



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

84.4 Acres Andrew County, MO

Here is a good, smaller row crop farm with a great location alongside U.S. Highway 71 between Maryville and Savannah. It also touches State Route "A" on the south side of the farm. Its got good soils and it will be a good income producing farm. It's one of those farms that will pay its way, and someday it will be worth a premium because of its location.

LOCATION:

The farm is located on the northwest corner of the intersection of US 71 highway and State Route A, approximately 6 miles north of the town of Savannah. Route A runs directly into the town of Filmore, MO.

PRICE:

\$4,500.00/taxable acre or \$379,800.00 total

FSA INFORMATION:

There are 72.38 tillable acres in the farm.
FSA yield data will be **COMING SOON!!**

IMPROVEMENTS:

There is a smaller, relatively new grain bin on the farm that will greatly speed fall harvesting by allowing storage of overflow crop production till a rainy day when it can be emptied and hauled to town.

TAXES/TAXABLE ACRES:

2015 taxes were \$336.17 on 84.4 taxable acres.

RENTAL STATUS:

The farm is cash rented for the 2016 farming season for \$160 per acre times the 72.38 tillable acres for a total of \$11,850.80 per year. The present tenant will be interested in continuing with the farm or it can be rented to someone else in 2017.

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.



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 The listing may be withdrawn with or without approval.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.

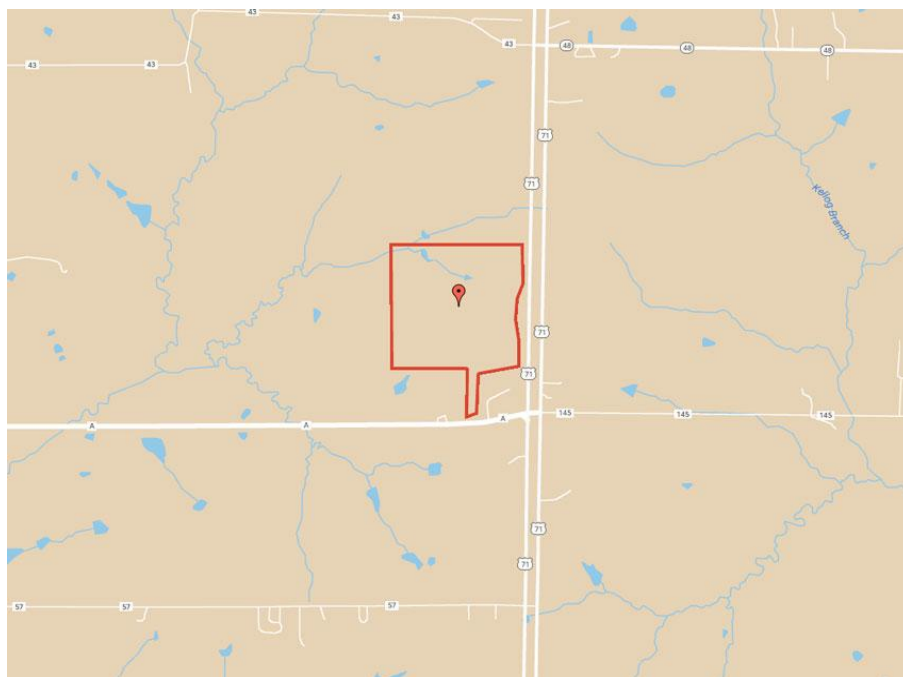
All inquiries, inspections, appointments, and offers must be sent through:

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

84.4 Acres Andrew County, MO
Google Aerial

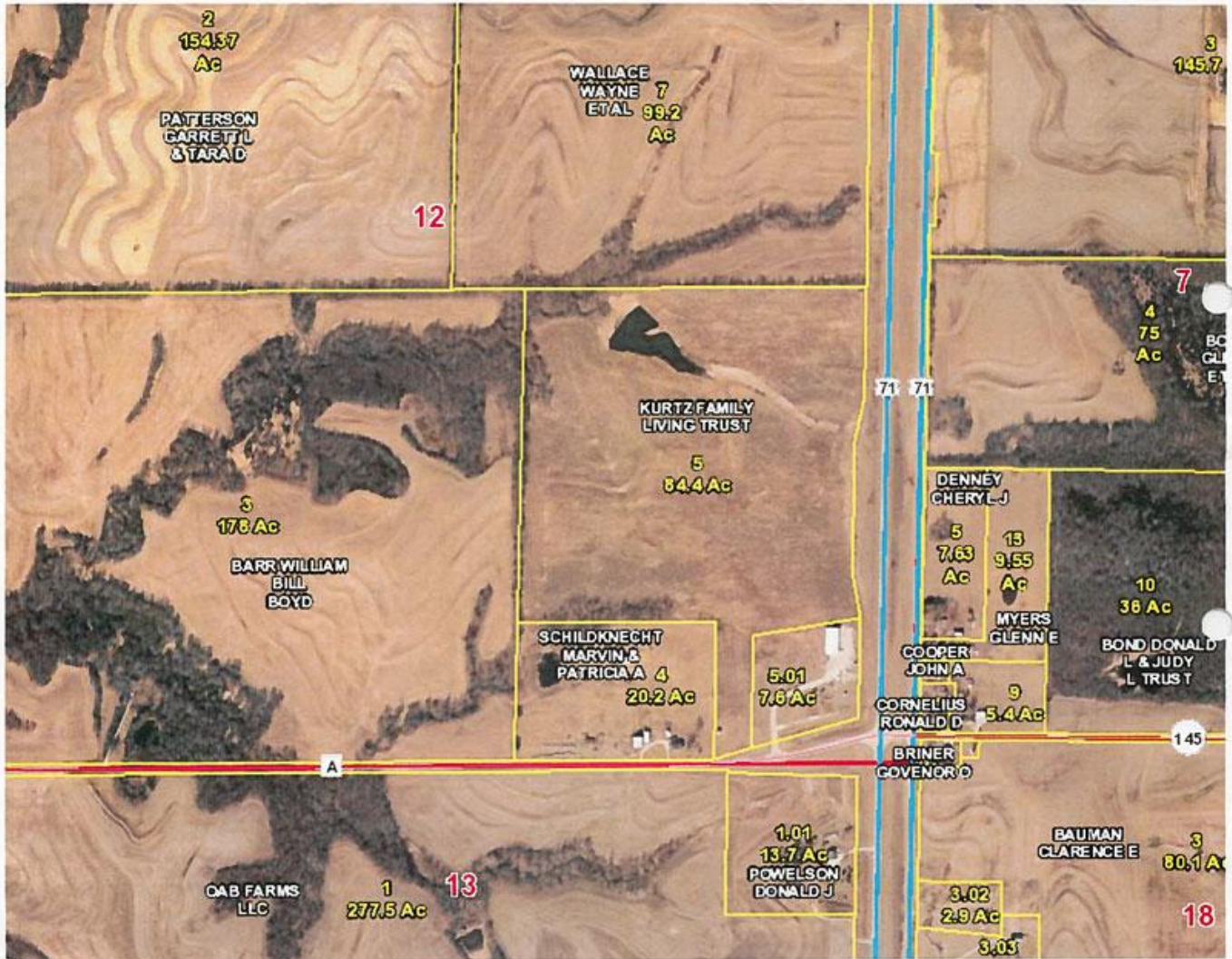


Driving Map



84.4 Acres Andrew County, MO

Tax Map



Aerial Map

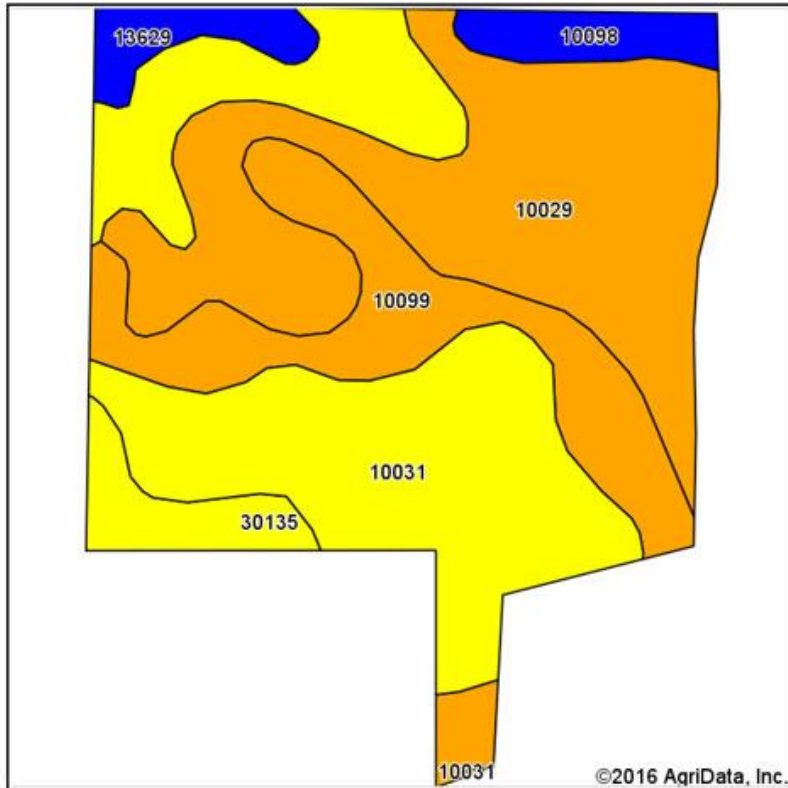


Field borders provided by Farm Service Agency as of 5/21/2008.

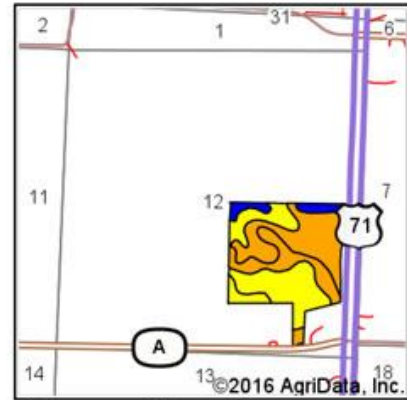
84.4 Acres Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **12-60N-36W**
 Township: **Jackson**
 Acres: **84.4**
 Date: **9/12/2016**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



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
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	28.74	34.1%		IIIe	59
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	21.60	25.6%		IVe	56
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.44	18.3%		IIIe	80
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	12.75	15.1%		IVe	58
10098	Marshall silty clay loam, 2 to 5 percent slopes	3.06	3.6%		Ile	83
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	2.81	3.3%		IIw	84
Weighted Average						*n 63.6

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.

84.4 Acres Andrew County, MO

Aerial Photos



BOUNDARIES ARE APPROXIMATE

NORTH

84.4 Acres Andrew County, MO



84.4 Acres Andrew County, MO



84.4 Acres Andrew County, MO

