

The Sign of Experience for Over 35 Years.

18156 Hwy 59 Mound City, MO 64470 660-442-3177 660-442-3274 (fax)	1711 Oregon St Hiawatha, KS 66434 785-742-4580 785-742-4538 (fax)
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www.barnesrealty.com

Henderson, 57 Acres, Atchison County, Missouri

If you're looking to live away from the bustling crowd, this is the place for you! It's located in northern Atchison County, Missouri east of the town of Westboro and it borders the Tarkio Prairie Conservation area so there will be plenty of wildlife to watch or hunt, whichever is your preference.

LOCATION:

From Westboro, MO take Hwy C east about 4.5 miles. Turn south on Y Ave. Property is on the east side of Y Ave on a private drive. Property is also 5 miles south of Blanchard, IA.

PRICE AND TERMS:

\$295,000.00 for Home and 57 Acres m/l

F.S.A. INFORMATION:

Farmland: 58.0 ac – Cropland: 50.5 ac
Corn: 22.2 base ac; DY/CC Yields: 93 bu/ac

IMPROVEMENTS:

Partial Earth contact Home on Property:

- 3-br, 1.5-bath
- Built in 1999: tin & comp roof, vent siding & cement foundation
- AC & Propane Heat
- Patio & Deck

Barn, Shop, Machine Shed, 3 Horse Stall Shed, & Small Storage Shed near house

REAL ESTATE TAXES/TAXABLE ACRES:

58.5 deeded acres – 2011 taxes: \$770.00

MINERAL RIGHTS:

The owner is not retaining any interest in the mineral rights beneath the surface.

RENTAL STATUS:

Farmland on the property will be available for the 2013 crop.
The pasture and timber land will be available upon closing.

LISTING AGENT:

Rick Barnes: 660-572-0018 or email: 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.

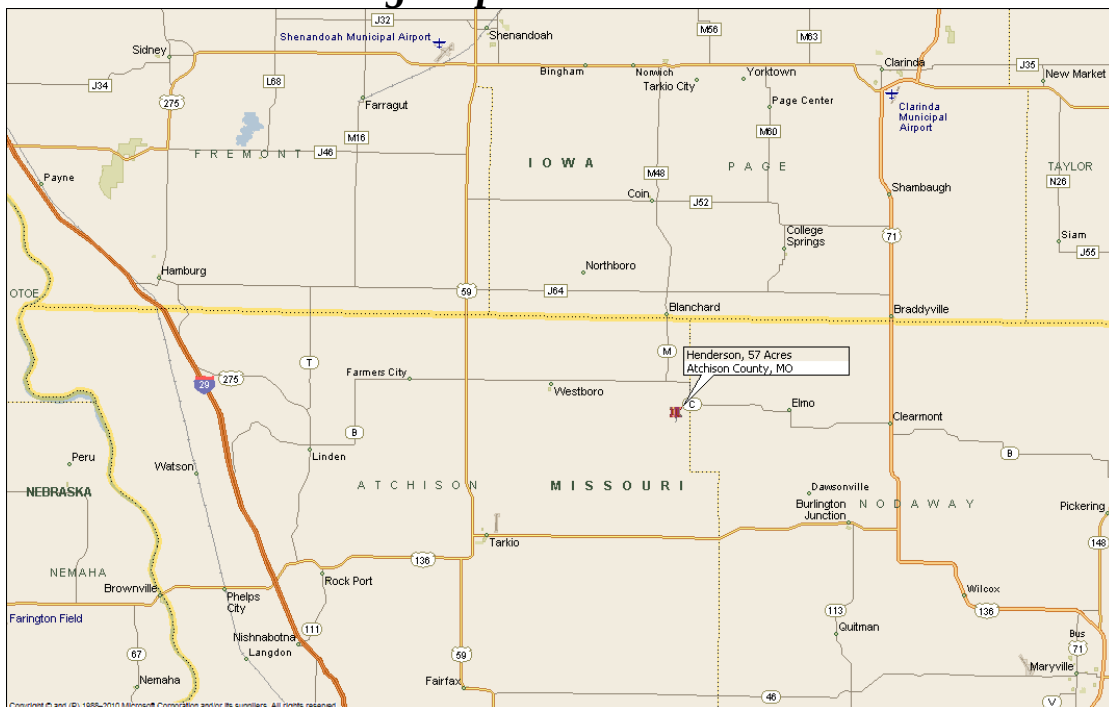
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

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Henderson, 57 Acres, Atchison CO MO Driving Map



Driving Map – General Location



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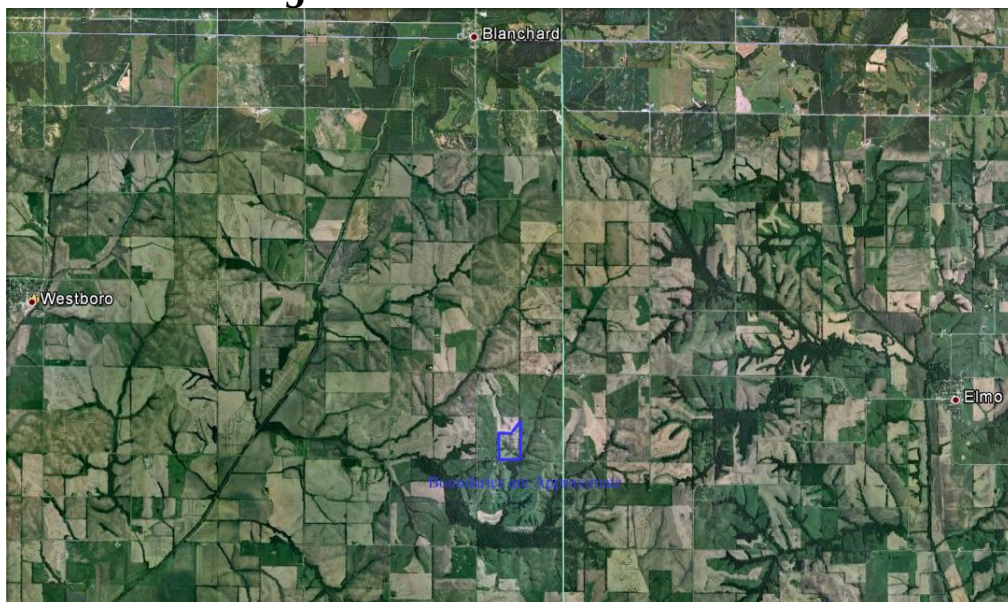
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***Henderson, 57 Acres, Atchison CO MO
Google Aerial***



Google Aerial – General Location

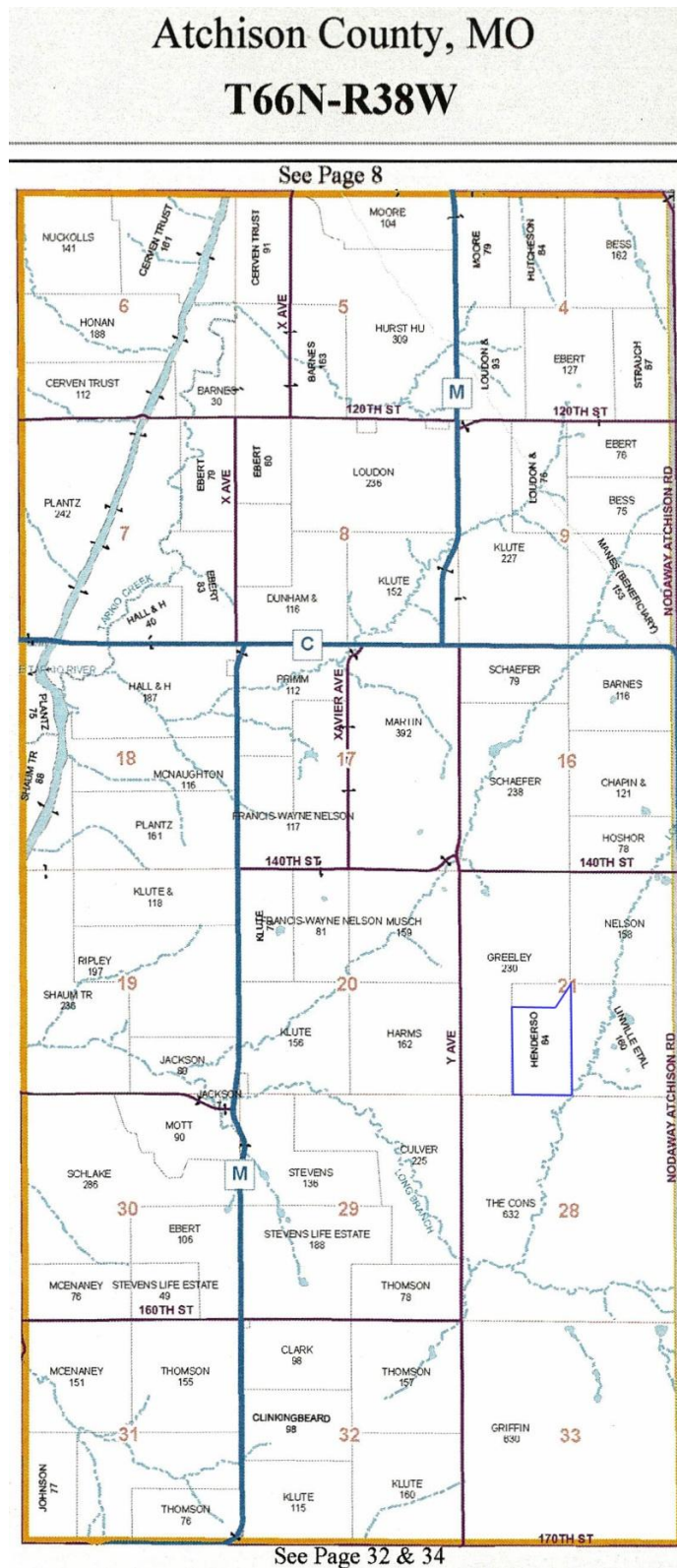


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Henderson, 57 Acres, Atchison CO MO Plat Map

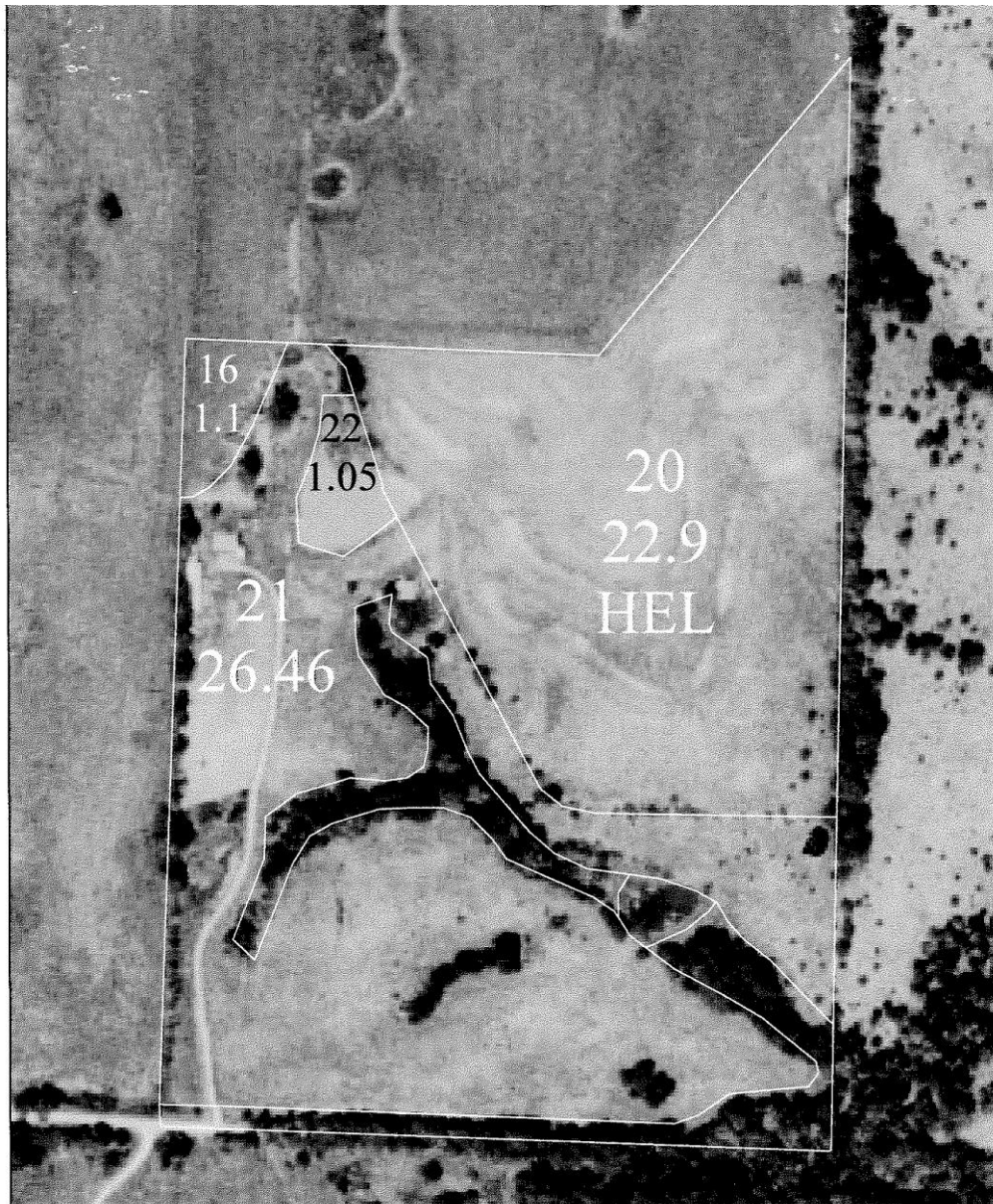


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***Henderson, 57 Acres, Atchison CO MO
FSA Aerial***



ATCHISON COUNTY FSA

FARM NO. 3360
TRACT NO 8640

SEC 21 T66 R38
FARM DIVISION
2545 = 3359 + 3360

Date:
February 27, 2008



Prepared by FSA

0 230 460 920 1,380

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Henderson, 57 Acres, Atchison CO MO

FSA 156

Missouri
Atchison
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3360
Prepared: 12/4/08 2:18 PM
Crop Year: 2009
Page: 1 of 1

Operator Name and Last 4	Farm Description	Recon Number
	SEC 21 T66 R38	2008 29005 25

Farms Associated with Operator:
None

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status
58.0	50.5	50.5	0.0	0.0	0.0	0.0	Active
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History
0.0	0.0	50.5	0.0	0.0	0.0		N

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	22.2	0.0	0.0	93	93	0.0
Total Base Acres:	22.2					

Tract Number: 8640	Identifier SEC 21 T66 R38	FAV/WR History
BIA Range Unit Number:		N
HEL Status: HEL: conservation system is being actively applied		
Wetland Status: Tract does not contain a wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
58.0	50.5	50.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	50.5	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	22.2	93	93	0.0	0.0	0	0.0
Total Base Acres:	22.2						

Owners:

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