



Farm Land Sales

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

McQuerrey, 16918 Plattsburg Rd (92.6 ac and home), Kearney MO

Listed for sale is a rare, 92 acre farm and well cared for home just to the NW of Kearney MO in close proximity to Kansas City, Smithville Lake and KCI airport. It offers a perfect combination of investment potential, farmland and residence. Property like this is becoming a rarity in this area with an acreage of this size that has agricultural and investment potential and is in the path of northward development and growth. Farm is currently in CRP contracts but could be converted to conventional agricultural or organic farm when the contracts expire. There is a well-cared for 2200 sq. ft. home with an office and sun room that connects to a beautiful tree covered porch overlooking a pond and fields to the south. The immaculate Morton building would make a perfect garage, shop or convert to a guest house. The large storage shed would be perfect to store boats, RV's, tractors or any implement that could be used on a farm.

LOCATION:

NW of Kearney MO approximately 4 miles. Take Hwy 92 west out of Kearney 2 miles to Plattsburg road, then north almost 2 miles. Property is on the West side of the road.

PRICE AND TERMS: \$739,000.00

F.S.A. INFORMATION:

According the FSA information:

Farmland: 92 acres - Cropland: 71.7 acres – CRP: 55.9 acres

Wheat: 7.0 base acres - DY & CC Yield: 33 bu/ac

Corn: 6.6 base acres - DY & CC Yield: 84 bu/ac

CRP: 43 acres until 09/30/2015 and 12 acres until 09/30/2020

See following pages for CRP contracts & payment details

IMPROVEMENTS:

2200 sq ft home with 3 bedrooms and 1 ½ baths

30 x 40 insulated Morton building with porch/2 garage doors

70 x 72 storage shed with several bays

REAL ESTATE TAXES/TAXABLE ACRES:

Taxes are approximately \$2,300/annually on 92.6 taxable acres

MINERAL RIGHTS:

Remain with the land

RENTAL STATUS:

The property is owner occupied. Possession at closing.

LISTING AGENT:

Gabe Silvers: 816-351-1244 or email Gabe: gabe@silversveener.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.

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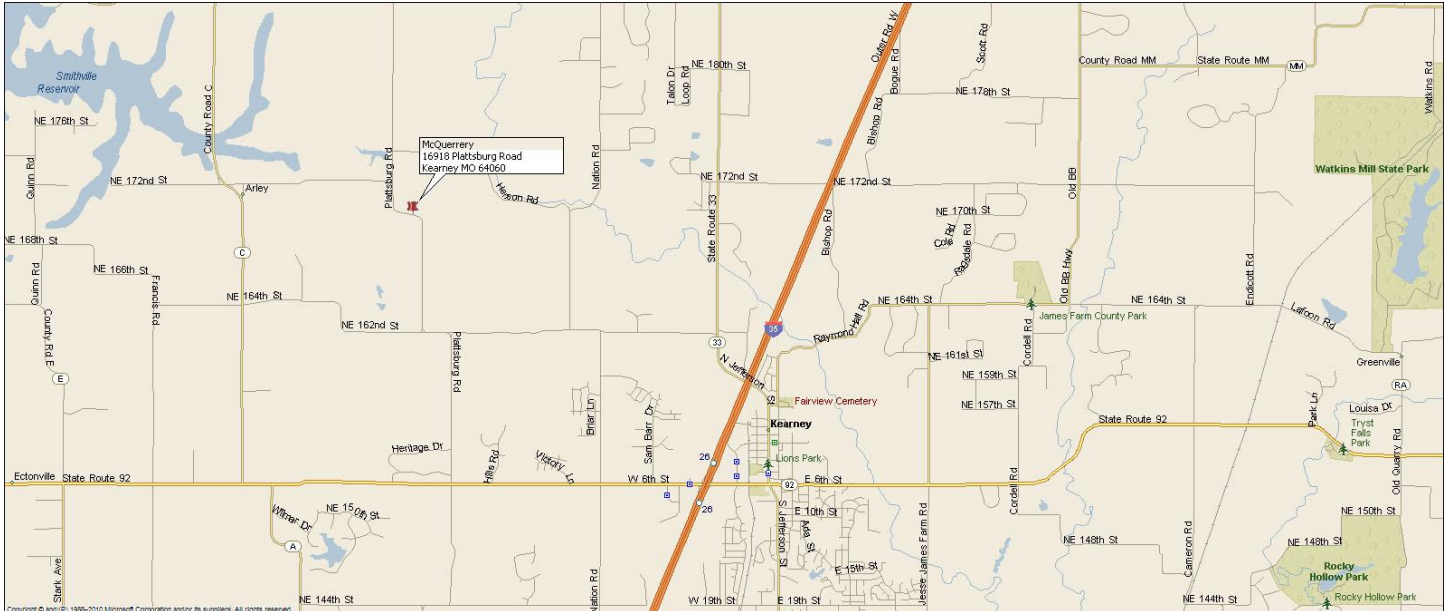
inspections, appointments, and offers must be sent through: Rick Barnes, BARNES REALTY COMPANY 18156 Hwy 59, MOUND CITY, MO 64470

PHONE NUMBER: 1-660-442-3177

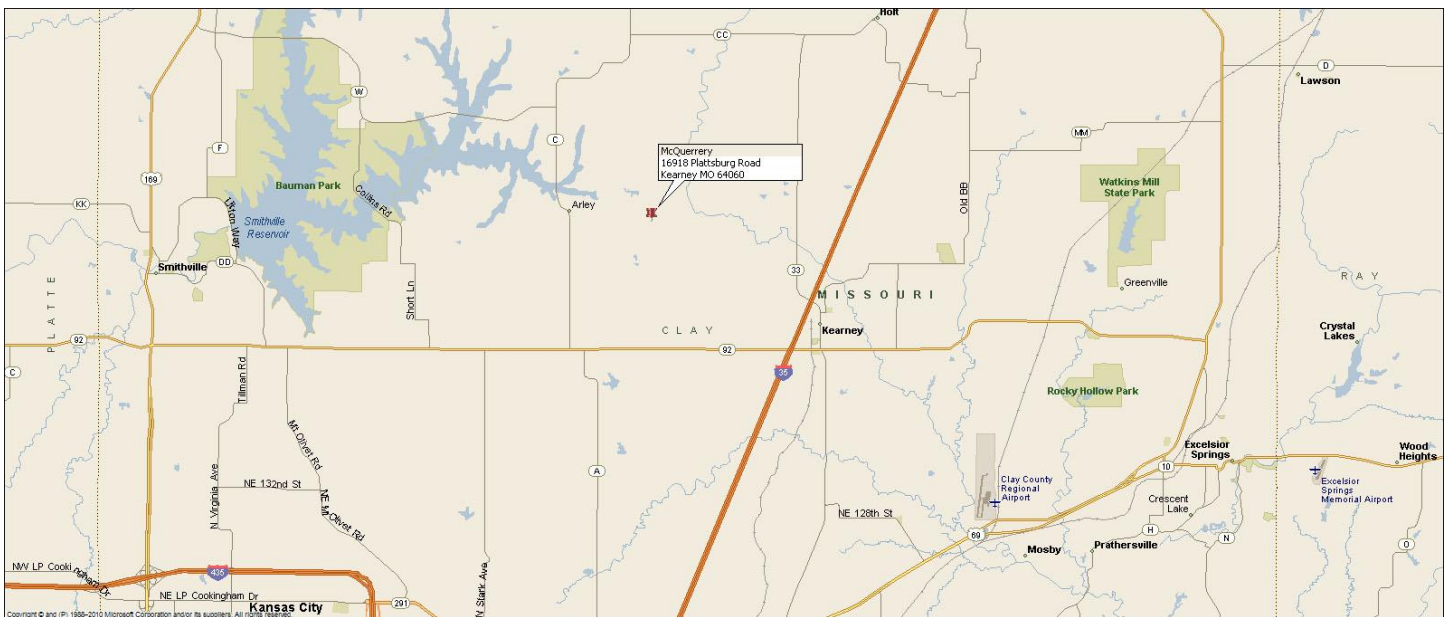


McQuerrey, 16918 Plattsburg Rd (92 ac and home), Kearney MO

Driving Map



Driving Map – General Location



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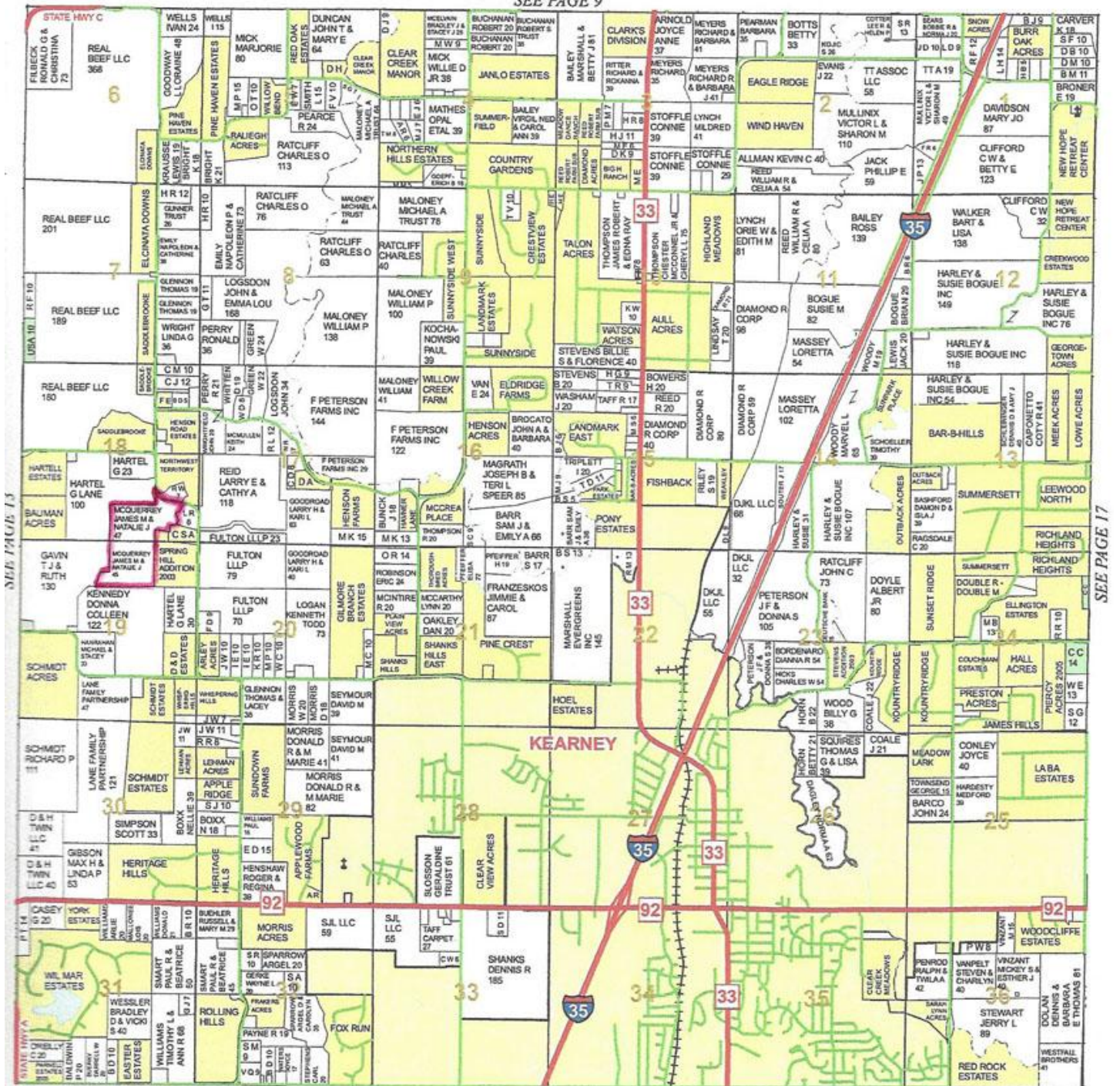
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Plat Book Page

TOWNSHIP 53N • RANGE 31W

SEE PAGE 9

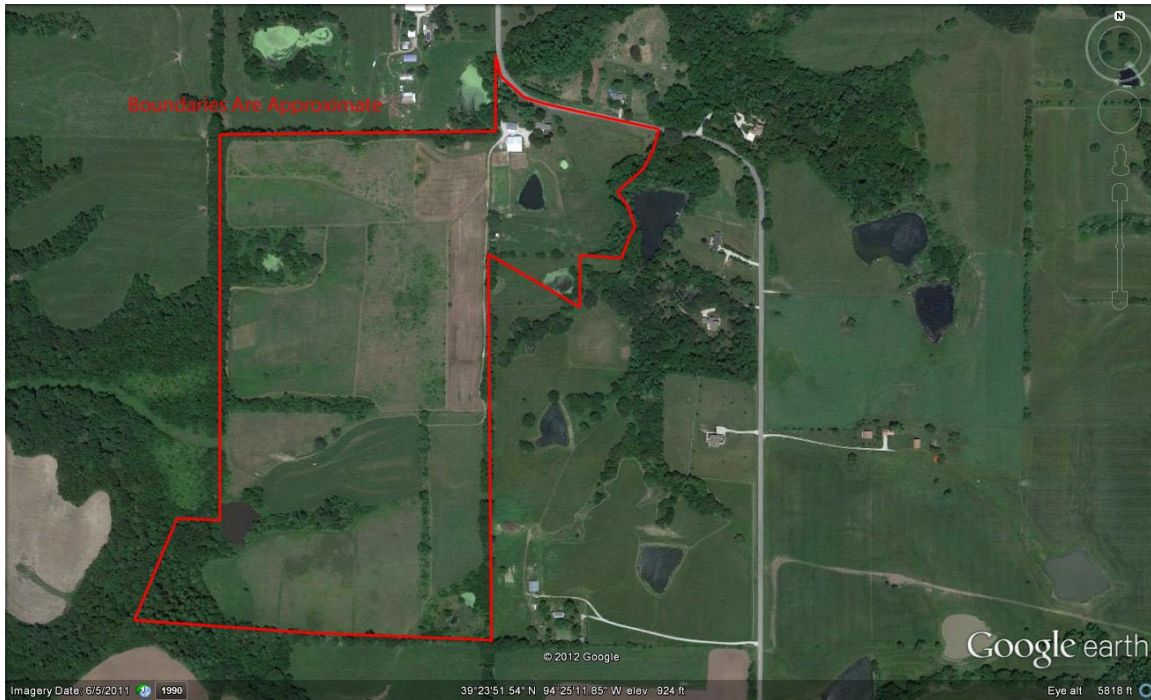


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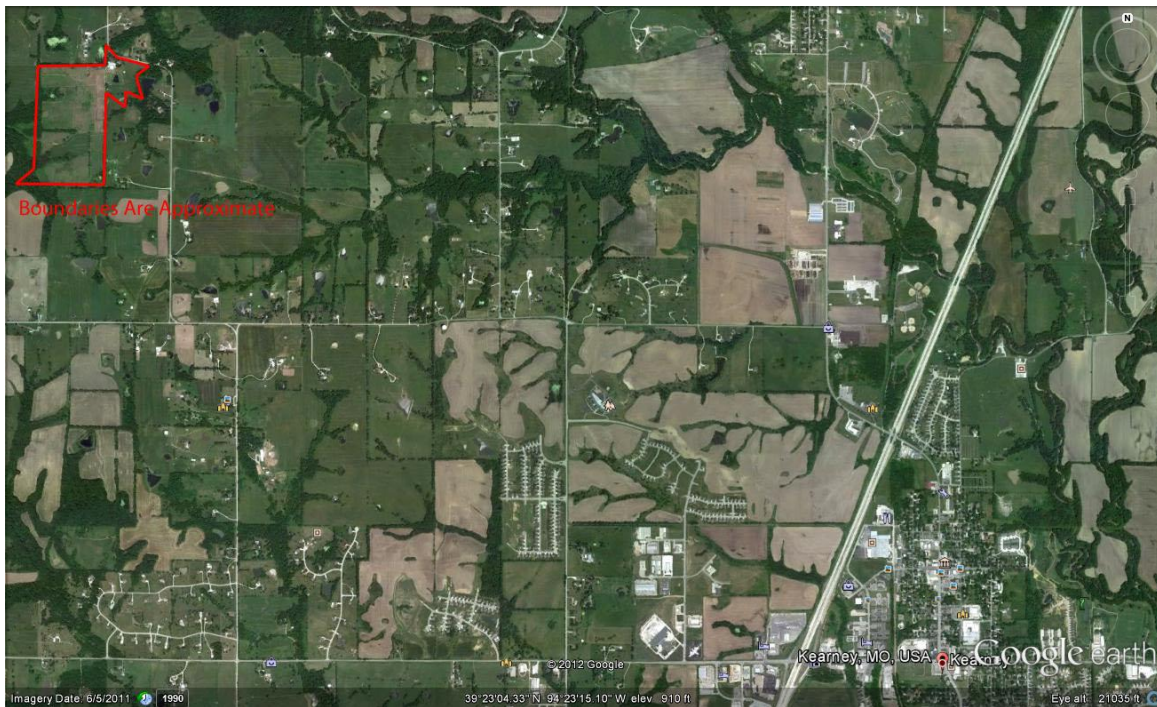
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Google Aerial



Google Aerial – General Location

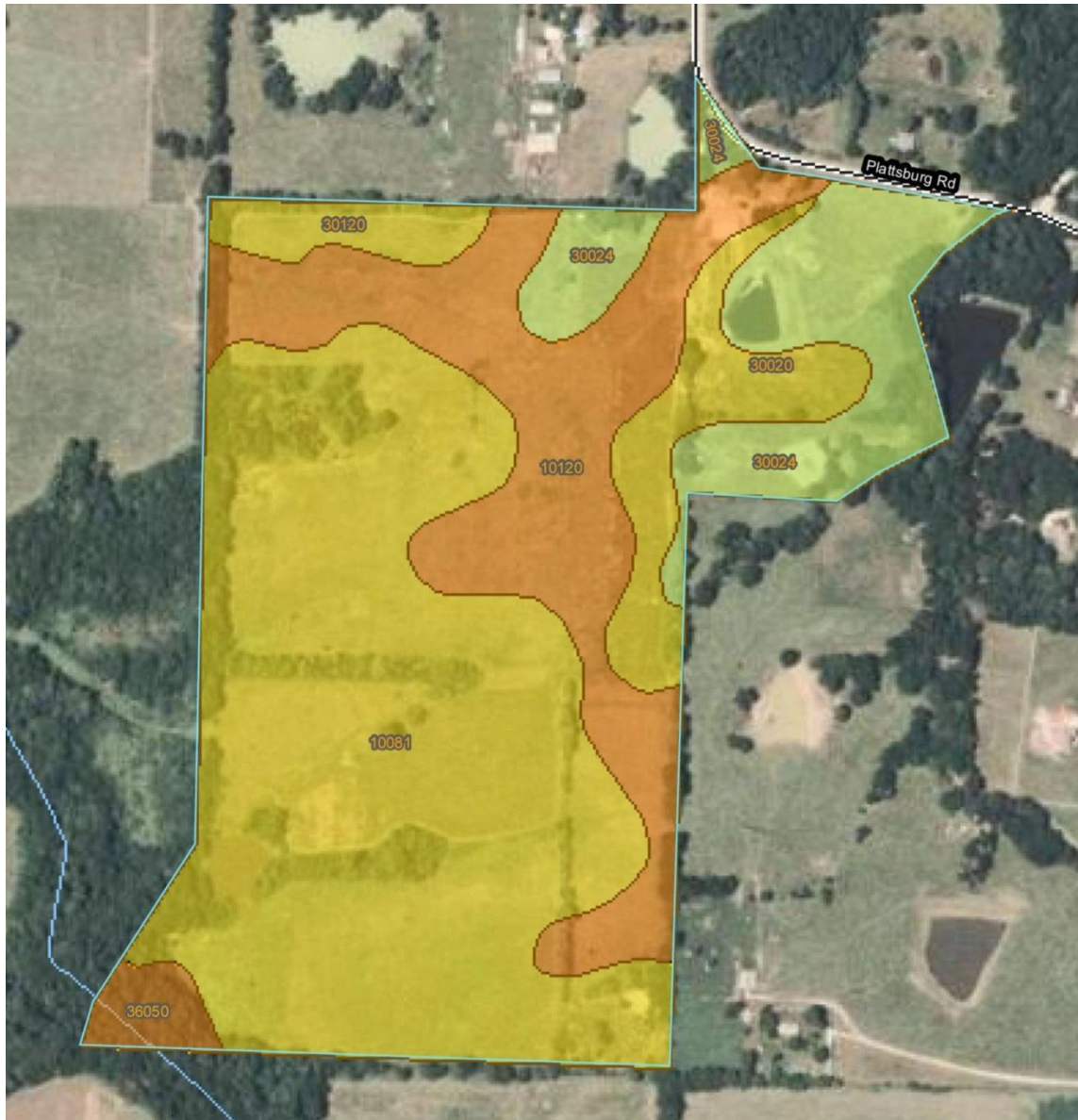


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Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Clay County, Missouri (MO047)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10081	Macksburg silt loam, 5 to 9 percent slopes	3	48.7	51.9%
10120	Sharpsburg silt loam, 2 to 5 percent slopes	2	21.2	22.6%
30020	Armster loam, 5 to 9 percent slopes, eroded	3	6.6	7.1%
30024	Armster loam, 9 to 14 percent slopes, eroded	4	13.0	13.8%
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	3	2.7	2.8%
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2	1.7	1.8%
Totals for Area of Interest			93.8	100.0%

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McQuerrey, 16918 Plattsburg Rd (92 ac and home), Kearney MO 156 EZ

Missouri
Clinton
Report ID: FSA-156EZ

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

FARM: 2925
Prepared: 4/16/12 11:11 AM
Crop Year: 2012
Page: 1 of 1

Operator Name					Farm Identifier		Recon Number	
JAMES M MCQUERREY					CLAY CO G3: S18			
Farms Associated with Operator:								
None								
CRP Contract Number(s): 595 , 675								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
92.0	71.7	71.7	0.0	0.0	55.9	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	15.8	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	7.0	0.0	0.0	33	33	0.0
CORN	6.6	0.0	0.0	84	84	0.0
Total Base Acres:	13.6					

Tract Number: 2785 Description G12: S18-T53N-R31W (CLAY) 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
92.0	71.7	71.7	0.0	0.0	55.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	15.8	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	7.0	33	33	0.0	0.0	0	0.0
CORN	6.6	84	84	0.0	0.0	0	0.0
Total Base Acres:	13.6						

Owners: JAMES M MCQUERREY NATALIE J MCQUERREY
Other Producers: None

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McQuerrey, 16918 Plattsburg Rd (92 ac and home), Kearney MO FSA 578

Clinton, Missouri

FSA - 578 (02-01-91)

Farm Number: 2925

Operator Name and Address

PROGRAM YEAR: 2012

DATE: 4-20-2012
PAGE: 1

Original: _____
Revision: _____
Cropland: 71.7
Farmland: 92.0

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Official/Measured	Planting Date	Planting Period	End Date	
2785	3	CRP		N	10			I	A	5.00		Yes		10-1-2010	01	2020	
		Producer JAMES M MCQUERREY															
	4	CRP		N	10			I	A	12.50		Yes		10-1-2009	01	2015	
		Producer JAMES M MCQUERREY															
	5	MIXFG	IGS	N	GZ			I	A	7.80		Yes		10-1-2010	01	2020	
		Producer JAMES M MCQUERREY															
	6	CRP		N	10			I	A	3.40		Yes		10-1-2009	01	2015	
		Producer JAMES M MCQUERREY															
	7A	CRP		N	10			I	A	27.70		Yes		10-1-2009	01	2015	
		Producer JAMES M MCQUERREY															
	7B	CRP		N	12	12		I	A	0.30		Yes		10-1-2010	01	2015	
		Producer JAMES M MCQUERREY															
	8	CRP		N	2			I	A	7.00		Yes		10-1-2010	01	2020	
		Producer JAMES M MCQUERREY															
	9	GRASS	EAS	N	FG			I	A	5.70		Yes		10-1-2010	01	2020	
		Producer JAMES M MCQUERREY															
	52	MIXFG	IGS	N	GZ			I	A	2.30		Yes		10-1-2010	01	2020	
		Producer JAMES M MCQUERREY															
		Share 100.00 RMA Unit															
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CRP		N	2	7.00		GRASS	EAS	N	FG	5.70		MIXFG	IGS	N	GZ	10.10	
CRP		N	10	48.60		CRP		N	12	0.30							
Photo Number/Legal Description: G12: S18-T53N-R31W (CLAY)																	
Cropland: 71.70					Reported on Cropland: 71.70					Difference: 0.00			Reported on Non-Cropland: 0				

Clinton, Missouri

FSA - 578 (02-01-91)

Farm Number: 2925

Operator Name and Address

PROGRAM YEAR: 2012

DATE: 4-20-2012
PAGE: 2

Original: pm
Revision: _____
Cropland: 71.7
Farmland: 92.0

REPORT OF COMMODITIES FARM SUMMARY

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.

Producer Name												C/C	Share	C/C	Share	C/C	Share	C/C	Share
JAMES M MCQUERREY												GRASS	100.00	CRP	100.00	MIXFG	100.00		
Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity								
CRP		N	2	7.00		GRASS	EAS	N	FG	5.70									
MIXFG	IGS	N	GZ	10.10		CRP		N	10	48.60									
CRP		N	12	0.30															

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.

Operator's Signature (By)

Date 4/20/2012

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.

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PHONE NUMBER: 1-660-442-3177

McQuerrey, 16918 Plattsburg Rd (92 ac and home), Kearney MO

CRP Contract

MISSOURI
CLINTON

Report ID: EPCE10-R001

U.S. Department of Agriculture
Farm Service Agency
Conservation Reserve Program
Detail Print of Individual Contract

Prepared: 05-29-2012

Page: 1

Contract Number: 595 Farm Number: 2925 Signup Number: 29 Contract Status: Active
Program Year: 2006 Farm Cropland: 71.7 Pool Number: 01
Final Payment Year: 2015

Entered Date: 09-06-2005

Original CRP-1 Start Date: 10-01-2005

Rental Rate: 70.74 Total Acres Approved: 43.9
Approval Date: 12-19-2004 Total Annual Payment: 3,105

HUC Number: 10240012

State and County Code of Physical Location: 29047

All Land in Administering County: N

PRAC	ACRES	EST C/S	ACT C/S
CP10	43.6		
CP12	.3		

OPERATOR NAME	ID	NUMBER	TYPE	SHARE
JAMES M MCQUERREY		S		ALL

PRODUCER NAME	ID	NUMBER	TYPE	SHARE	OWNER NAME	ID	NUMBER	TYPE	SHARE
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MISSOURI
CLINTON
Report ID: EPCE10-R001

U.S. Department of Agriculture
Farm Service Agency
Conservation Reserve Program
Detail Print of Individual Contract

Prepared: 05-29-2012
Page: 2

Contract Number: 595 Farm Number: 2925

	Soil Survey Area ID Number	Soil Map Unit Symbols	Soil Map Unit Acres	Soil Rental Rate	Total Rent
Primary	29607	5C	29.1	68	1,978.80
Secondary	29607	6B	12.3	68	836.40
Teritary	29607	25C2	1.9	62	117.80
Totals			43.3		2,933.00

Weighted Avg. Soil Rental Rate: 67.74

Maint. Rate: 5.00 Maximum Payment Rate Per Acre: 72.74

Expiring CRP : 43.9

National Ranking Factors: N1 45 N2 55 N3 75 N4 0 N5 14 N6 89

N1 Subfactors: a 40 b 5 c 0

N2 Subfactors: a 0 b 13 c 42

N5 Subfactors: a 14 b 0 c 0 d 0

N6 Subfactors: a 77 b 10 c 2



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CRP Contract

MISSOURI
CLINTON

Report ID: EPCE10-R001

U.S. Department of Agriculture
Farm Service Agency
Conservation Reserve Program
Detail Print of Individual Contract

Prepared: 05-29-2012

Page: 3

Contract Number: 675
Program Year: 2011
Final Payment Year: 2020

Farm Number: 2925 Signup Number: 39 Contract Status: Active
Farm Cropland: 71.7 Pool Number: 01

Effective Date: 10-01-2010

Original CRP-1 Start Date: 10-01-2010

Rental Rate: 101.58
Approval Date: 09-15-2010

Total Acres Approved: 12.0
Total Annual Payment: 1,219

HUC Number: 103001010402

State and County Code of Physical Location: 29047

All Land in Administering County: N

PRAC	ACRES	EST C/S	ACT C/S
CP2	7.0	1,260	
CP10	5.0	285	

OPERATOR NAME

ID NUMBER TYPE SHARE

PRODUCER NAME

ID NUMBER TYPE SHARE

OWNER NAME

ID NUMBER TYPE SHARE

JAMES M MCQUERREY

S ALL

NATALIE J MCQUERREY

S .0000

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MISSOURI	U.S. Department of Agriculture	Prepared: 05-29-2012
CLINTON	Farm Service Agency	
Report ID: EPCE10-R001	Conservation Reserve Program	Page: 4
	Detail Print of Individual Contract	

Contract Number: 675 Farm Number: 2925

	Soil Survey Area ID Number	Soil Map Unit Symbols	Soil Map Unit Acres	Soil Rental Rate	Total Rent
Primary	29047	10120	5.8	116	672.80
Secondary	29047	30020	2.3	102	234.60
Teritary	29047	10081	2.2	116	255.20
Totals			10.3		1,162.60

Weighted Avg. Soil Rental Rate: 112.87 Maint. Rate: Maximum Payment Rate Per Acre: 112.87

Highly Brodible Land (EI 8 or Greater) : 5.0 Expiring CRP : 7.0

National Ranking Factors: N1 66 N2 55 N3 46 N4 0 N5 16 N6 20

N1 Subfactors: a 46 b 20 c 0

N2 Subfactors: a 0 b 13 c 42

N5 Subfactors: a 14 b 0 c 0 d 2

N6 Subfactors: a 0 b 20

N1b criteria: Pollinator Habitat



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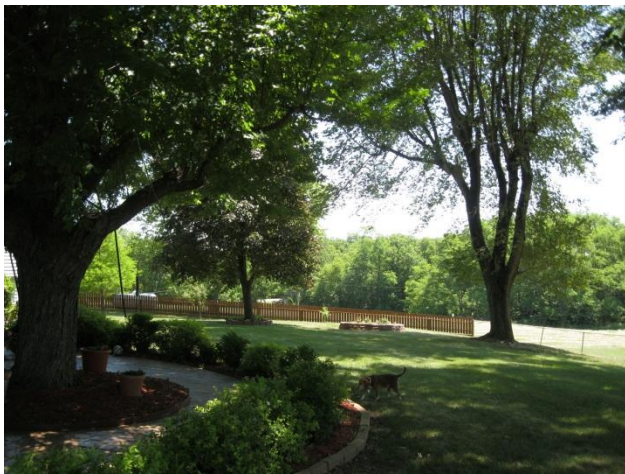
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FSA Aerial



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