



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
Platte City, MO 64079
(816) 219-3010

1,235 Acres, Henry/Johnson County, MO

Tracts have lots of improvements!

900 acres are under pivot and there is 250 acres of dry land. It is 93-94% tillable. One well is hooked into the pond 40-50 acres, you can run it all with one 60 horsepower motor. The farm has been share cropped, the owner gets 45 % brings in \$300,000 per year. There is a 2 year old and 1 year old Zimmatic pivot with variable frequency drive pump. The Seller is doing about \$30k of dozer work this fall. The farm has two years old 75,000 bushel of storage, and a machine shed with 42x81 extra tall eaves, 17.4 ft. eaves and a Cleary building. The farm has 9 pivots on it, three are new, or near new as above.

LOCATION:

Farm is located straight South of Warrensburg.

PRICE:

\$5,263.00/Taxable Acre or \$6,500,000.00 Total.

TAXES/TAXABLE ACRES:

2015 taxes were \$3,530.34 on 1,237 Taxable Acres.

FSA INFORMATION:

According to the FSA 156 & 578:



<u>TRACT:</u>	<u>Farmland</u>	<u>Cropland</u>	<u>Wheat</u>	<u>Sorghum</u>	<u>Corn</u>	<u>Soybeans</u>
2235	156.48 Acres	156.48 Acres	40.04 Base Acres	13.9 Base Acres		
2190	160.2 Acres	160.2 Acres	38.7 Base Acres	5.9 Base Acres		15.1 Base Acres
8892	882.88 Acres	820.18 Acres	402.8 Base Acres	246 Base Acres		92.7 Base Acres
9286	39.94 Acres	39.28 Acres	1.4 Base Acres	5.9 Base Acres	0.1 Base Acres	
Total Acres	1,239.50 Acres	1,176.14 Acres	482.94 Base Acres	271.70 Base Acres	0.1 Base Acres	107.80 Base Acres

RENTAL STATUS:

Property is available for full possession immediately at closing for the next farming season!

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 brokers to obtain a sale of the property on terms satisfactory to the current owners.

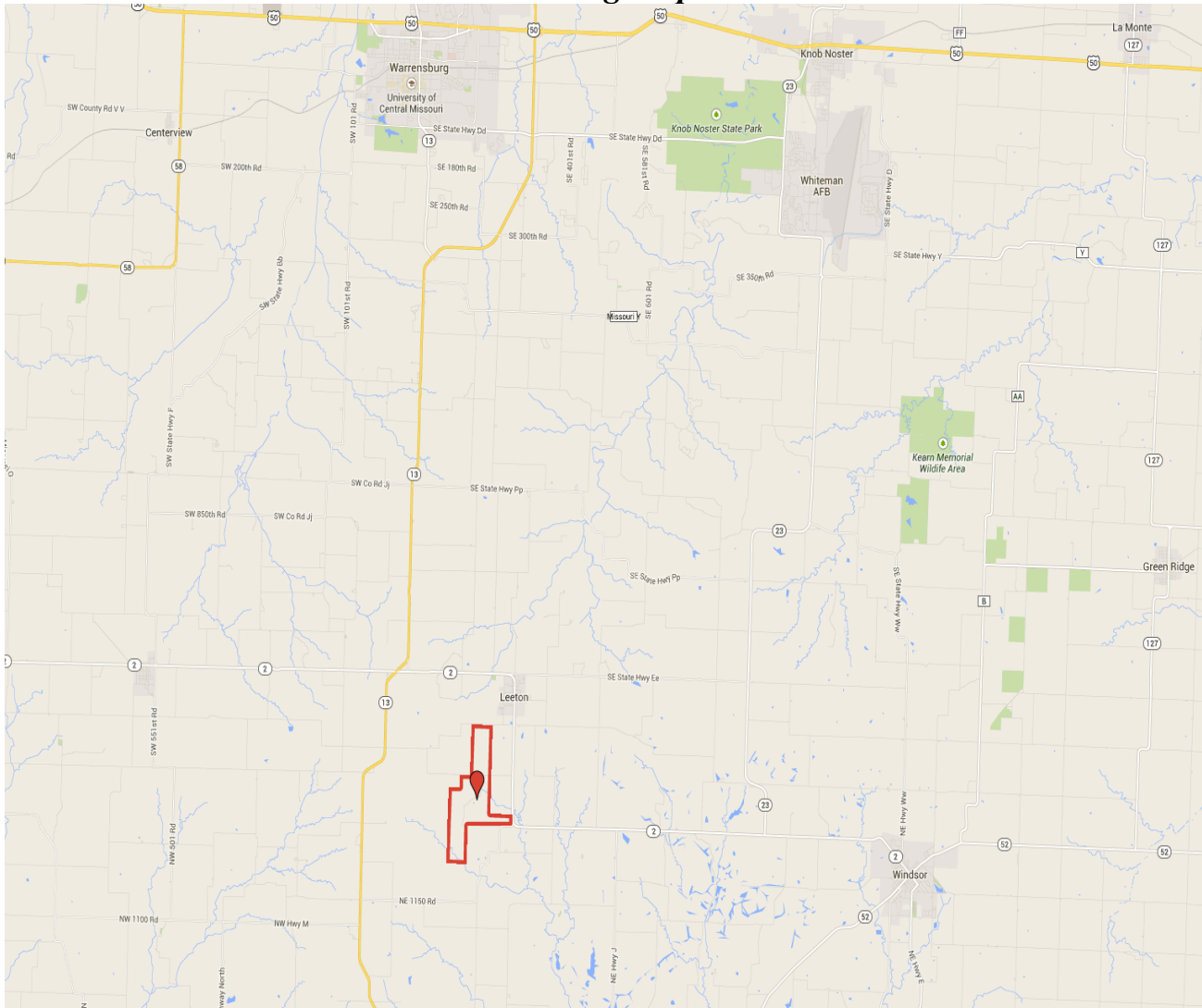
Setting the trend for how Real Estate is sold in the Midwest.

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 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 NUMBER: 1-660-442-3177

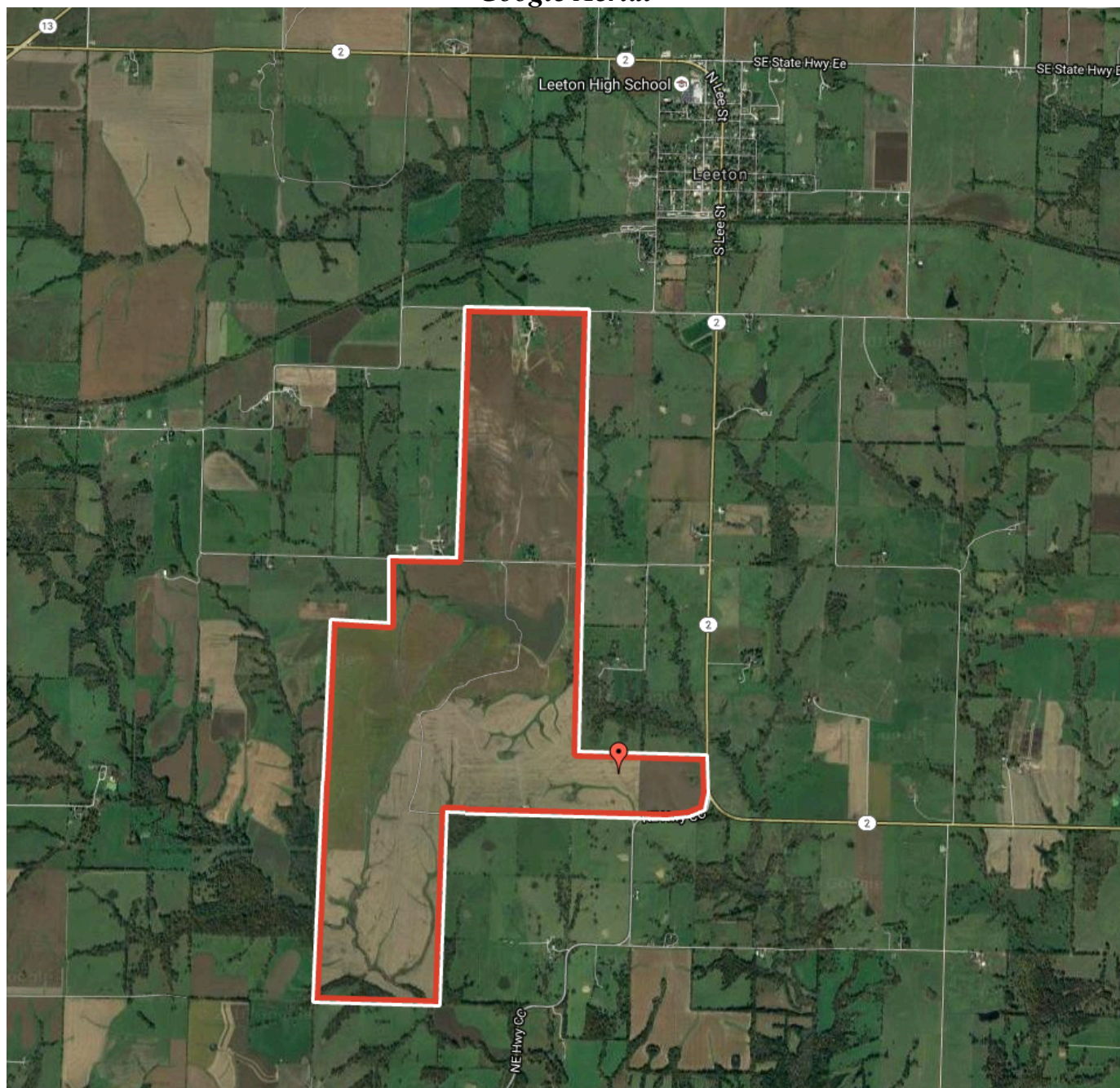
1,235 Acres, Henry/Johnson County, MO

Driving Map

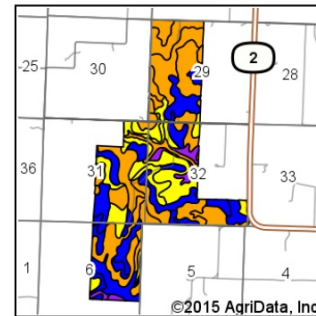


1,235 Acres, Henry/Johnson County, MO

Google Aerial



Soil Map



Maps Provided By:

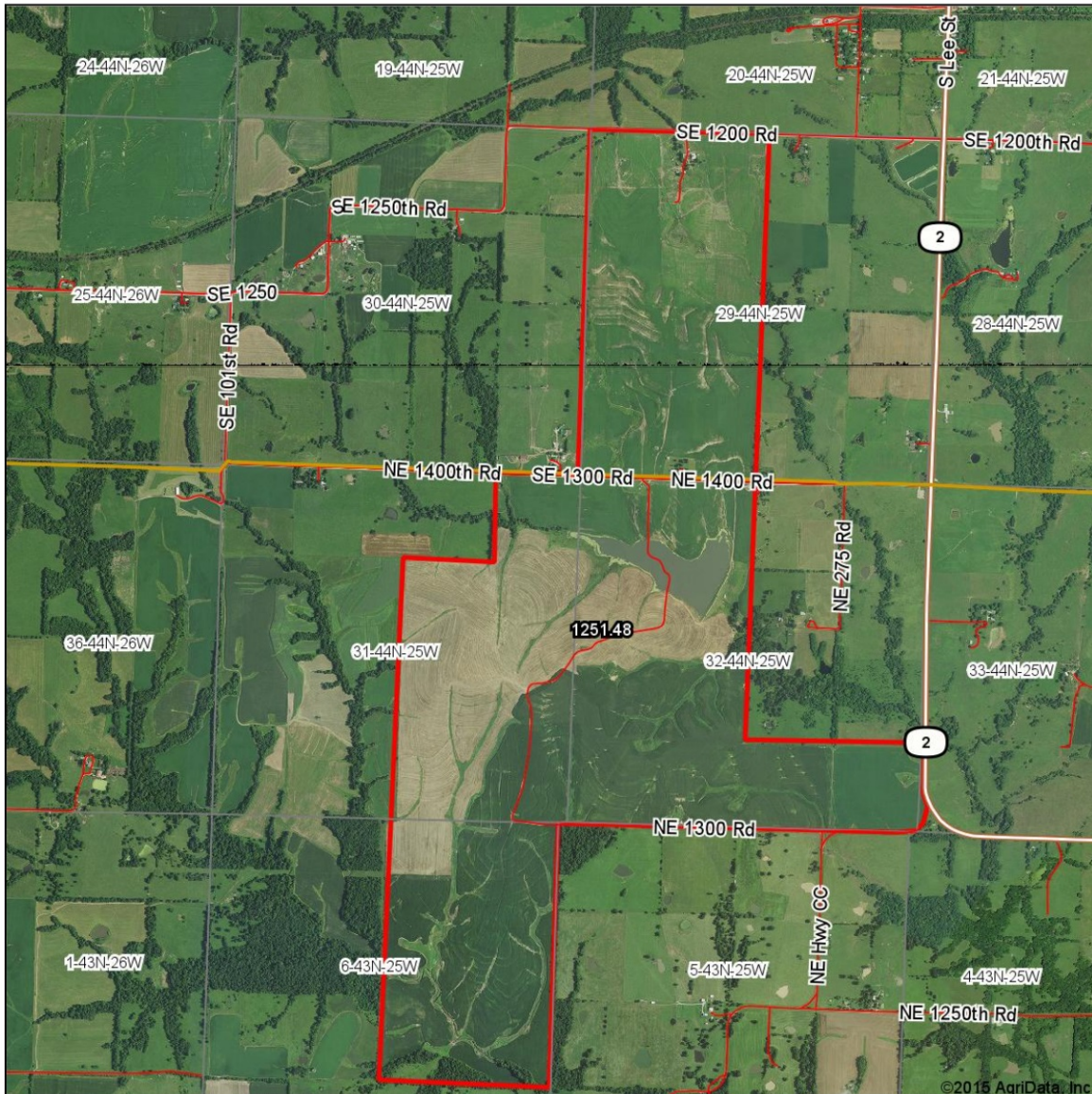
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO083, Soil Area Version: 17
Area Symbol: MO101, Soil Area Version: 16

Soils data provided by USDA and NRCS.

1,235 Acres, Henry/Johnson County, MO

Surety Map
Aerial Map



map center: 38° 33' 27.9, 93° 42' 55.91

scale: 27249

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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31-44N-25W
Henry County
Missouri



2/6/2015

Aerial photography provided by Aerial Photography Field Office.

1,235 Acres, Henry/Johnson County, MO

FSA Aerial (Henry & Johnson County-combined)

**Farm 2190
Tract 2897**

**Farm 2235
Tract 2898**

**Farm 9286
Tract 13285**

**Farm 8892
Tract 12941**

Johnson County FSA

1:13,680

- 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

1,235 Acres, Henry/Johnson County, MO

FSA Aerial (Johnson County)



Created: 10/27/2014

Johnson County FSA

1:4,490



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 2190
Tract 2897

1,235 Acres, Henry/Johnson County, MO

FSA Aerial (Johnson County-different scale)



Created: 10/27/2014

Johnson County FSA

1:4,450



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.

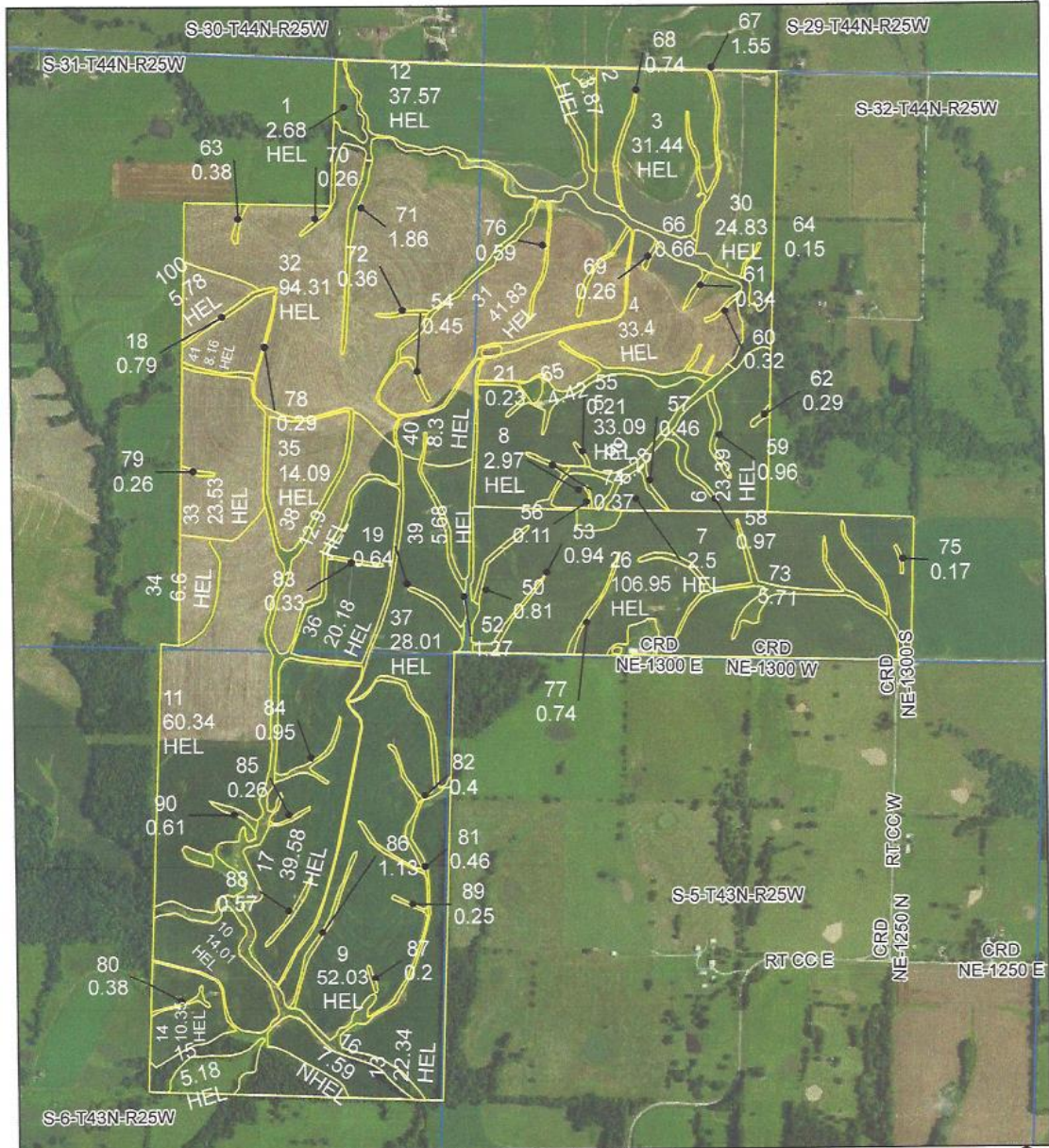
All Measurements are For FSA Programs Only

- clu
- crp
- plss

Farm 2235
Tract 2898

1,235 Acres, Henry/Johnson County, MO

FSA Aerial (Henry County-different scale)



Created: 10/27/2014

Johnson County FSA

1:13,680



- 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 8892
Tract 12941

1,235 Acres, Henry/Johnson County, MO

FSA Aerial (Henry County-different scale)



Created: 10/27/2014

Johnson County FSA

1:4,800



- 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 9286
Tract 13285**

1,235 Acres, Henry/Johnson County, MO

FSA-156EZ

MISSOURI
JOHNSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2235

Prepared : Oct 17, 2016

Crop Year : 2017

Operator Name :
Farms Associated with Operator : 29-101-2190, 29-101-2235, 29-101-2500, 29-101-4043, 29-101-7402, 29-101-8892, 29-101-9286
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.48	156.48	156.48	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	156.48	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	40.40	0.00	0	44	
Grain Sorghum	13.90	0.00	0	76	
TOTAL	54.30	0.00			

NOTES

Tract Number : 2898

Description : N13/2 44-25-29
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.48	156.48	156.48	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	156.48	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	40.40	0.00	0	44
Grain Sorghum	13.90	0.00	0	76
TOTAL	54.30	0.00		

NOTES

1,235 Acres, Henry/Johnson County, MO

FSA-156EZ

MISSOURI

JOHNSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2190

Prepared : Oct 17, 2016

Crop Year : 2017

Operator Name :
Farms Associated with Operator : 29-101-2190, 29-101-2235, 29-101-2500, 29-101-4043, 29-101-7402, 29-101-8892, 29-101-9286
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.21	160.21	160.21	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	160.21	12.50		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	38.70	0.00	0	44	
Grain Sorghum	5.90	0.00	0	76	
Soybeans	15.10	0.00	0	23	
TOTAL	59.70	0.00			

NOTES

Tract Number : 2897
Description : N13/2 44-25-29
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.21	160.21	160.21	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	160.21	12.50	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	38.70	0.00	0	44
Grain Sorghum	5.90	0.00	0	76
Soybeans	15.10	0.00	0	23
TOTAL	59.70	0.00		

1,235 Acres, Henry/Johnson County, MO

FSA-156EZ

MISSOURI

JOHNSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8892

Prepared : Oct 17, 2016

Crop Year : 2017

Operator Name :
Farms Associated with Operator : 29-101-2190, 29-101-2235, 29-101-2500, 29-101-4043, 29-101-7402, 29-101-8892, 29-101-9286
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
882.88	820.18	820.18	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	820.18	50.80		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	402.80	0.00	0	40	
Grain Sorghum	246.00	0.00	0	82	
Soybeans	92.70	0.00	0	23	
TOTAL	741.50	0.00			

NOTES

Tract Number : 12941
Description : 45-25-6 44-25-31,32
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
882.88	820.18	820.18	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	820.18	50.80	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	402.80	0.00	0	40
Grain Sorghum	246.00	0.00	0	82
Soybeans	92.70	0.00	0	23
TOTAL	741.50	0.00		

1,235 Acres, Henry/Johnson County, MO

FSA-156EZ

MISSOURI JOHNSON Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9286 Prepared : Oct 17, 2016 Crop Year : 2017
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Operator Name :
 Farms Associated with Operator : 29-101-2190, 29-101-2235, 29-101-2500, 29-101-4043, 29-101-7402, 29-101-8892, 29-101-9286
 CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.94	39.28	39.28	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	39.28	0.00		0.00	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	1.40	0.00	0	40	
Corn	0.10	0.00	0	89	
Grain Sorghum	5.90	0.00	0	73	
TOTAL	7.40	0.00			

NOTES

Tract Number : 13285
Description : S32T44R25
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
Owners :
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.94	39.28	39.28	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	39.28	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	1.40	0.00	0	40
Corn	0.10	0.00	0	89
Grain Sorghum	5.90	0.00	0	73
TOTAL	7.40	0.00		

1,235 Acres, Henry/Johnson County, MO

Aerial Photos



1,235 Acres, Henry/Johnson County, MO



1,235 Acres, Henry/Johnson County, MO



1,235 Acres, Henry/Johnson County, MO

