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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.





#### Henderson, 57 Acres, Atchison CO MO Driving Map





Henderson, 57 Acres, Atchison CO MO Google Aerial

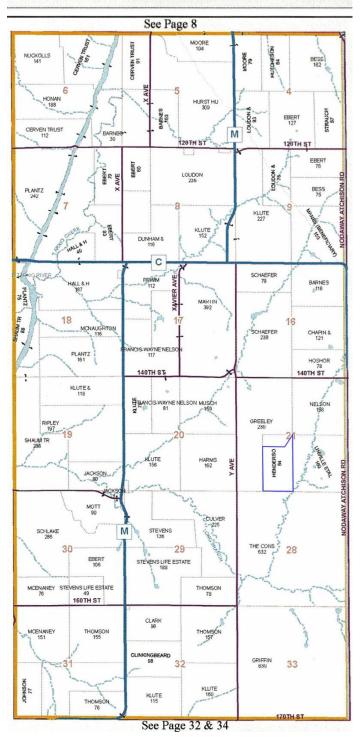


Google Aerial – General Location

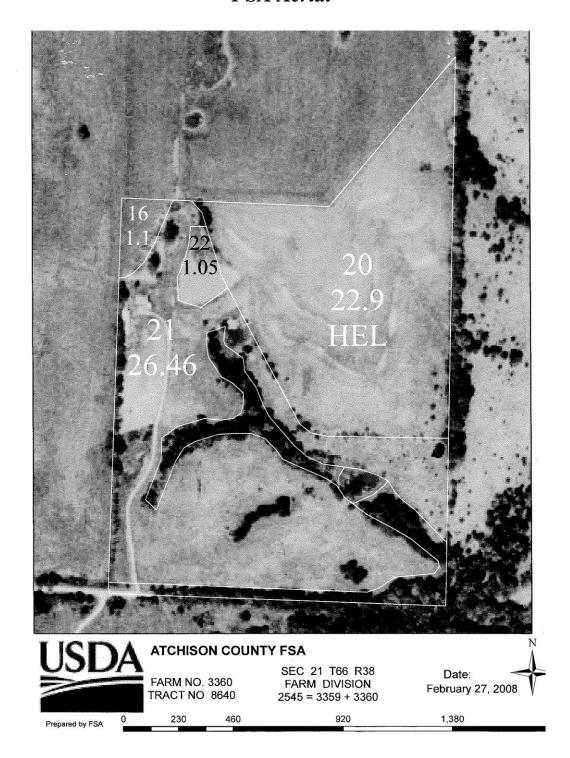


#### Henderson, 57 Acres, Atchison CO MO Plat Map

# Atchison County, MO T66N-R38W



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



### Henderson, 57 Acres, Atchison CO MO

FSA 156

**FARM: 3360** 

U.S. Department of Agriculture Prepared: 12/4/08 2:18 PM

Farm Service Agency Abbreviated 156 Farm Record

Crop Year: 2009 Page: 1 of 1

Operator Name and Last 4

Report ID: FSA-156EZ

**Farm Description** 

SEC 21 T66 R38

**Recon Number** 2008 29005 25

Farms Associated with Operator:

None

Missouri

**Atchison** 

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

Сгор	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

N

**BIA Range Unit Number:** 

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations:

Farmland	Cropland	DCP Cropland	WBP	w	RP/EWP	CRP Cropland	GRP
58.0	58.0 50.5		50.5 0.0		0.0	0.0	0.0
State Conservation	Other Conservation	Effective Dou DCP Cropland Crop			NAP	CRP MPL	
0.0	0.0	50.5	0.0		0.0	0.0	
Сгор	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:							

## Henderson, 57 Acres, Atchison CO MO FSA 578, pg. 1

Atchison, Missouri

FSA - 578 (02-01-91)

Farm Number: 3360
Operator Name and Address

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2012

DATE: 5-16-2012 PAGE: 1

Original:

Revision: \_\_\_\_ Cropland: 50.5 Farmland: 58.0

Tract Number	CLU/ Field	Crop/ Commodity	Variety Type	/ Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Repor Quan		termined Quantity	Crop Land	Field	Offic Meas		Planting Date	Planting Period	End Date
8640	16	GRASS	SMO	N	GZ			ı	Α		1.10		Yes				3-3-2003	01	
									Share	100.00			RMA Unit						
	20	CORN	YEL	N	GR	9		1	Α	2	2.90		Yes				5-5-2012	01	
									Share	100.00			RMA Unit						" many
	21	GRASS	SMO	N	GZ			Ī	Α	2	6.46		Yes				3-3-2003	01	,)
									Share	100.00			RMA Unit						
Cr/Co	Var/Ty	pe Irr Pro	Int Use	Non-Irrig	Irriga	ated	Cr/Co	Var/Type	irr Pro	Int Use	Non-Irrig	Irrigat	ed Cr/	Co Va	ır/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CORN	YEL	3.00	GR	22.90			GRASS	SMO	N	GZ	27.56								
hoto Numb	ber/Legal	Description: 9	EC 21 T66	R38												-1	146 mm	7.7	
	Cropla	ind: 50.50		Re	ported	on Cropla	nd: 50.46			40	Differen	ce: -0.04			Repor	rted on N	on-Cropland	d: 0	

FSA 578, pg. 2

Atchison, Missouri

FSA - 578 (02-01-91)

Farm Number: 3360

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2012

DATE: 5-16-2012 PAGE: 2

Original: Revision: Cropland: 50.5

Cropland: 50.5 Farmland: 58.0

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.

	Produc	er Name		C/C	Share	C/C	Share		C/C	Share		
				COR	N 100.00	GRASS	100.00					
Cor Jity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice		tended Use	Reported Quantity	Determined Quantity
CORN	YEL	N	GR	22.90	30,000	GRASS	SMO	N		GZ	27.56	

OPERATOR'S CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops and land uses listed herein are true and correct and that all required crops and land uses have been reported for the farms as applicable. The signing of this form gives FSA representatives authorization to enter and inspect crops and land uses on the above identified land.

Date 5-15-

This programmer activity will be computed on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.



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:

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





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