



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

20 Acres, Platte County, MO

If you're looking for a small hobby farm with a nice homesite on it this might be the tract for you! It's on the top of the hill, doesn't get anyone else's water and rural water is available. Soil types are excellent and it's a great smaller tract with lots of potential.

LOCATION:

Three miles east of Dearborn MO on the south side of Masonic Drive.

PRICE:

\$12,500.00/acre or \$250,000.00 Total

FSA INFORMATION:

Tract is part of a larger parcel. Exact bases and acreages to be determined upon closing.

IMPROVEMENTS:

There are no improvements on the property.

TAXES/TAXABLE ACRES:

Tract is part of a larger parcel. Taxes to be determined upon survey at closing.

RENTAL STATUS:

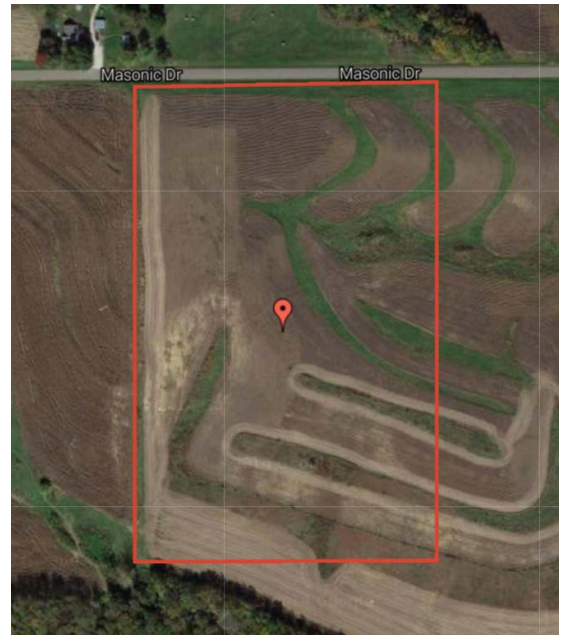
This tract is currently being farmed by the owner.

LISTING AGENT:

Rick Barnes, Broker
(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 to brokers to obtain a sale of the property on terms satisfactory to the current owners.

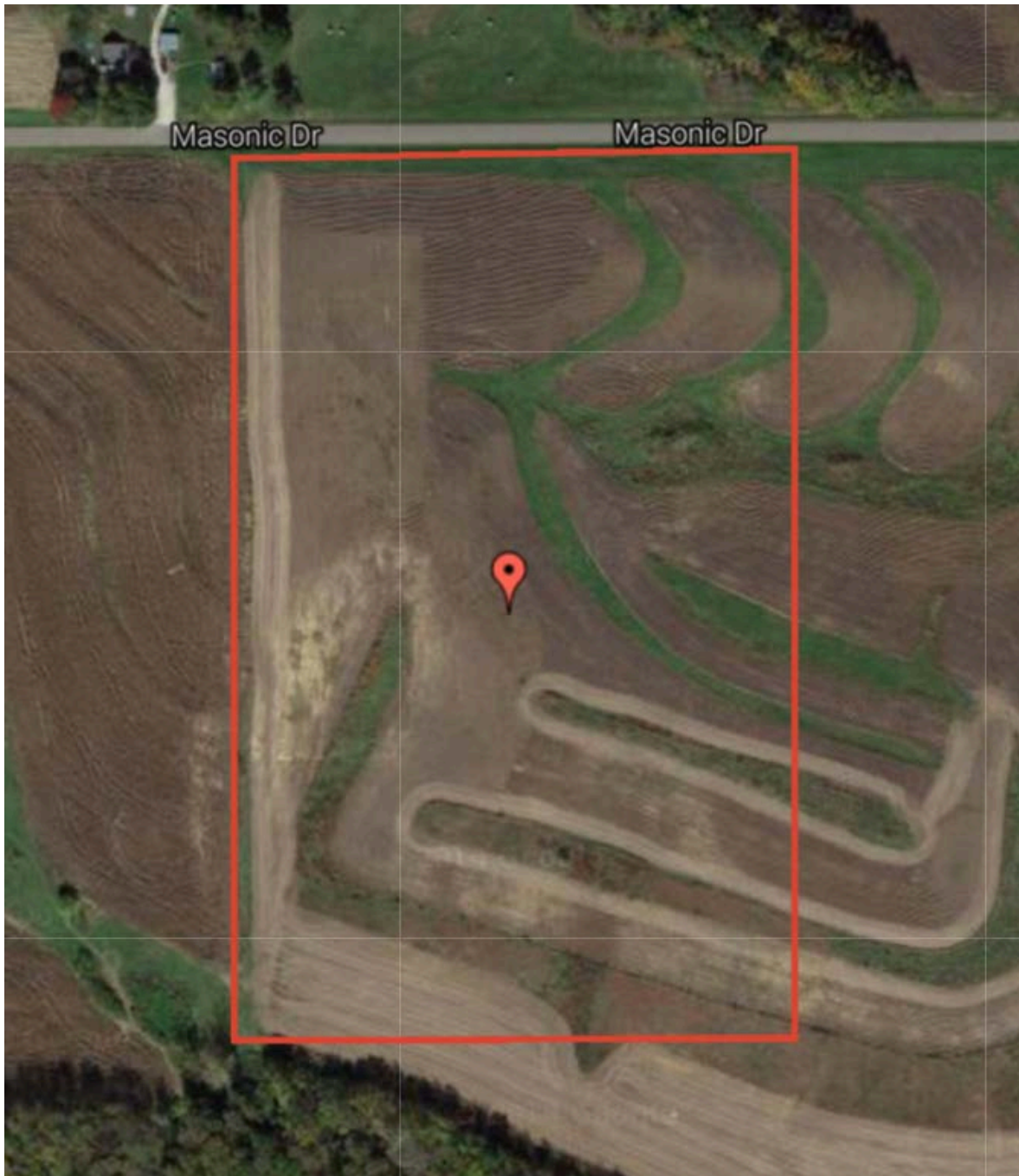


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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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 The listing may be withdrawn with or without approval.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:

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20 Acres, Platte County, MO
Google Aerial

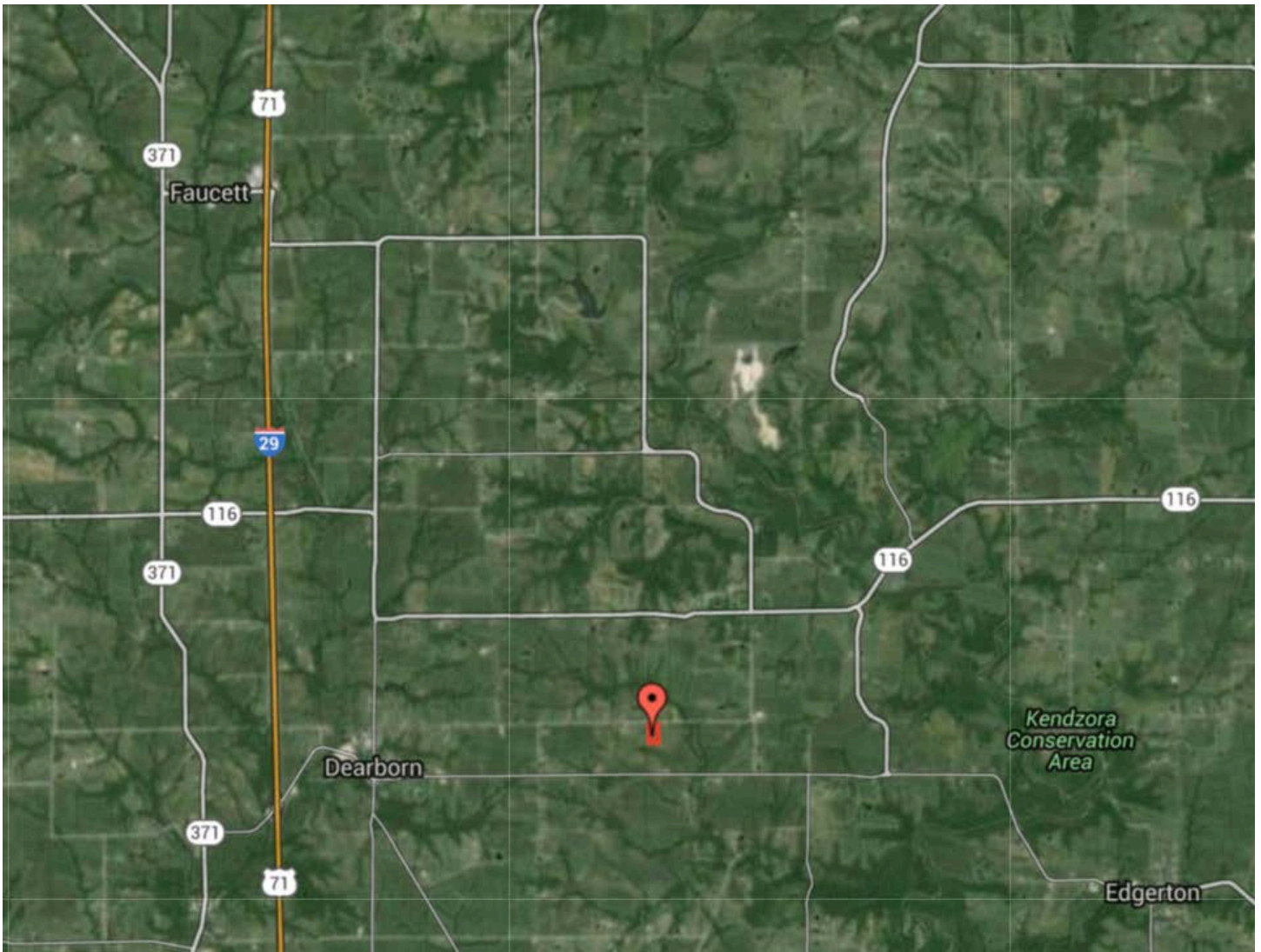


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***20 Acres, Platte County, MO
General Location Map***

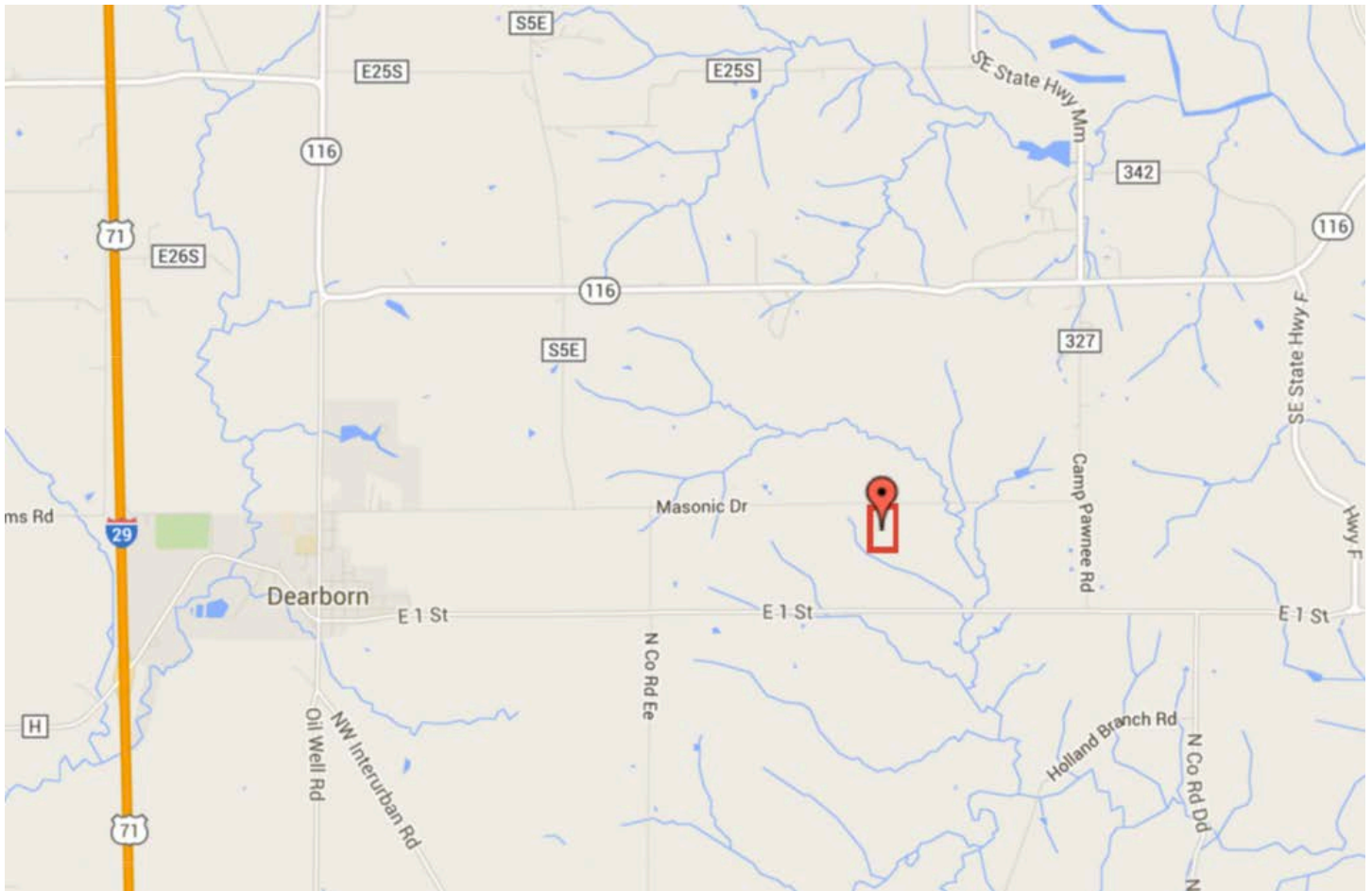


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20 Acres, Platte County, MO Driving Map

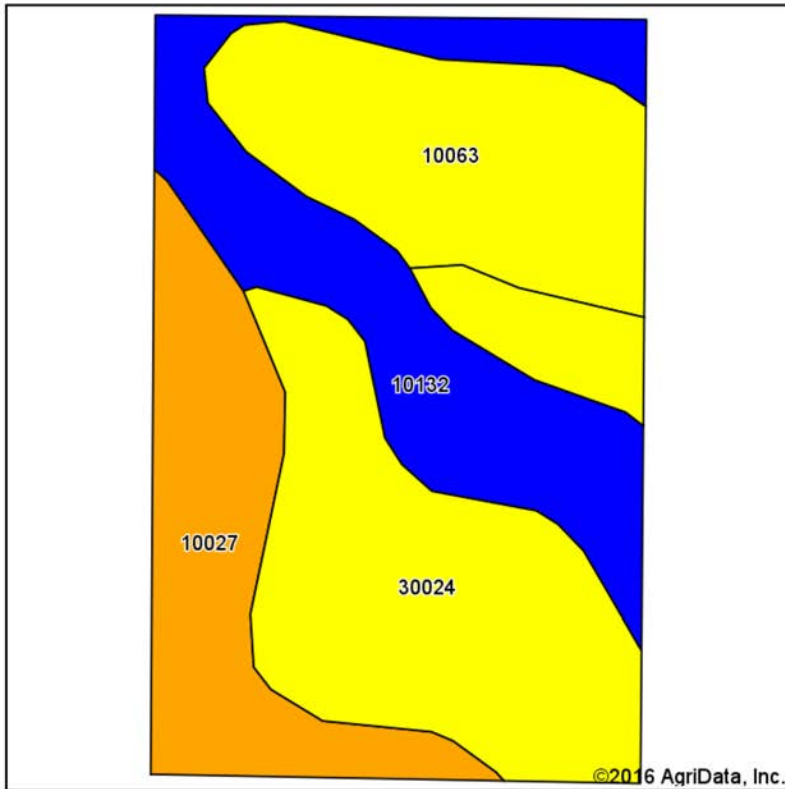


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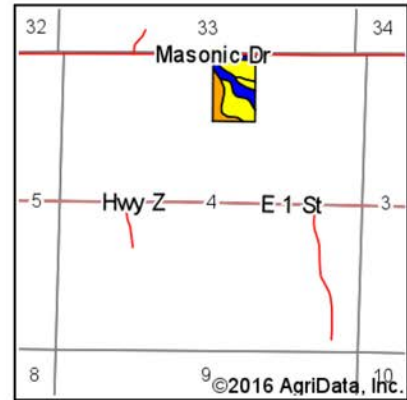
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20 Acres, Platte County, MO Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Platte**
Location: **4-54N-34W**
Township: **Green**
Acres: **20**
Date: **3/1/2016**

Maps Provided By:



Area Symbol: MO165, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30024	Armster loam, 9 to 14 percent slopes, eroded	6.78	33.9%		IVe	48
10132	Sibley silt loam, 2 to 5 percent slopes	4.85	24.2%		Ile	89
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	4.46	22.3%		IVe	48
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	3.91	19.6%		IIle	73
Weighted Average						*n 62.8

Area Symbol: MO165, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

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20 Acres, Platte County, MO Surety Map



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

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