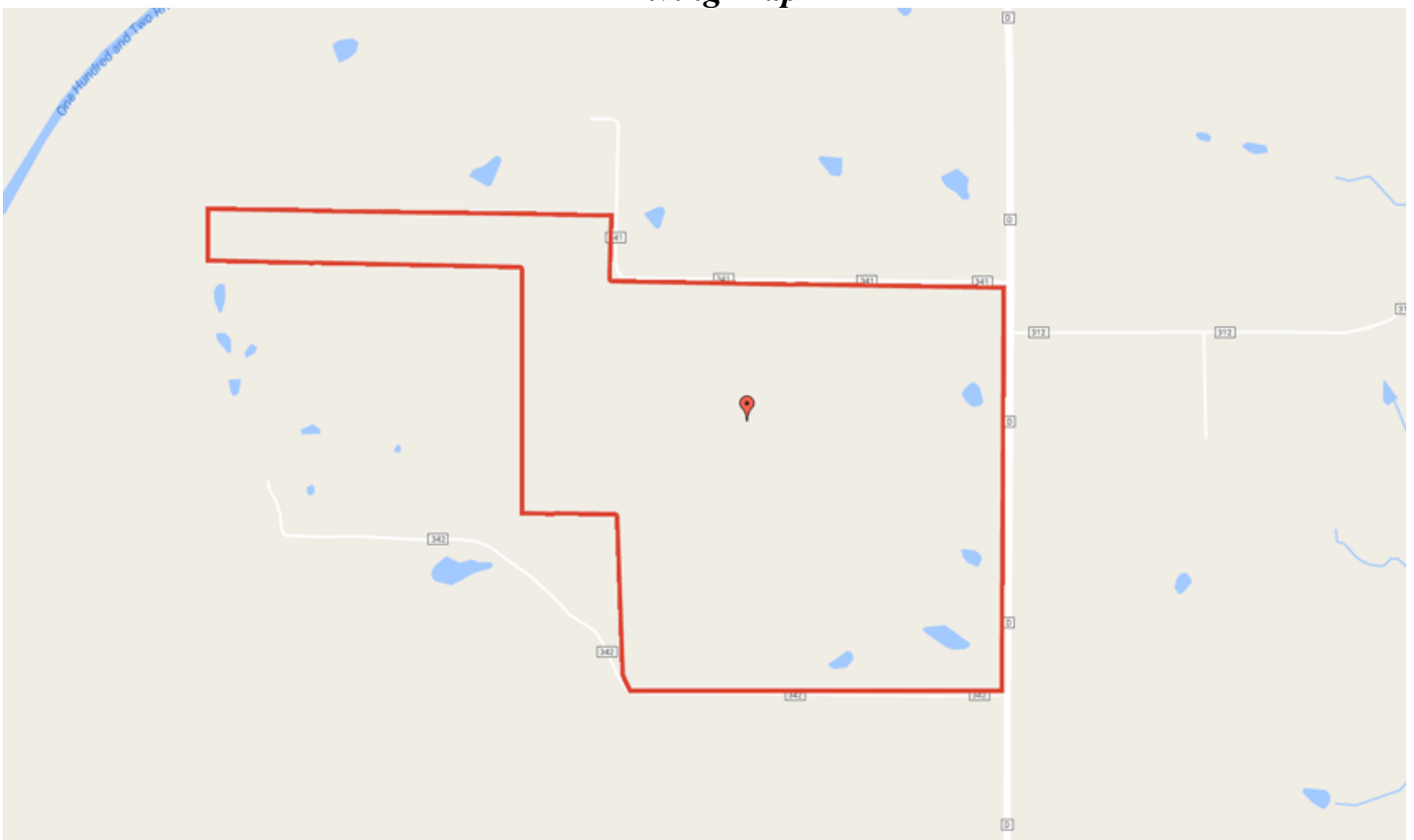
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy him self 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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE: (660)-442-3177.

195.9 Acres, Andrew County, MO

Google Aerial



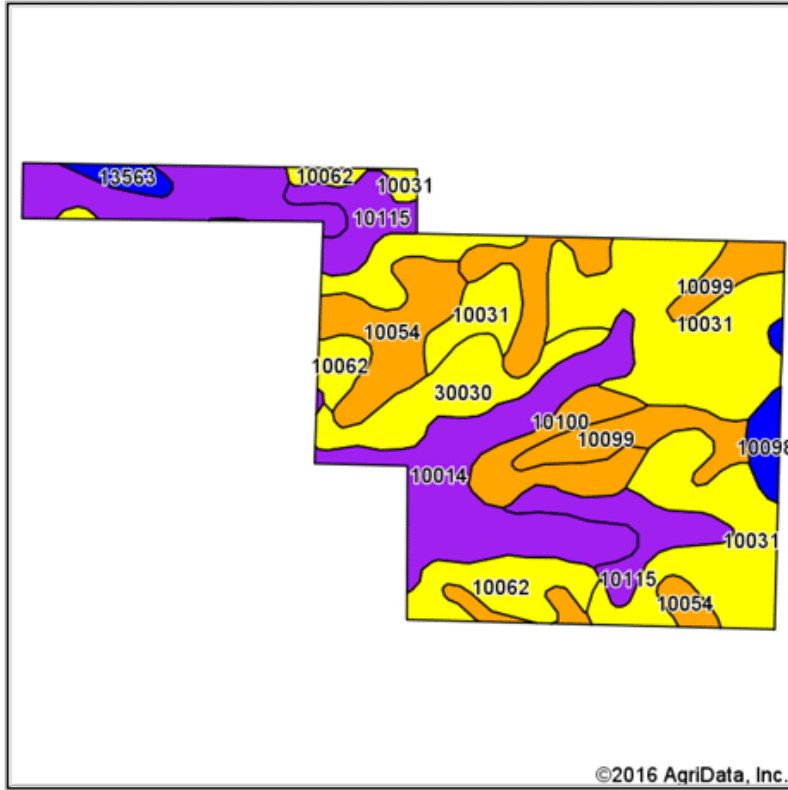
Driving Map



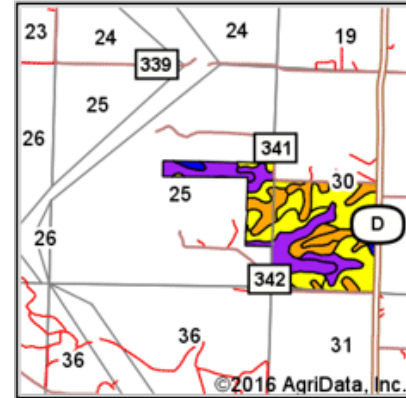
Field borders provided by Farm Service Agency as of 5/21/2008.

195.9 Acres, Andrew County, MO

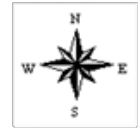
Soil Map Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **25-59N-35W**
 Township: **Rochester**
 Acres: **195.94**
 Date: **8/29/2016**



Area Symbol: MO003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	61.18	31.2%		IVe	56
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	40.39	20.6%		Vlle	9
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	19.90	10.2%		IIIe	80
10054	Knox silt loam, 5 to 9 percent slopes	16.73	8.5%		IIIe	83
10115	Rosendale silty clay loam, 9 to 30 percent slopes	15.74	8.0%		VIe	58
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	13.95	7.1%		IVe	62
30030	Armstrong clay loam, 9 to 14 percent, slopes, moderately eroded	12.72	6.5%		IVe	51
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	9.81	5.0%		IIIe	76
10098	Marshall silty clay loam, 2 to 5 percent slopes	3.28	1.7%		Ile	83
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	2.24	1.1%		IIw	85
Weighted Average						*n 53.1

Area Symbol: MO003, Soil Area Version: 15

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

195.9 Acres, Andrew County, MO

FSA 156 EZ

Missouri U.S. Department of Agriculture FARM: 2359
 Andrew Farm Service Agency Prepared: 8/30/16 10:39 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 Farm Identifier Recon Number
 H9/S30 & S25

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
192.26	133.8	133.8	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	133.8	0.0	0.0				

ARC-IC NONE	ARC-CO NONE	ARC/PLC PLC CORN , SOYBN	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	42.1		114	0.0
SOYBEANS	42.1		38	0.0
Total Base Acres:	84.2			

Tract Number: 1468 Description: J8-S25&30 S30-T59-R34&S25-T59-R35 FAV/WR History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
192.26	133.8	133.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	133.8	0.0	0.0		

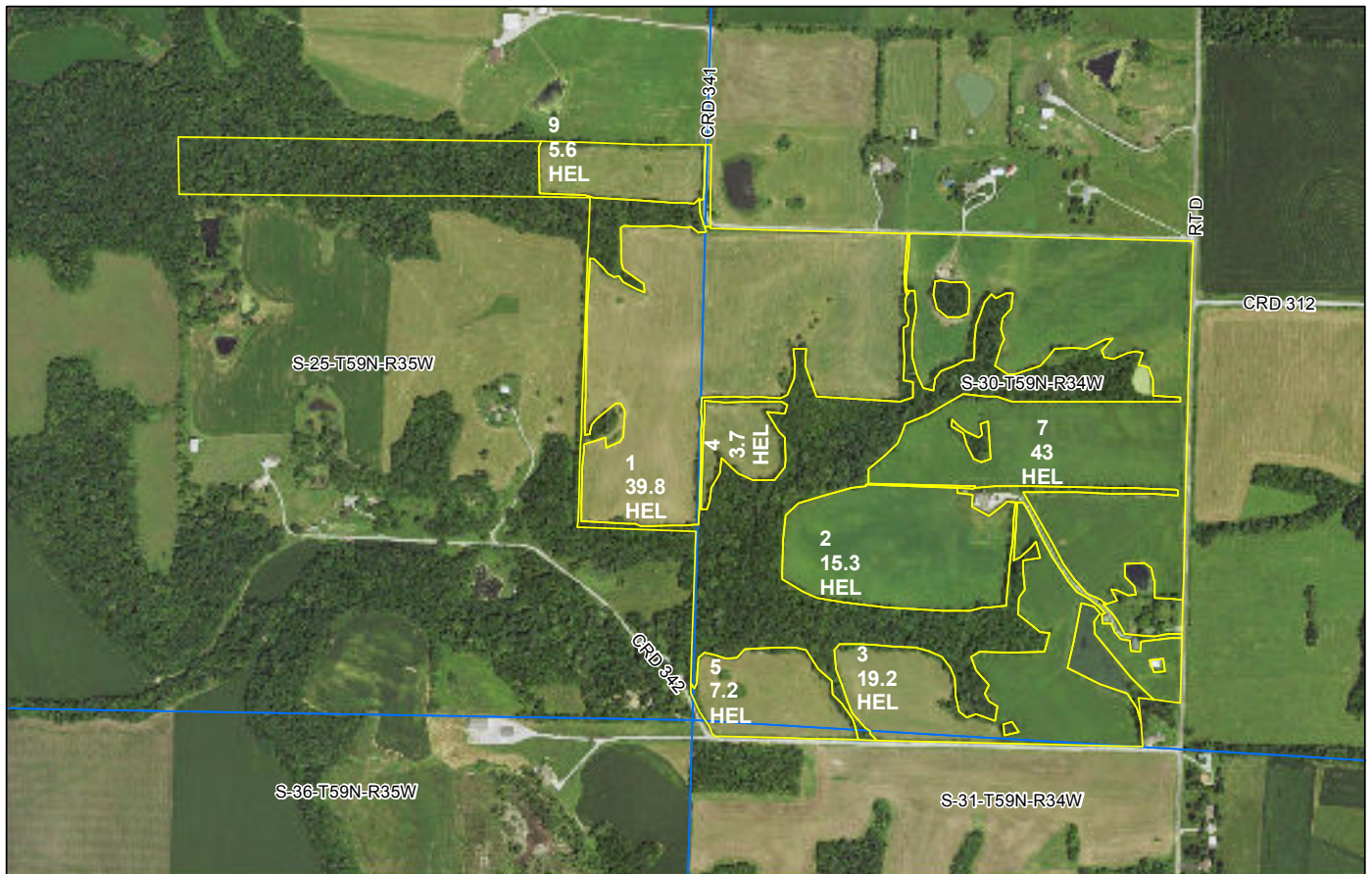
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	42.1		114	0.0
SOYBEANS	42.1		38	0.0
Total Base Acres:	84.2			

Owners:

Other Producers: None

195.9 Acres, Andrew County, MO

FSA Aerial Map



- crp
- clu
- plss

Farm 2359
Tract 1468

Corn: YC=YEL/GR WC=WHE/GR AC=AMY/GR
SWC=SWT/FH SB=Soybeans-COM/GR
SRW=Wheat-SRW/GR HRW=Wheat-HRW/GR
Oats: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG
Mixfg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG
LGMGZ=GZGLS=Grass-FTALS GS=Sorgh-GRS/GR
Garden: CG=CMGRD HG=HMGRD FLW=Fallow
*Non-Irrigated acres unless noted on map
PP=preventedplanted F=Failed I=Irrigated

Andrew Co. FSA

Program Year: 2016

Created: 6/2/2016

Flown: 2014-07-09

All Measurements are
For FSA Programs Only

1:7,920

Wetland Determination Identifiers

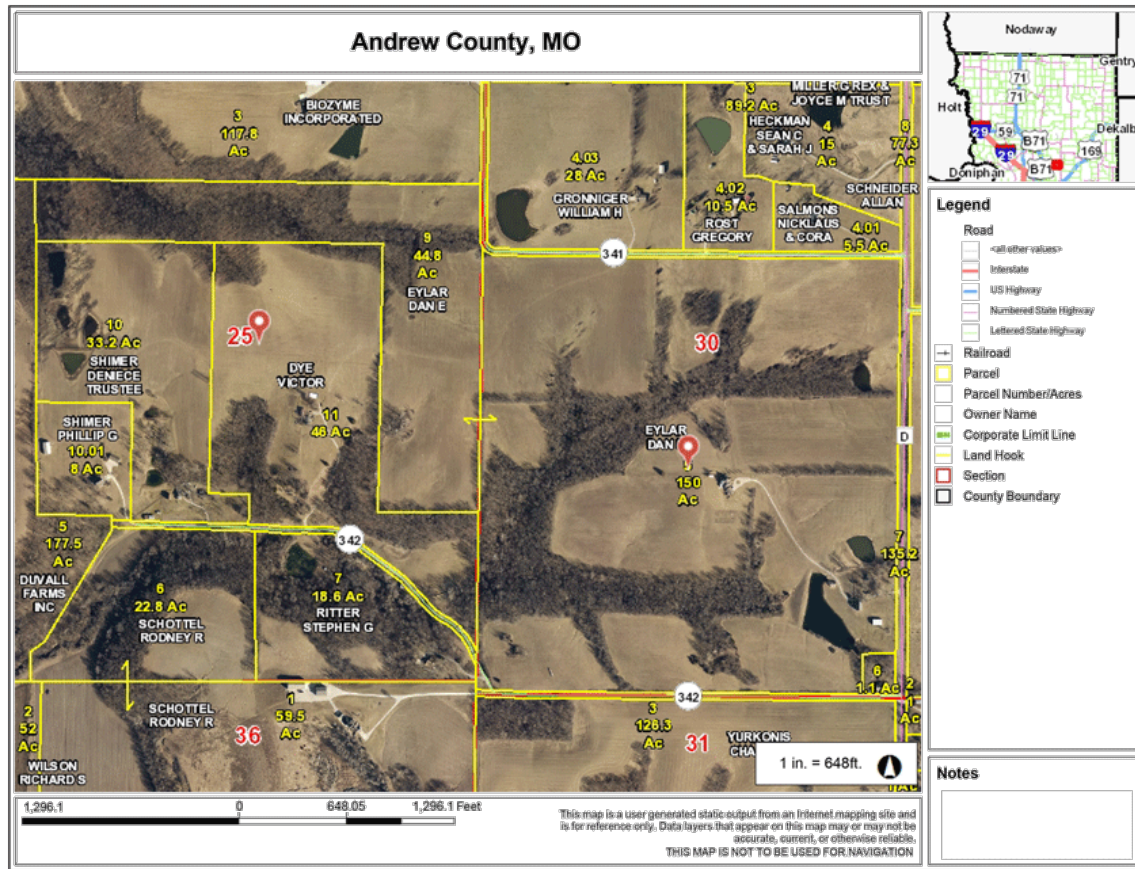
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

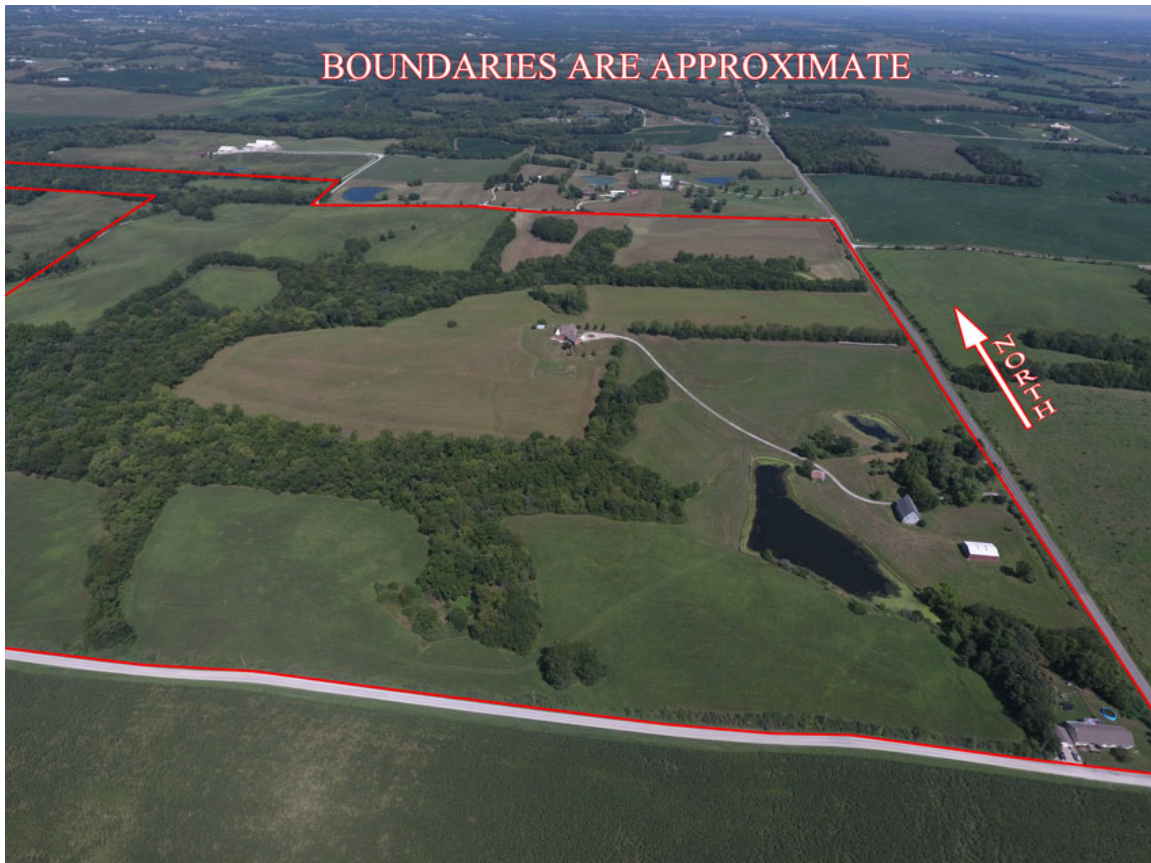


195.9 Acres, Andrew County, MO

Tax Map



Aerial Photos



195.9 Acres, Andrew County, MO



195.9 Acres, Andrew County, MO



Aerial Photos



195.9 Acres, Andrew County, MO



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Special Additional Features:

LARGE EAT-IN KITCHEN:

- Custom cabinets
- Custom Island w/outlets
- Built in hutch
- Dishwasher
- Garbage disposal
- Microwave
- Glass top range
- Refrigerator
- Kitchen sweep/kick plate

DINING ROOM:

- Bay window

CRAFT ROOM:

- Custom cabinets

LOWER LEVEL:

- 10 ft. ceilings
- T.V. area
- Exercise room
- Pool table
- Dry sauna
- Mirrored wall

BUTLER'S PANTRY W/SINK:

- Custom cabinets

LIVING AREA:

- Electric fireplace
- Built in bookcases
- Bay window

LAUNDRY ROOM:

- Washer & dryer
- Custom cabinets
- Custom bench
- Mud boot sink w/water hose
- 2-Electric burners under cabinet top (for canning)
- Exhaust fan

MASTER BATH:

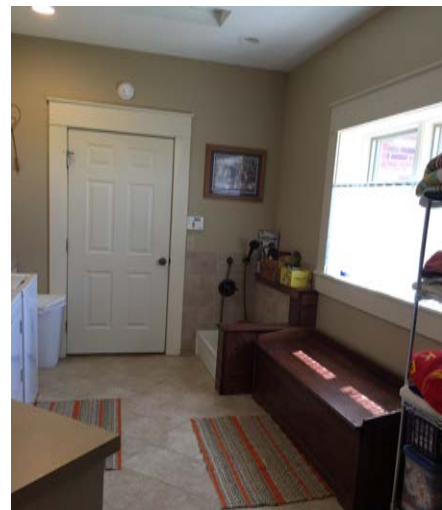
- Whirlpool tub
- Custom cabinets
- Shower w/handicap access
- 3-Walk-in closets
- His & Her sinks

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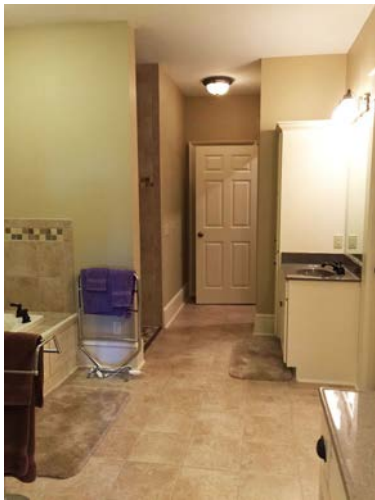
Inside Photos



195.9 Acres, Andrew County, MO



195.9 Acres, Andrew County, MO



195.9 Acres, Andrew County, MO

Upstairs Photos

