



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

17 Acres & Home, Buchanan County, MO

This tract lays well and is all timber & pasture. A 3-bedroom home is on the property, featuring a 2-car garage & beautiful fireplace.

LOCATION:

5.5 miles South of St. Joseph, MO. Address: 12200 SW 23 Rd., DeKalb, MO 64504

PRICE:

\$140,000.00

FSA INFORMATION:

According to the FSA 156:
Farmland: 17.39 acres

IMPROVEMENTS:

- 3-bedroom home
- 2-car attached garage
- Large usable metal building
- Fencing around pastures

TAXES/TAXABLE ACRES:

2015 taxes were \$601.25 on 17.06 taxable acres.

RENTAL STATUS:

Available for full possession.

LISTING AGENT:

Billie Paul Sharp
(660) 572-0029 or bpsharp@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.

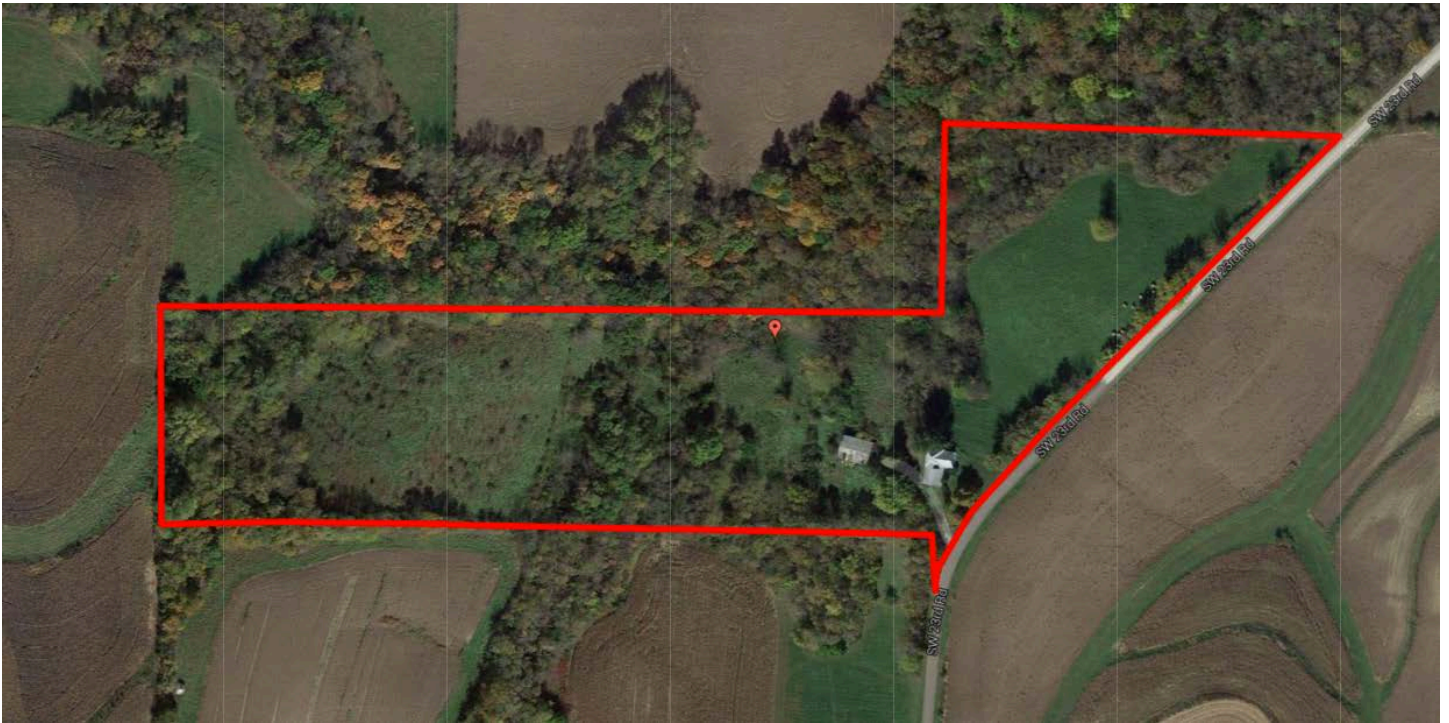
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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:

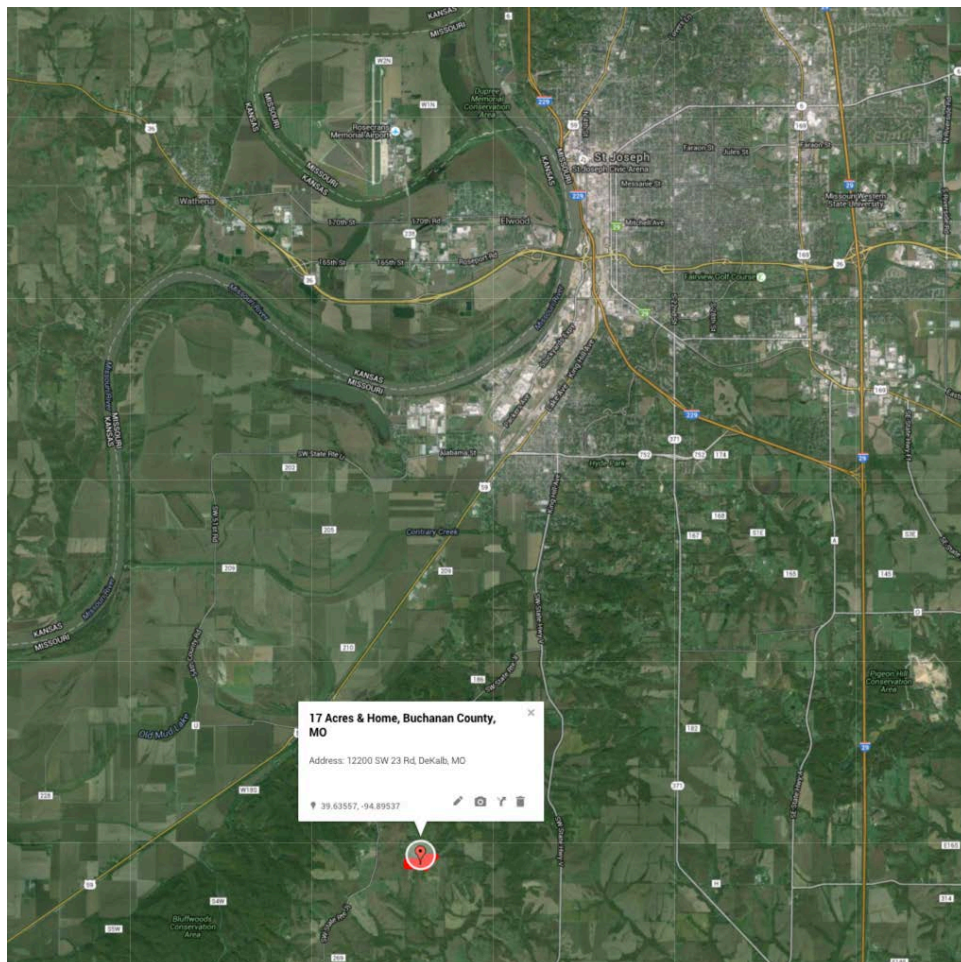
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



17 Acres & Home, Buchanan County, MO
Google Aerial



General Location Map

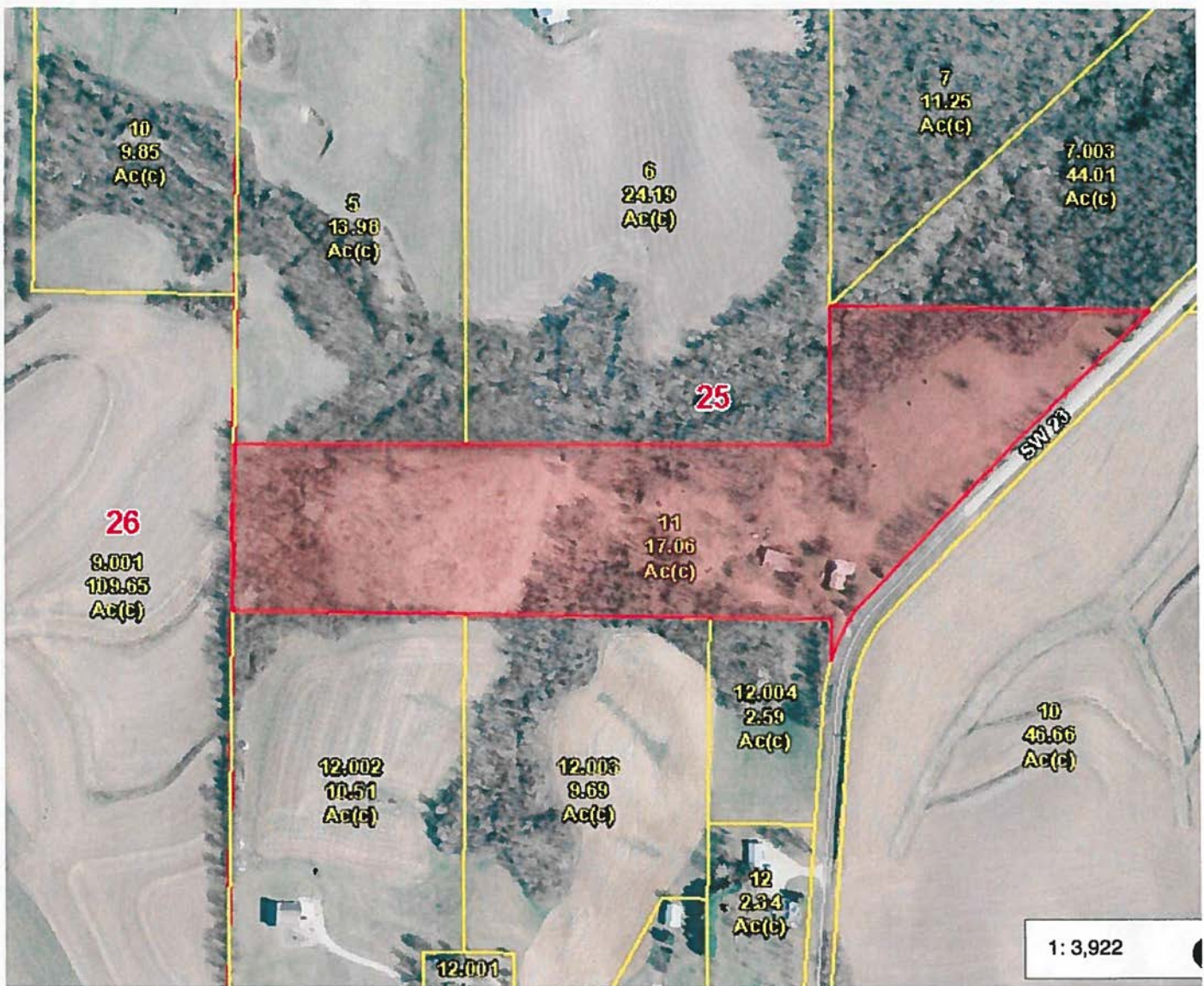


17 Acres & Home, Buchanan County, MO
Driving Map



17 Acres & Home, Buchanan County, MO
Tax Map

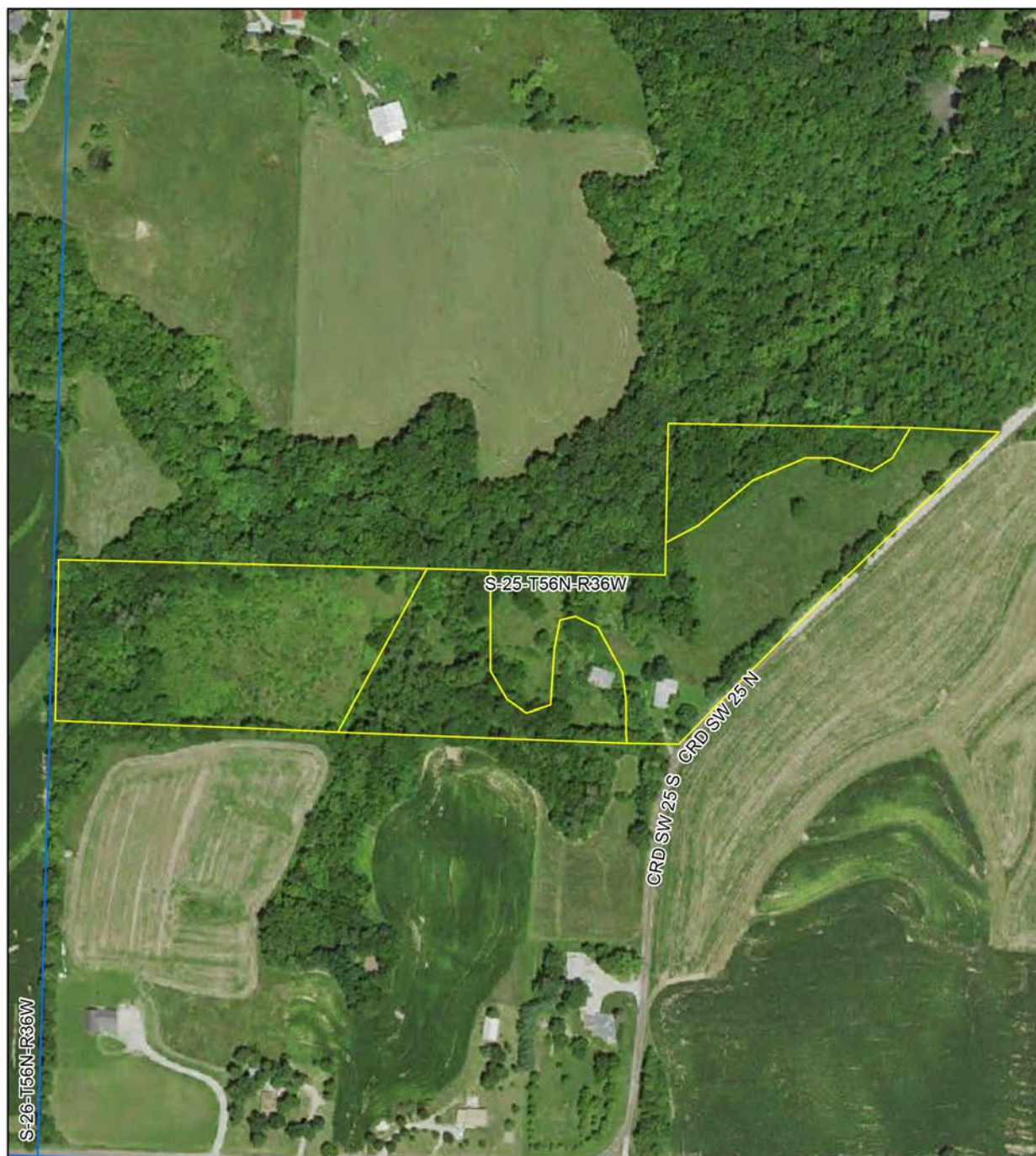
Buchanan County, MO



653.7 0 326.83 653.7 Feet

This map is a user generated static output from an Internet mapping service. It is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

17 Acres & Home, Buchanan County, MO
FSA Aerial



Created: 9/13/2015

Buchanan County FSA

1 inch equals 283 feet



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.

**All Measurements are
For FSA Programs Only**

- clu
- crp
- plss

**Farm 1691
Tract 979**

17 Acres & Home, Buchanan County, MO

FSA 156

MISSOURI
BUCHANAN



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 1691

Prepared : Nov 5, 2015

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
17.39	0.00	0.00	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	0.00	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
-----------	------------	-----------------------------	------------	-----------	-----

NOTES

Tract Number : 979

Description : H8/1A SEC25 T56N R36W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
17.39	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	

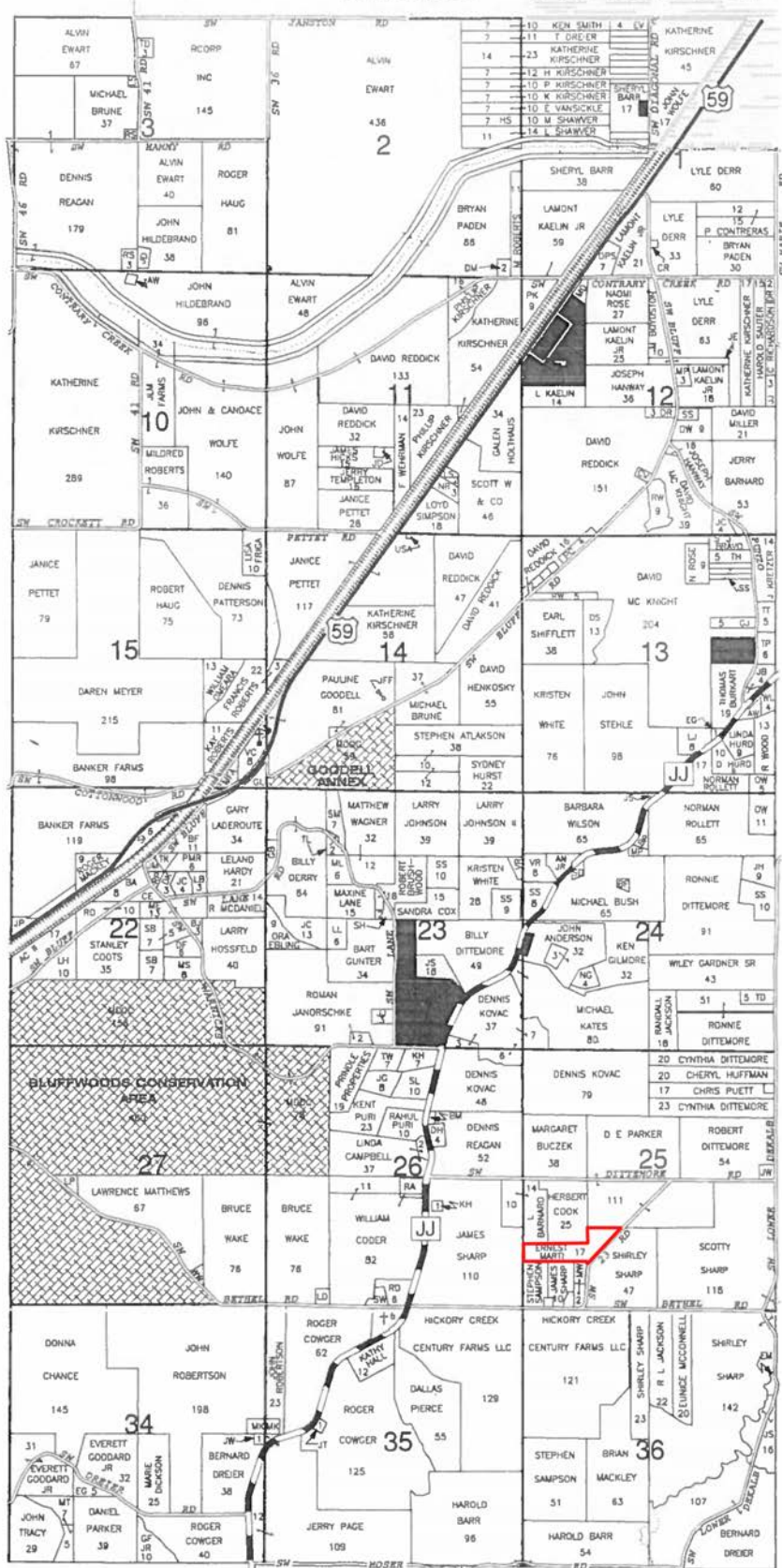
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
-----------	------------	-----------------------------	------------	-----------

17 Acres & Home, Buchanan County, MO
Plat Map

SEE PAGE 10

ST. JOSEPH



6800

8000

9400

10400

11400

12400

13400

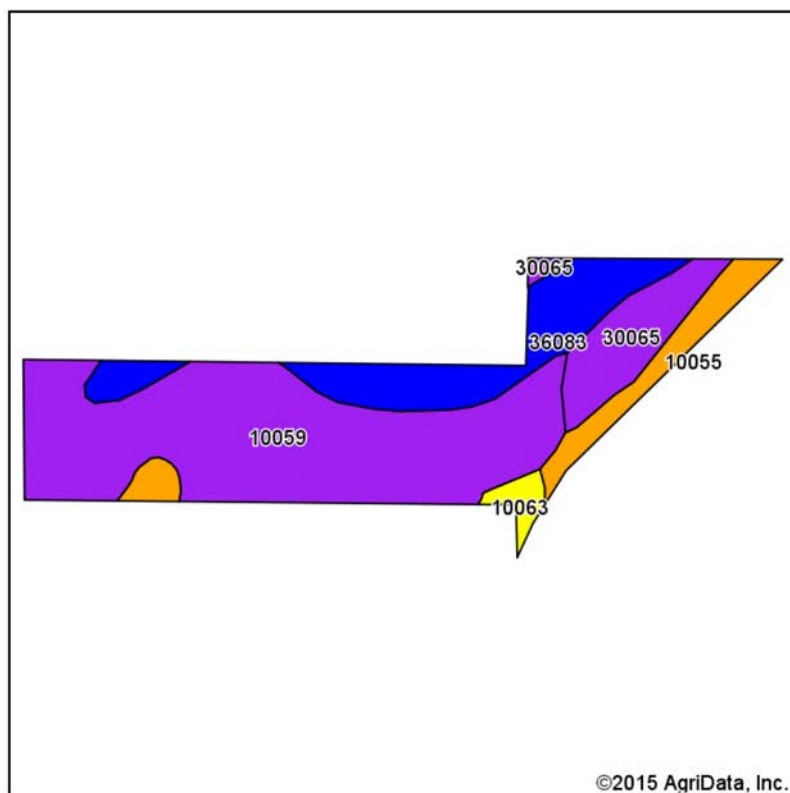
SEE PAGE 19

WAYNE POLITICAL TOWNSHIP
TOWNSHIP 56 N
RANGE 36 W

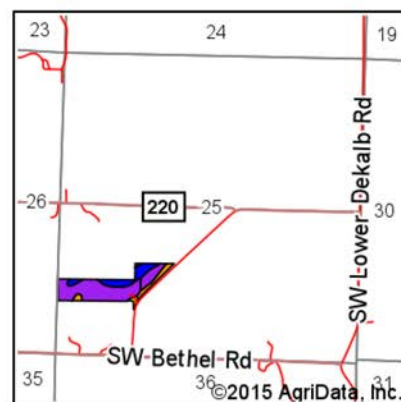
SEE PAGE 28

17 Acres & Home, Buchanan County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **25-56N-36W**
 Township: **Wayne**
 Acres: **17.06**
 Date: **11/5/2015**

Maps Provided By:



Area Symbol: MO021, Soil Area Version: 13

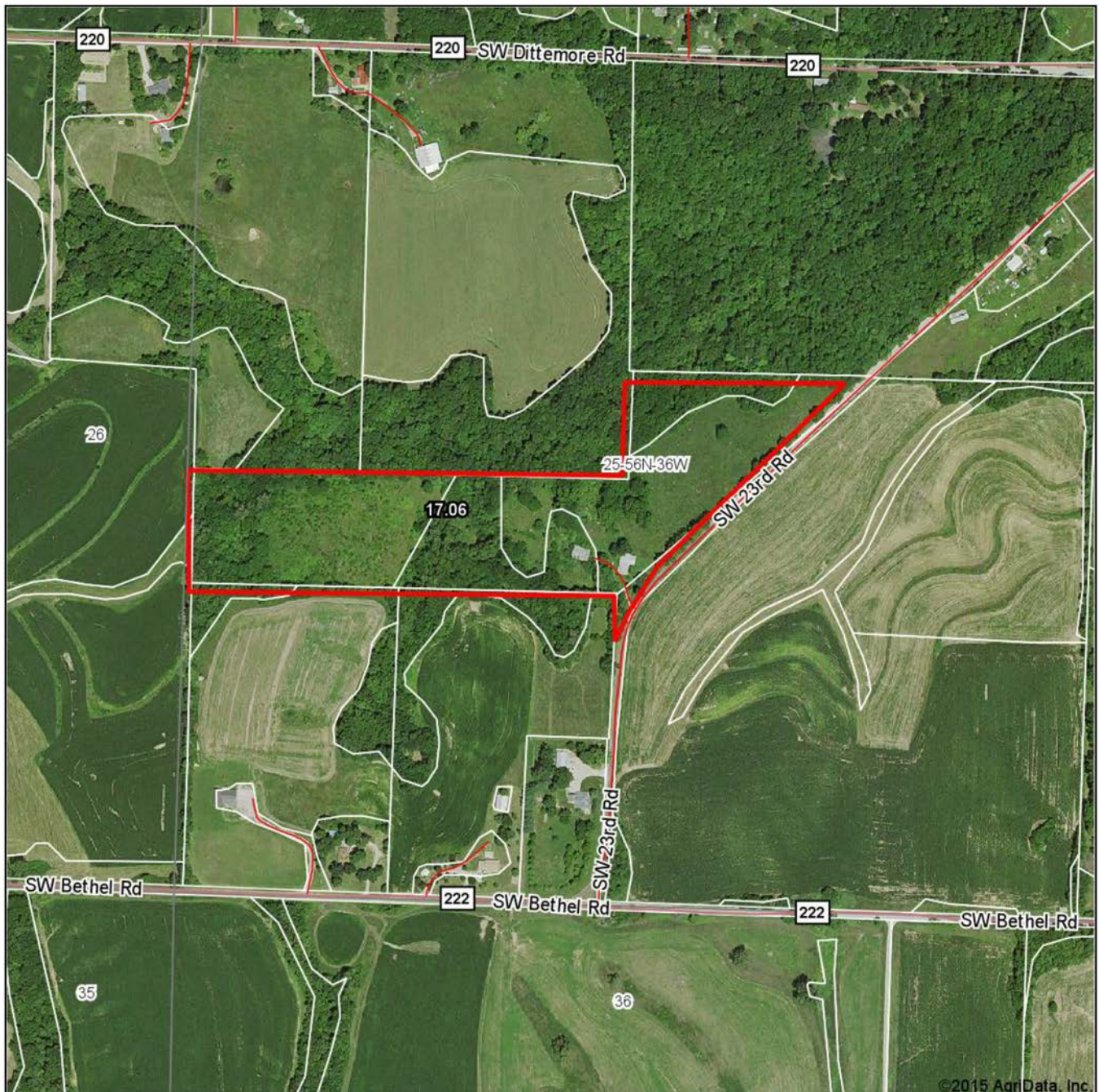
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10059	Knox silty clay loam, 14 to 20 percent slopes, severely eroded	9.83	57.6%		Vle	47
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	3.34	19.6%		IIw	87
30065	Gasconade flaggy silty clay loam, 14 to 35 percent slopes	1.93	11.3%		Vlls	7
10055	Knox silt loam, 5 to 9 percent slopes, eroded	1.60	9.4%		IIIe	70
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	0.36	2.1%		IVe	48
Weighted Average						52.5

Area Symbol: MO021, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

17 Acres & Home, Buchanan County, MO
Surety Map



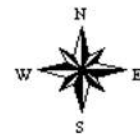
map center: 39° 38' 7.79, 94° 53' 41.9

0ft 482ft 965ft

Maps Provided By:



25-56N-36W
Buchanan County
Missouri



11/5/2015

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

17 Acres & Home, Buchanan County, MO
Photos of Home



17 Acres & Home, Buchanan County, MO



17 Acres & Home, Buchanan County, MO

