



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

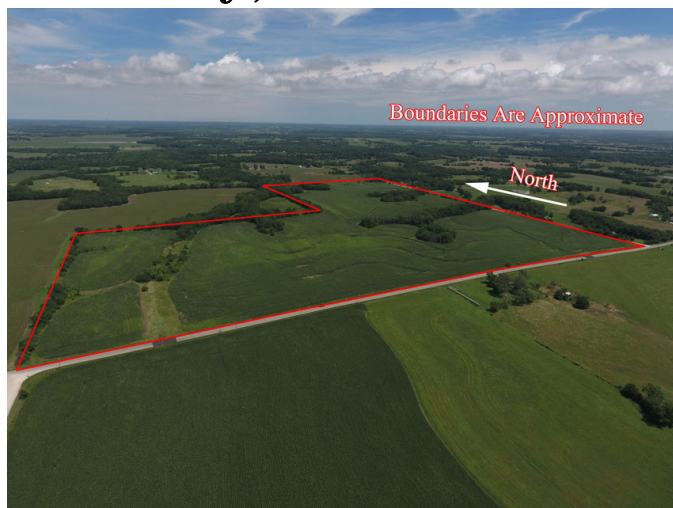
18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

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

120 Acres, Cass County, MO

FARMERS OR BUILDERS! Here's a really nice smaller tract with lots of possibilities! It's got a great location not far from Harrisonville, Garden City, and Pleasant Hill and it's all set up to be developed into 20-acre homesites when the time is right. The tract has been surveyed into 20-acre parcels and public water is available on the east side of Old Drum Road (check with Johnson County Water District #2 for details). Right now, it's zoned agricultural so while you're waiting for development to begin, it's a nice laying, well-located farm with a good dependable cash rent tenant in place for 2015 (the last year of a three year lease), or, if the new owner would prefer to farm it himself, the lease could be bought out to allow full possession for this farming season.



Priced at: ~~\$3,995/acre or \$479,400.00 total.~~ **PRICE REDUCED! \$3,575/acre or \$429,000.00 total**

Property Location:

From Harrisonville, MO, follow Hwy 2 East for approximately 10 miles. The Southeast corner of the farm is at the intersection of Hwy 2 and S Old Drum Rd.

FSA Information:

According to the FSA 156 & 578:
Farmland: 119.18 acres
Cropland: 98.1 acres

Crop

Wheat
Soybeans

Base Acres

29.1 acres
39.6 acres

DY/CC Yield

38 bu/ac
18 bu/ac

Taxes & Taxable Acres:

2014 real estate taxes were \$203.20 for 118.42 taxable acres.

Other Information:

PLEASE NOTE: Two pipelines run across the Southeast corner of the farm (see survey).

Listing Agent:

Rick Barnes, Broker

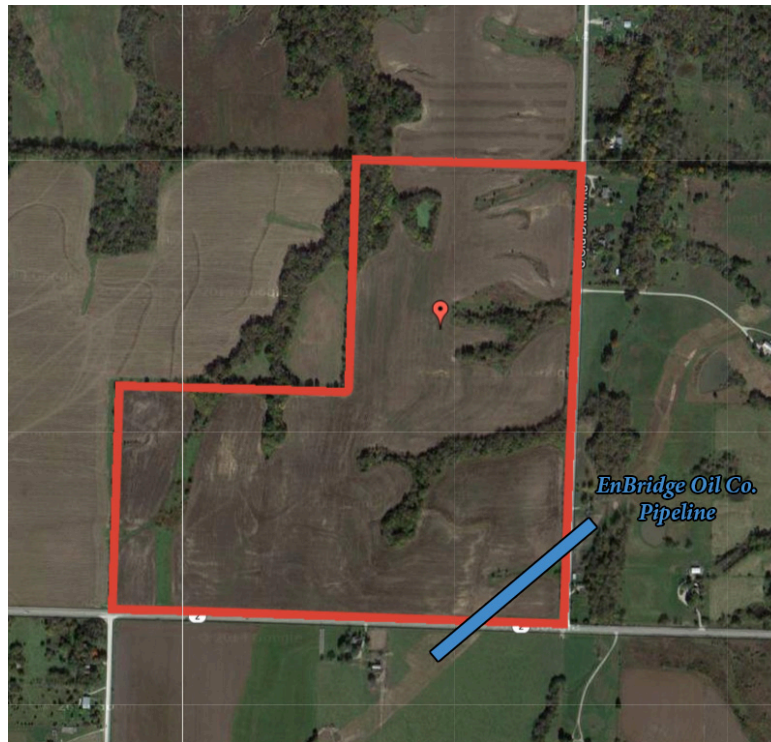
(660) 851-1152 or rickey@barnesrealty.com

Setting the trend for how Real Estate is sold in the Midwest.

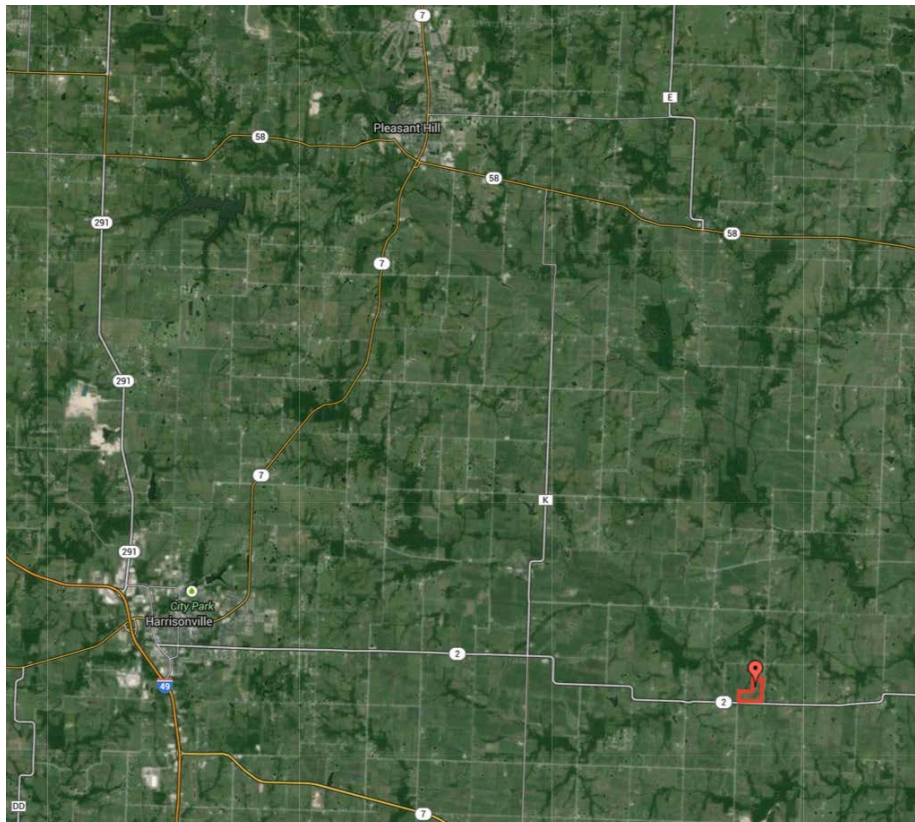
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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

120 Acres, Cass County, MO
Google Aerial

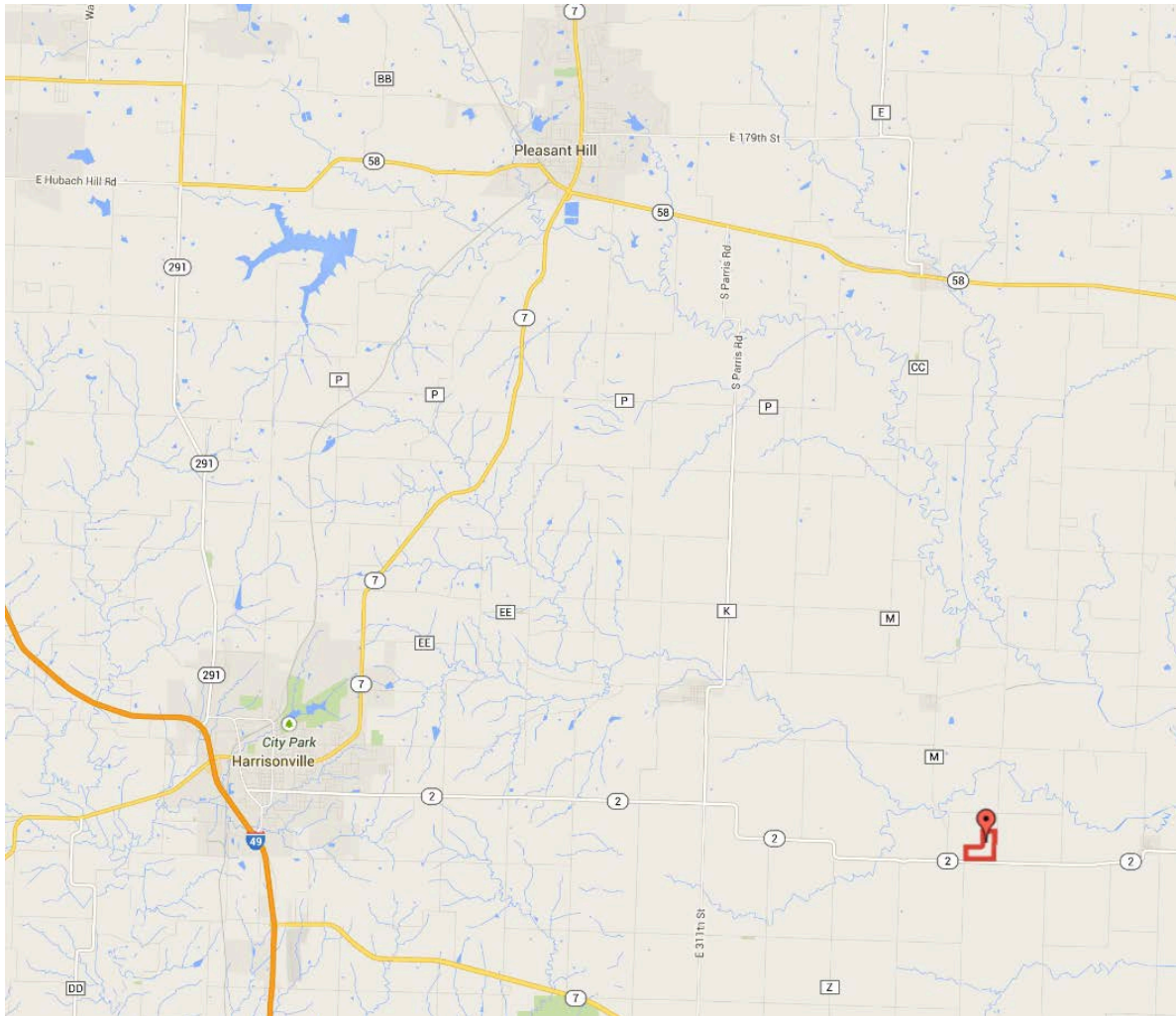


General Location Map

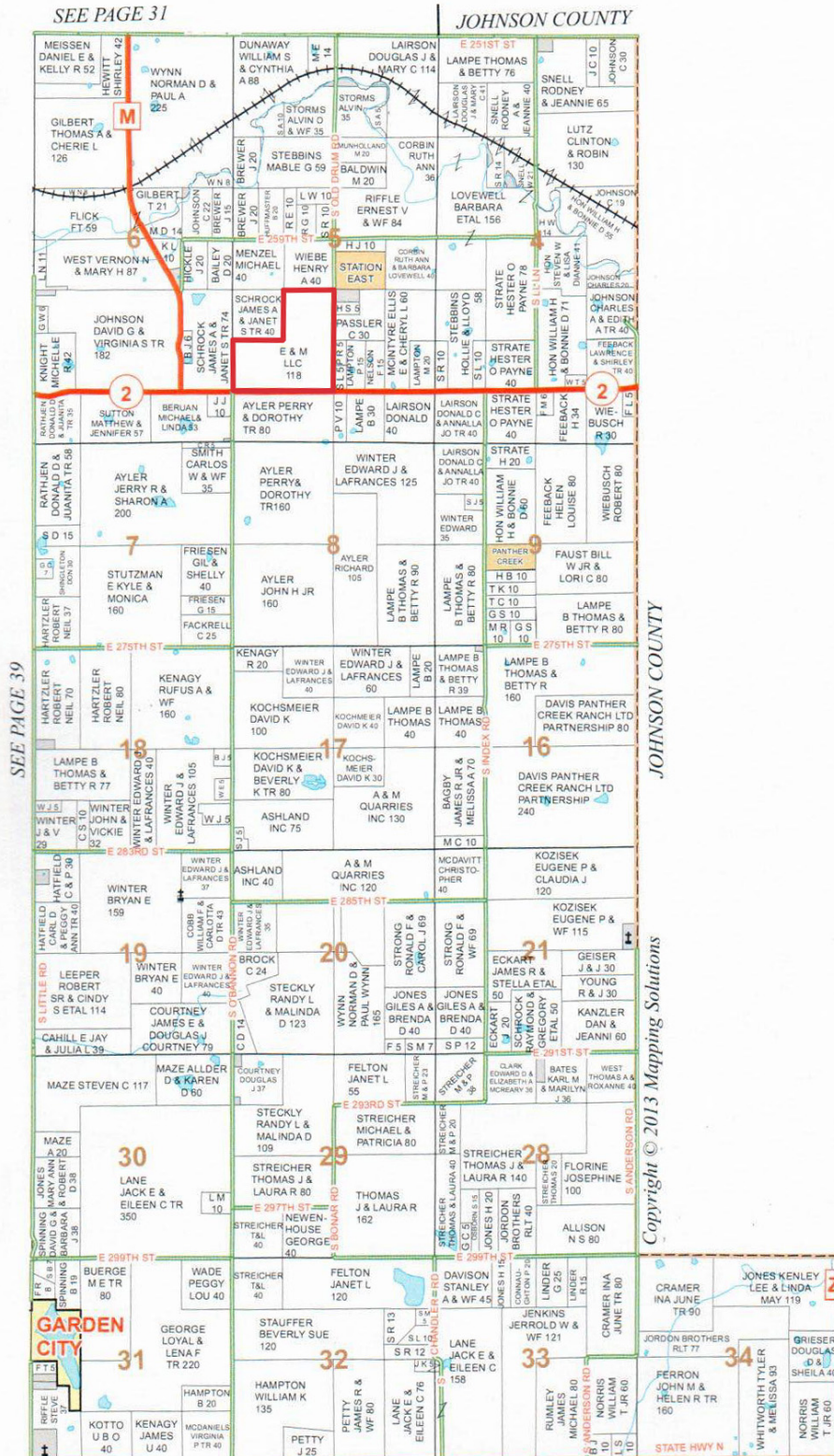


120 Acres, Cass County, MO

Driving Map



TOWNSHIP 44N • RANGE 29W



120 Acres, Cass County, MO

FSA 578

Cass, Missouri

FSA - 578 (02-01-91)

Farm Number: 6731

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2014

DATE: 1-28-2015
PAGE: 1

Original: _____
Revision: _____
Cropland: 98.1
Farmland: 119.18

| Tract Number | CLU/Field | Crop/Commodity | Variety/Type | Irr Prc | Int Use | Actual Use | Land Use | C/C Status | Reporting Unit | Reported Quantity | Determined Quantity | Crop Land | Field ID | Official/Measured | Planting Date | Planting Period | End Date |
|---|-----------|----------------|--------------|-----------|-----------|-----------------------------|----------|------------|----------------|-------------------|---------------------|-----------|----------|--------------------------------|---------------|-----------------|-----------|
| 30872 | 4 | SOYBN | COM | N | GR | | | I | A | 9.04 | | Yes | | | 5-30-2014 | 01 | |
| | 10 | SOYBN | COM | N | GR | | | I | A | 89.06 | | Yes | | | 5-30-2014 | 01 | |
| Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irrig | Irrigated | Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irrig | Irrigated | Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irrig | Irrigated |
| SOYBN | COM | N | GR | 98.10 | | | | | | | | | | | | | |
| Photo Number/Legal Description: SS5-T44N-R29W | | | | | | | | | | | | | | | | | |
| Cropland: 98.10 | | | | | | Reported on Cropland: 98.10 | | | | Difference: 0.00 | | | | Reported on Non-Cropland: 0.00 | | | |

Cass, Missouri

FSA - 578 (02-01-91)

Farm Number: 6731

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2014

DATE: 1-28-2015
PAGE: 2

Original: _____
Revision: _____
Cropland: 98.1
Farmland: 119.18

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

| C/C | | Share | | C/C | | Share | |
|----------------|--------------|---------------------|--------------|-------------------|---------------------|----------------|--------------|
| Crop/Commodity | Variety/Type | Irrigation Practice | Intended Use | Reported Quantity | Determined Quantity | Crop/Commodity | Variety/Type |
| SOYBN | COM | N | GR | 98.10 | | | |

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)

Date

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

120 Acres, Cass County, MO

FSA 156ez

Missouri

U.S. Department of Agriculture

FARM: 6731

Cass

Farm Service Agency

Prepared: 1/28/15 9:30 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2015

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.

Farm Identifier

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|----------------|------------------|
| 119.18 | 98.1 | 98.1 | 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 | 98.1 | 0.0 | 0.0 | | | N | |

| Crop | Base Acreage | Direct Yield | CC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|--------------|----------|-----------------------|
| WHEAT | 29.1 | 38 | 38 | 0.0 |
| SOYBEANS | 39.6 | 18 | 18 | 0.0 |
| Total Base Acres: | 68.7 | | | |

Tract Number: 30872 Description: SS5-T44N-R29W

BIA Range Unit Number:

FAV/WR History

HEL Status: HEL: conservation system is being actively applied

N

Wetland Status: Wetland determinations not complete

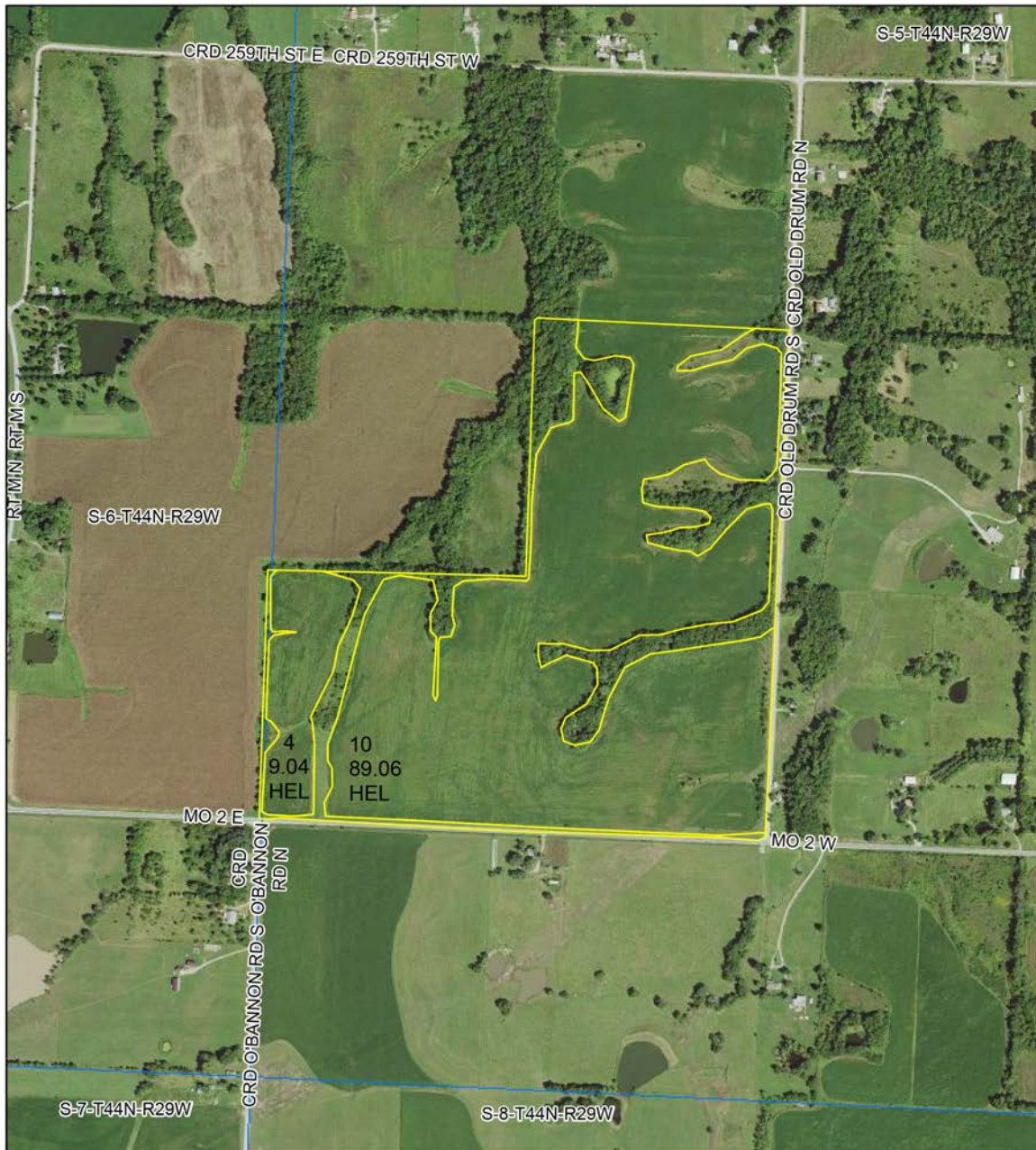
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 119.18 | 98.1 | 98.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 98.1 | 0.0 | 0.0 | | |

| Crop | Base Acreage | Direct Yield | CC Yield | CCC-505 CRP Reduction |
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| WHEAT | 29.1 | 38 | 38 | 0.0 |
| SOYBEANS | 39.6 | 18 | 18 | 0.0 |
| Total Base Acres: | 68.7 | | | |

120 Acres, Cass County, MO

FSA Aerial



Created: 10/27/2014

Cass County FSA
1000 W. Wall

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.

Harrisonville, MO 64701
Phone: (816)884-4432
Fax: (855) 835-0068
email: moharrison-fsa@one.usda.gov

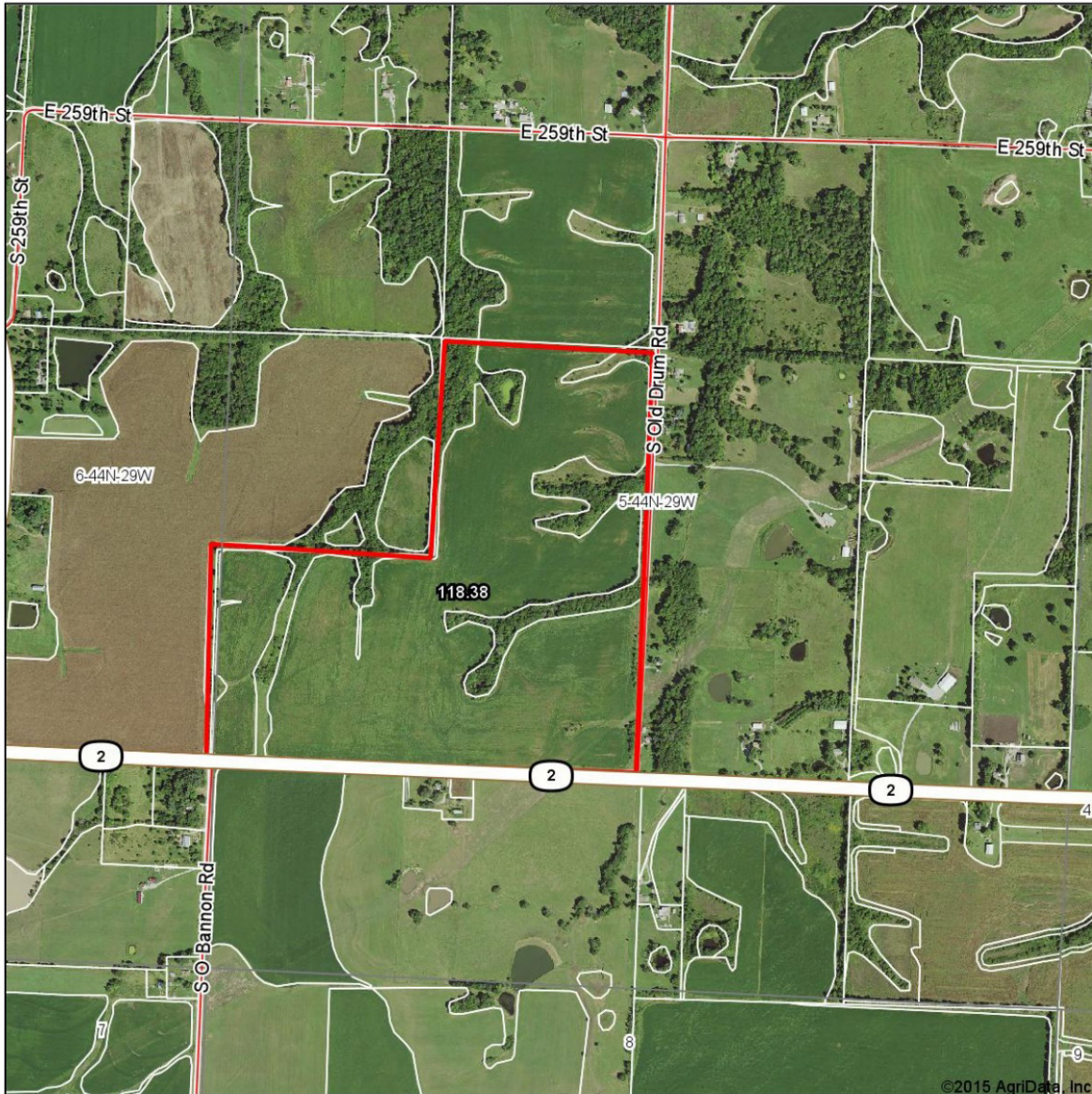
All Measurements are
For FSA Programs Only

- clu
- crp
- plss

Farm 6731
Tract 30872

120 Acres, Cass County, MO

Surety Map

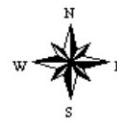


map center: 38° 38' 5.28, 94° 8' 49.19

scale: 11061

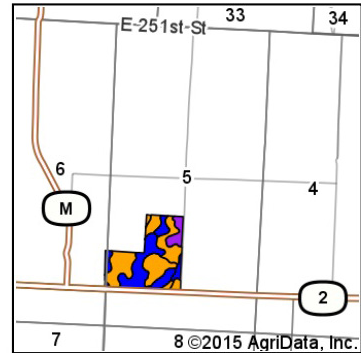
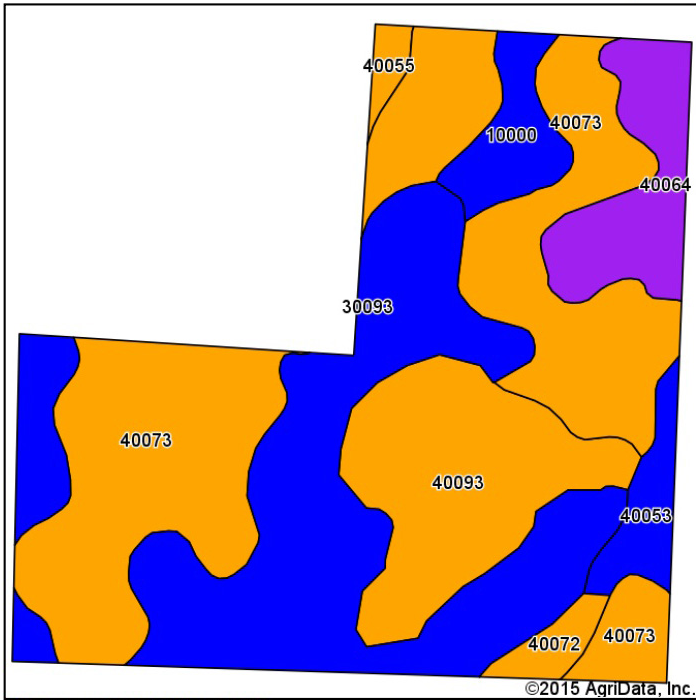
Maps Provided By:
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5-44N-29W
Cass County
Missouri

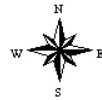


120 Acres, Cass County, MO

Soil Map



State: **Missouri**
County: **Cass**
Location: **5-44N-29W**
Township: **Index**
Acres: **118.38**
Date: **1/28/2015**



Maps Provided By:



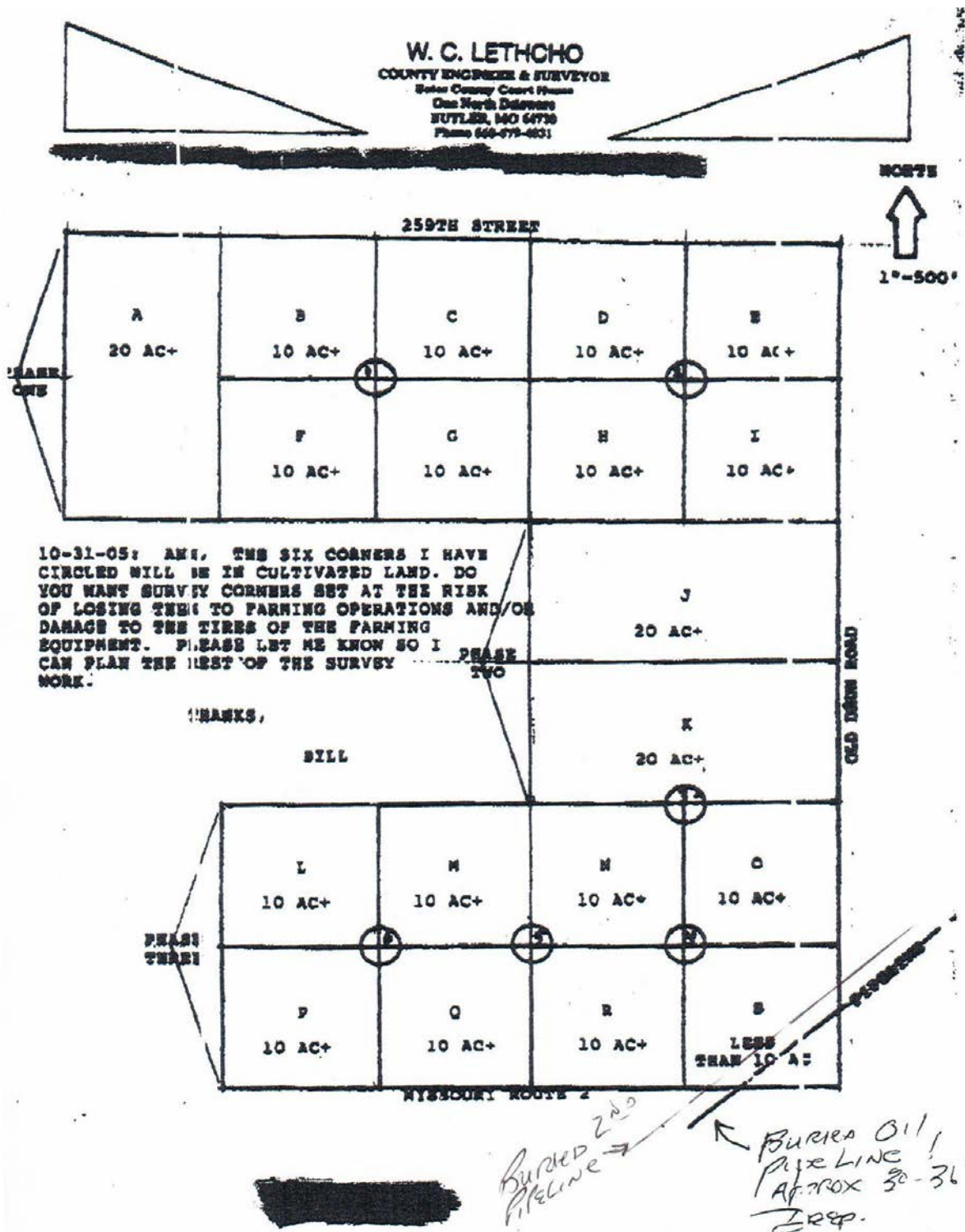
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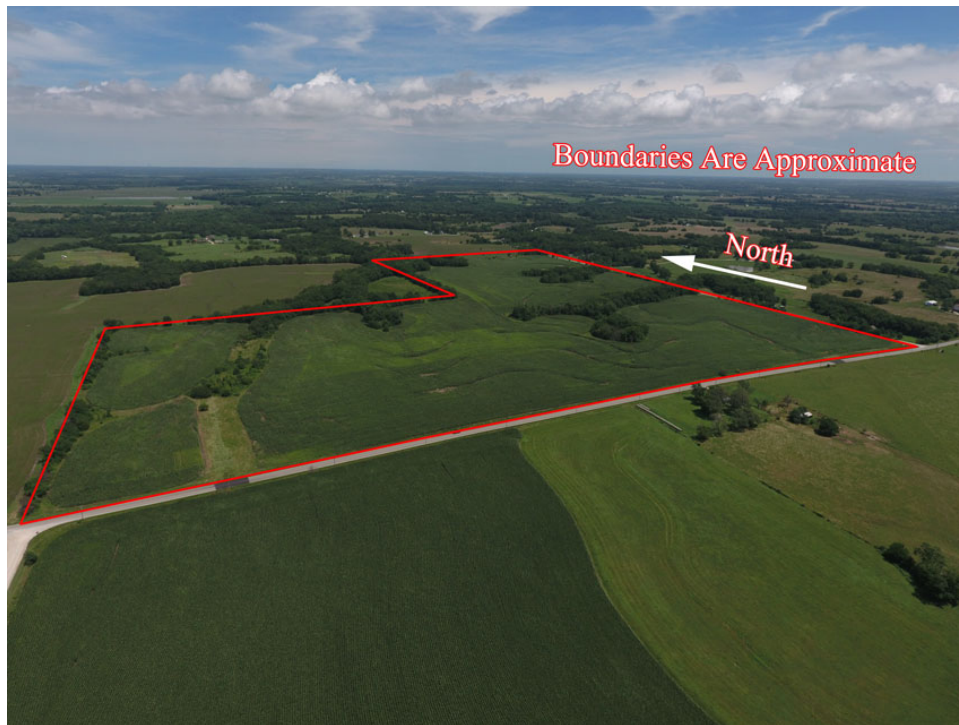
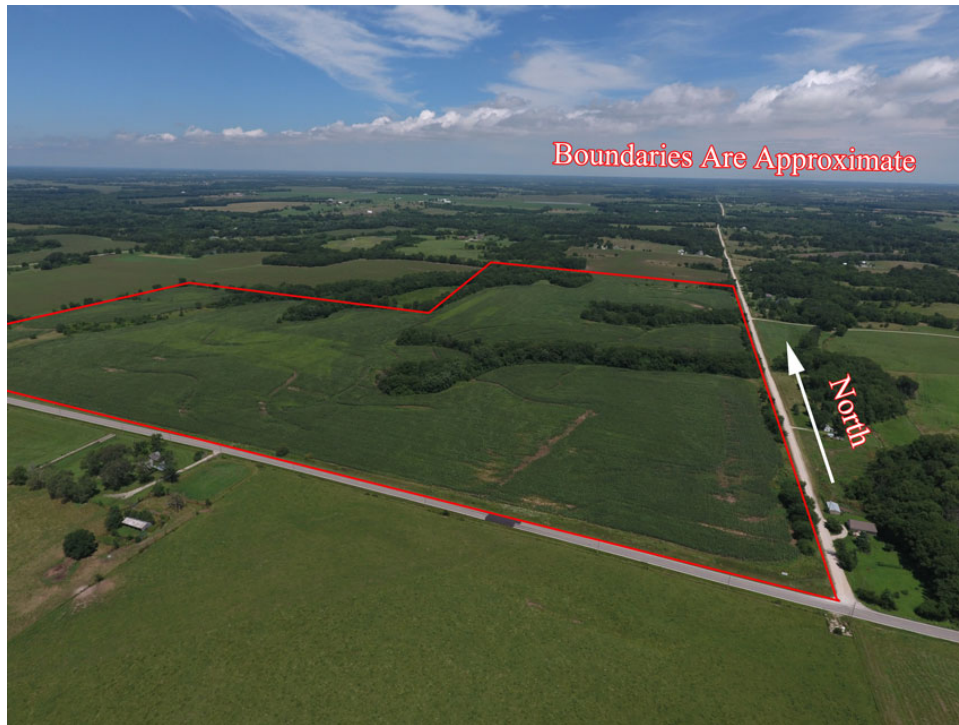
Area Symbol: MO037, Soil Area Version: 14

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Range Production (lbs/acre/yr) | NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|---------------|--------------------------------|---------------|
| 40073 | Kenoma silt loam, 4 to 7 percent slopes | 45.30 | 38.3% | | IIIe | 0 | 58 |
| 30093 | Haig silt loam, 0 to 2 percent slopes | 36.85 | 31.1% | | IIw | 0 | 74 |
| 40093 | Summit silty clay loam, 5 to 9 percent slopes | 17.02 | 14.4% | | IIIe | 0 | 70 |
| 40064 | Eram silty clay loam, 5 to 14 percent slopes | 8.28 | 7.0% | | VIe | 0 | 54 |
| 10000 | Arisburg silt loam, 1 to 5 percent slopes | 4.54 | 3.8% | | Ile | 0 | 80 |
| 40053 | Deepwater silt loam, 2 to 5 percent slopes | 3.49 | 2.9% | | Ile | 0 | 82 |
| 40072 | Kenoma silt loam, 1 to 3 percent slopes | 1.85 | 1.6% | | IIIe | 3888 | 55 |
| 40055 | Deepwater silt loam, 5 to 9 percent slopes | 1.05 | 0.9% | | IIIe | 0 | 79 |
| Weighted Average | | | | | | 60.8 | 66.1 |

120 Acres, Cass County, MO Survey



120 Acres, Cass County, MO
Aerial Photos



120 Acres, Cass County, MO
Aerial Photos

