



Farmland Sales Specialists

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Platte City, MO 64079
(816) 219-3010

510.42 Acres, Fremont Co, IA & Atchison Co, MO

These tracts consist of prime bottomland soils, lay very well and are highly tillable.

They are close to Interstate 29, providing easy access to major grain markets.

LOCATION:

This farm is located East and South of Hamburg, IA. It is in Fremont County, IA and Atchison County, MO.

PRICE:

~~\$8,300.00/taxable acre or \$4,236,486.00~~ **PRICE REDUCED!**

\$6,500/taxable acre or \$3,317,730.00

FSA INFORMATION:

According to the FSA 156 & 578:

Tract 3558: Farmland: 302.9 ac Cropland: 281.59 ac

Corn: 275.7 base ac PLC Yield: 130 bu/ac

Tract 3562: Farmland: 213.56 ac Cropland: 188.62 ac

Wheat: 32.1 base ac PLC Yield: 35 bu/ac

Corn: 63.3 base ac PLC Yield: 130 bu/ac

IMPROVEMENTS:

Tract 3562: Two 6-tower Zimmatic pivots (share same well), 1

was new in 2004 & covers ~100 ac, the other was new in 2013 & covers 50 ac, 800 gpm, New 4-Cylinder JD

Tract 3558: 9-tower pivot, Zimmatic pivot and head and first 4 towers new in 2003, last 5 towers late 70's model rebuilt with new tires, gear boxes, tower boes and new booster pump and end gun. Covers about 200 ac, 600 gpm, New 4-Cylinder JD

Both tracts have two 1,500-gal fertilizer tanks, pumping depths are approx. 20-30 ft.

Home: Option to purchase home on 10 ac for \$250,000.00. (See details/photos on pg. 12)

TAXES/TAXABLE ACRES:

In Fremont County, IA the 2014 taxes were \$7,413.51 on 297.05 taxable acres. In Atchison County, MO the 2014 taxes were \$1,047.72 on 213.37 taxable acres.

RENTAL STATUS:

The farm is available for full possession for the 2016 season.

LISTING AGENT:

Jamie Barnes

(660) 851-1125 or jamie@barnesrealty.com

BROKER PARTICIPATION:

As the listing broker, Barnes Realty will present any and all written offers provided by a Buyer's Agent. However, because Barnes Realty is not offering co-brokerage on this particular listing, Barnes Realty encourages all Buyer's Agents to acquire a written Buyer's Agency Agreement with their Buyer prior to submitting any offers.

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:

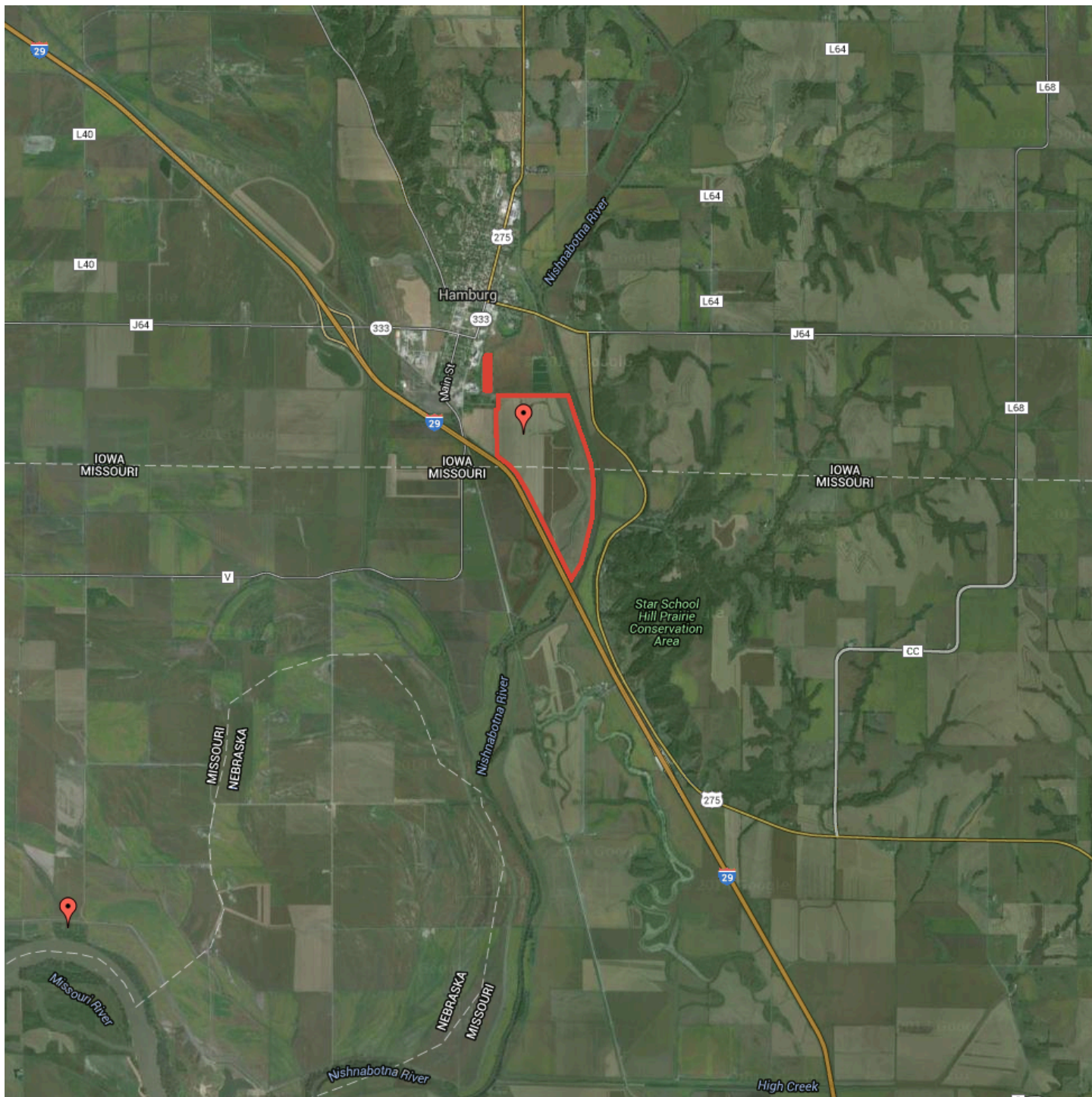
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



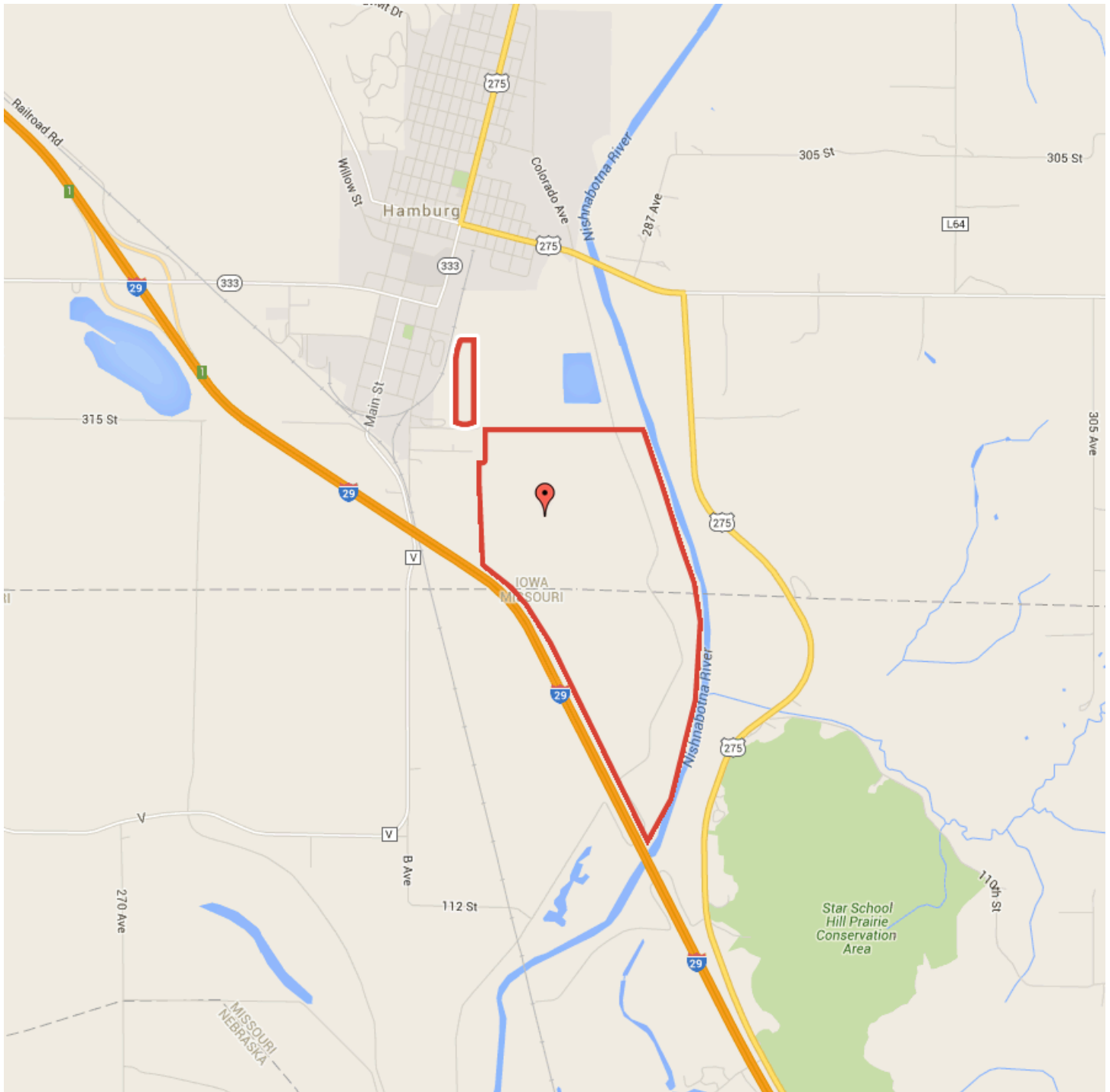
510.42 Acres, Fremont Co, IA & Atchison Co, MO
Google Aerial



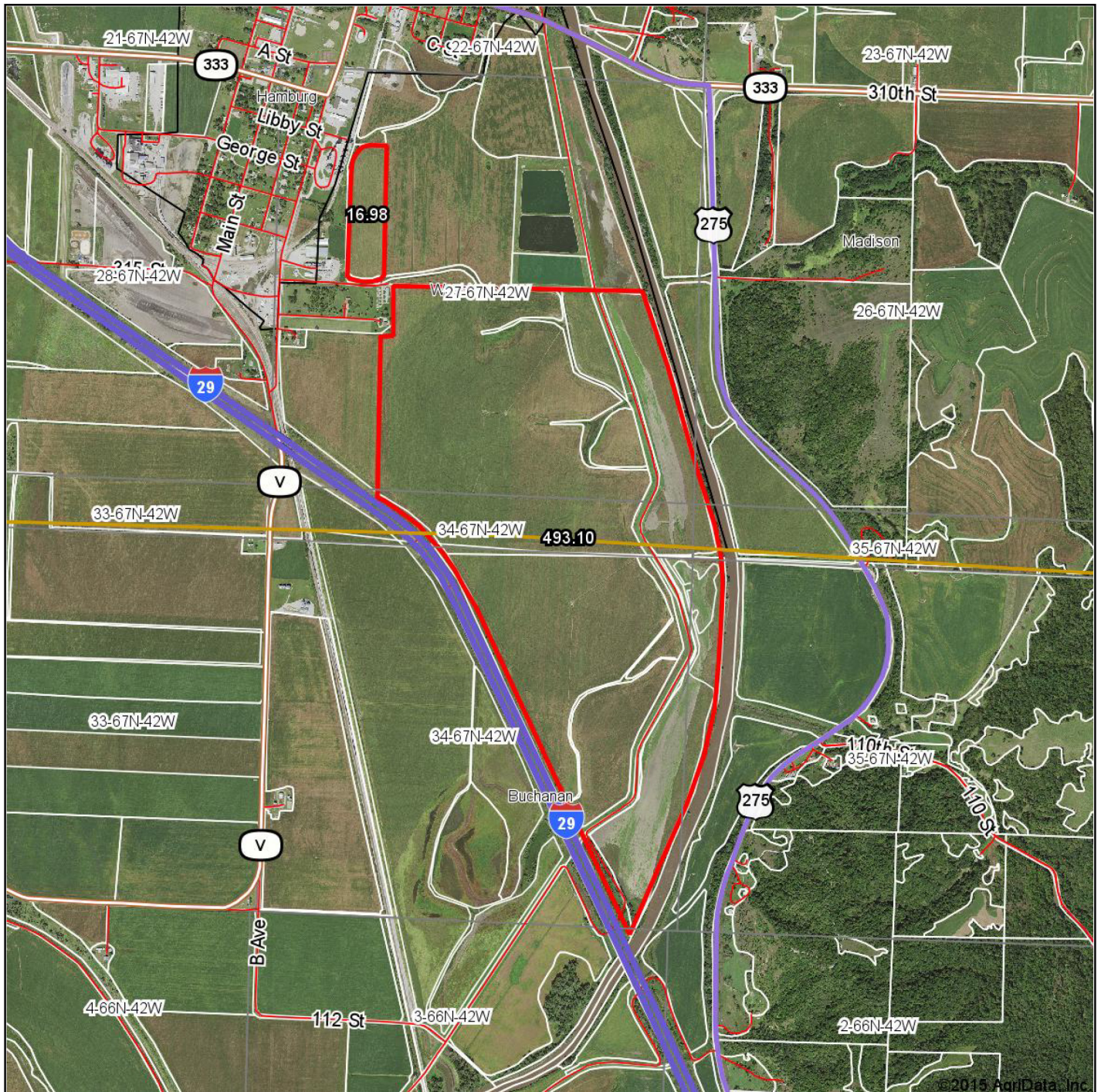
510.42 Acres, Fremont Co, IA & Atchison Co, MO
General Location Map



***510.42 Acres, Fremont Co, IA & Atchison Co, MO
Driving Map***



**510.42 Acres, Fremont Co, IA & Atchison Co, MO
Surety Map**

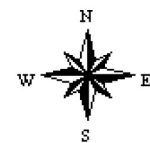


map center: 40° 35' 2.32, 95° 38' 45.86

scale: 22420

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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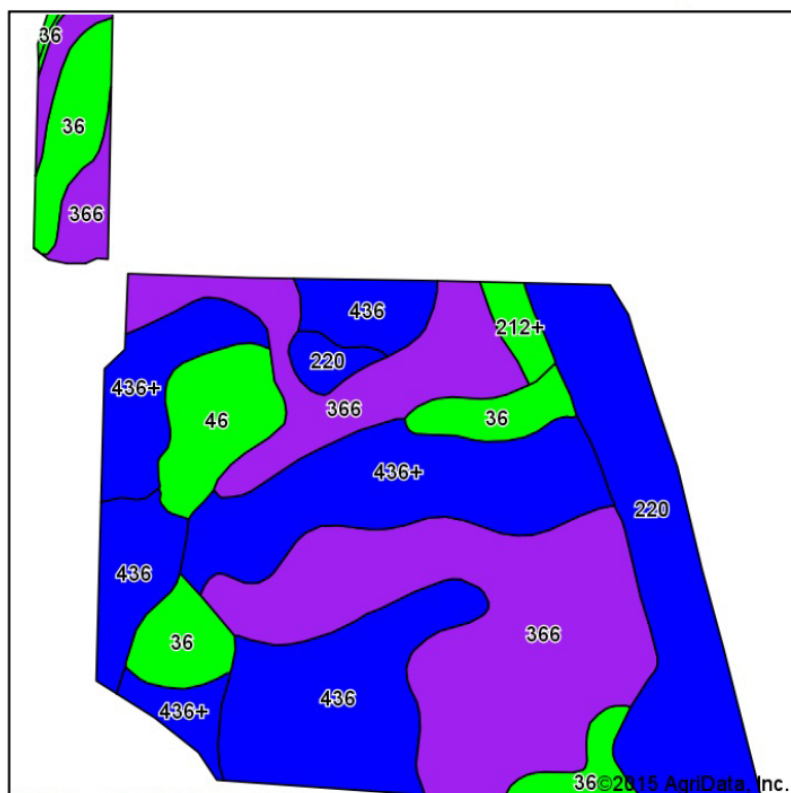
**34-67N-42W
Atchison County
Missouri**



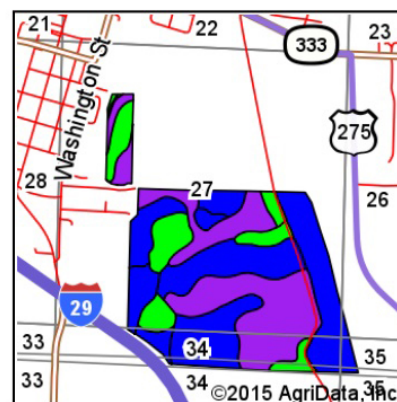
9/25/2015

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

510.42 Acres, Fremont Co, IA & Atchison Co, MO **Soil Map (Iowa Tract)**



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fremont**
 Location: **27-67N-42W**
 Township: **Washington**
 Acres: **297.18**
 Date: **10/12/2015**



Area Symbol: IA071, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
366	Luton silty clay loam	99.71	33.6%		Illw	52	70	60
436+	Lakeport silt loam, overwash	54.24	18.3%		lw	86	80	74
436	Lakeport silty clay loam	50.47	17.0%		lw	86	80	70
220	Nodaway silt loam	46.29	15.6%		llw	82	85	95
36	Salix silty clay loam	29.27	9.8%		lw	98	90	79
46	Keg silt loam	13.51	4.5%		lw	98	90	78
212+	Kennebec silt loam, overwash	3.69	1.2%		lw	92	90	96
Weighted Average						75.8	79	72.8

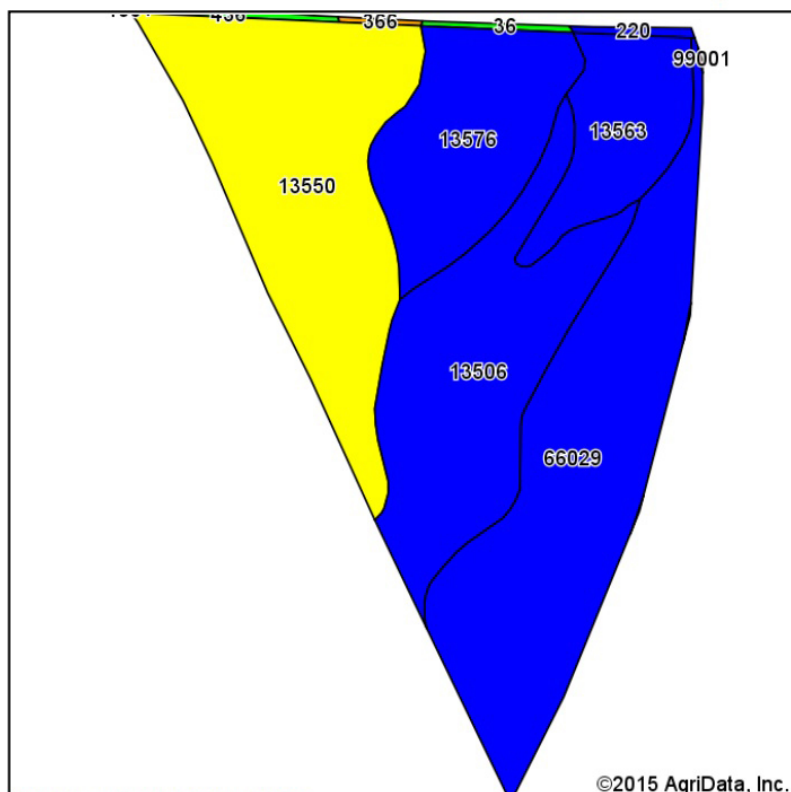
Area Symbol: IA071, Soil Area Version: 20

**IA has updated the CSR values for each county to CSR2.

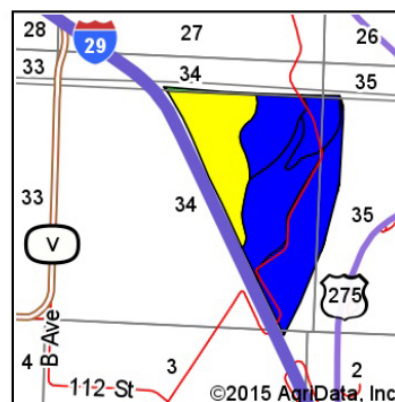
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

510.42 Acres, Fremont Co, IA & Atchison Co, MO
Soil Map (Missouri Tract)



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Atchison**
 Location: **34-67N-42W**
 Township: **Buchanan**
 Acres: **218.22**
 Date: **10/12/2015**

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA071, Soil Area Version: 20
 Area Symbol: MO005, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Overall
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	62.63	28.7%		IIw		78
13550	Luton silty clay, 0 to 2 percent slopes, rarely flooded	57.31	26.3%		IVw		47
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	46.20	21.2%		IIw	IIw	53
13576	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	30.00	13.7%		IIw		86
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	18.49	8.5%		IIw		81
436	Lakeport silty clay loam	1.54	0.7%		Iw		70
220	Nodaway silt loam	0.85	0.4%		IIw		95
36	Salix silty clay loam	0.74	0.3%		Iw		79
366	Luton silty clay loam	0.37	0.2%		IIIw		60
99001	Water	0.09	0.0%		VIII		0
Weighted Average							65.9

Area Symbol: IA071, Soil Area Version: 20
 Area Symbol: MO005, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

510.42 Acres, Fremont Co, IA & Atchison Co, MO

FSA 156

Iowa
Fremont

U.S. Department of Agriculture
Farm Service Agency

FARM: 4674
Prepared: 9/28/15 2:13 PM
Crop Year: 2015
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 3558 Description: SEC 27,34-67-42

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
302.9	281.59	281.59	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	281.59	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	275.7		130	0.0		
Total Base Acres:	275.7					

Iowa
Fremont

U.S. Department of Agriculture
Farm Service Agency

FARM: 4674
Prepared: 9/28/15 2:13 PM
Crop Year: 2015
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 3562 Description: 34,35-67-42 ATCHISON CO

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
213.56	188.62	188.62	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	188.62	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	32.1		35	0.0		
CORN	63.3		130	0.0		
Total Base Acres:	95.4					

510.42 Acres, Fremont Co, IA & Atchison Co, MO

FSA 578

Fremont, Iowa

FSA - 578 (02-01-91)

Farm Number: 4674

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2015

DATE: 9-28-2015
PAGE: 1

Original: _____
Revision: _____
Cropland: 530.16
Farmland: 586.21

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
3558	1	CORN	WHE	N	GR			C	I	A	17.40		Yes			4-17-2015	01	
												RMA Unit				NAP Unit 2648		
	2	CORN	WHE	I	GR			C	I	A	200.17		Yes			4-17-2015	01	
												RMA Unit				NAP Unit 2648		
	3	CORN	WHE	I	GR			C	I	A	12.75		Yes			4-17-2015	01	
												RMA Unit				NAP Unit 2648		
	4	SOYBN	COM	N	GR			C	I	A	42.70		Yes			6-1-2015	01	
												RMA Unit				NAP Unit 520		
	5	CORN	WHE	I	GR			C	I	A	8.57		Yes			4-17-2015	01	
												RMA Unit				NAP Unit 2648		

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	42.70		CORN	WHE	N	GR	17.40		CORN	WHE	I	GR		221.49

Photo Number/Legal Description: SEC 27,34-67-42

Cropland: 281.59						Reported on Cropland: 281.59				Difference: 0.00		Reported on Non-Cropland: 0.00			
3562	15	CORN	WHE	I	GR	C	I	A	94.34	Yes		4-17-2015	01		
										RMA Unit		NAP Unit	2648		
	16	CORN	WHE	I	GR	C	I	A	30.86	Yes		4-17-2015	01		
										RMA Unit		NAP Unit	2648		
	17	CORN	WHE	I	GR	C	I	A	6.20	Yes		4-17-2015	01		
										RMA Unit		NAP Unit	2648		
	18	SOYBN	COM	N	GR	C	I	A	44.82	Yes		6-1-2015	01		
										RMA Unit		NAP Unit	817		
	19	SOYBN	COM	N	GR	C	I	A	12.40	Yes		6-1-2015	01		
										RMA Unit		NAP Unit	817		

Fremont, Iowa

FSA - 578 (02-01-91)

Farm Number: 4674

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2015

DATE: 9-28-2015
PAGE: 3

Original: _____
Revision: _____
Cropland: 530.16
Farmland: 586.21

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					C/C		Share
				SOYBN							CORN									
Crop/Commodity	Variety/Type	Irr Prac	Int Use	Rpt Exp	Det Exp		Rpt Pvt	Det Pvt	Rpt Vol	Det Vol	Rpt NA	Det NA								
CORN	WHE	N	GR				41.56													
SOYBN	COM	N	GR	99.92																
CORN	WHE	I	GR	352.89																

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.

510.42 Acres, Fremont Co, IA & Atchison Co, MO FSA Aerial



United States
Department of
Agriculture

Fremont County, Iowa



- Common Land Unit**
- Cropland
 - Non-Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Tract Boundary**
- Tract Boundary
 - PLSS

0 295 590 1,180
Feet
2014 Ortho Imagery

2015 Program Year
Map Created January 22, 2015

Farm 4674
Tract 3558

Tract Cropland Total: 281.59 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**510.42 Acres, Fremont Co, IA & Atchison Co, MO
FSA Aerial (2)**



United States
Department of
Agriculture

Fremont County, Iowa



Common Land Unit

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 275 550 1,100

 Feet
 2014 Ortho Imagery

2015 Program Year
 Map Created January 22, 2015

Farm 4674
Tract 3562

Tract Cropland Total: 188.62 acres

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510.42 Acres, Fremont Co, IA & Atchison Co, MO
Home Option Details



- Price: \$250,000.00
- Year Built: 1988
- # Bedrooms: 7
- Lot size: 10 m/l acres
- Approx. 4,300 sq. ft.
- Features pool table, office, family room, large great room and 2 baths on main level
- Kitchen not updated, but has Corian countertops and burled Oak cabinetry
- Roof will need replaced in the near future
- Flooded (18") in 1993 with very minimal damage. All drywall replaced and 2 floors above ground.