



## *Farm Land Sales*

1711 Oregon  
Hiawatha KS 66434  
785.742.4580

18156 Hwy 59  
Mound City MO 64470  
660.442.3177

[www.barnesrealty.com](http://www.barnesrealty.com)

## ***Simons Company, 140.5 Acres, DeKalb CO MO***



***This farm lays nice and has an excellent location. Bordering Hwy 36, its eastern boundary touches a Highway crossing, and it has a large pond. The Southwest corner has a nice home site, and the fences appear in excellent condition.***

**LOCATION:** West of Stewartville MO approx. 4 miles, on the south side of Hwy 36.

**PRICE AND TERMS:** \$625,000.00

**F.S.A. INFORMATION:** The farm is in pasture at the current time.

**IMPROVEMENTS:**

A shed on the East side, good fencing and gates, and a 12 acre (approximate) pond, with a finger on it for a duck blind.

**REAL ESTATE TAXES:** Annual taxes are approximately \$280.00.

**MINERAL RIGHTS:** Owner is not retaining any interest in the mineral rights beneath the surface.

**RENTAL STATUS:** Farm is available for immediate possession subject to a pasture lease through Jan 1, 2012.

**LISTING AGENT:** Jamie Barnes: 660-572-0019 or Email Jamie: [barnes-realty@barnesrealty.com](mailto:barnes-realty@barnesrealty.com)

**BROKER PARTICIPATION:**

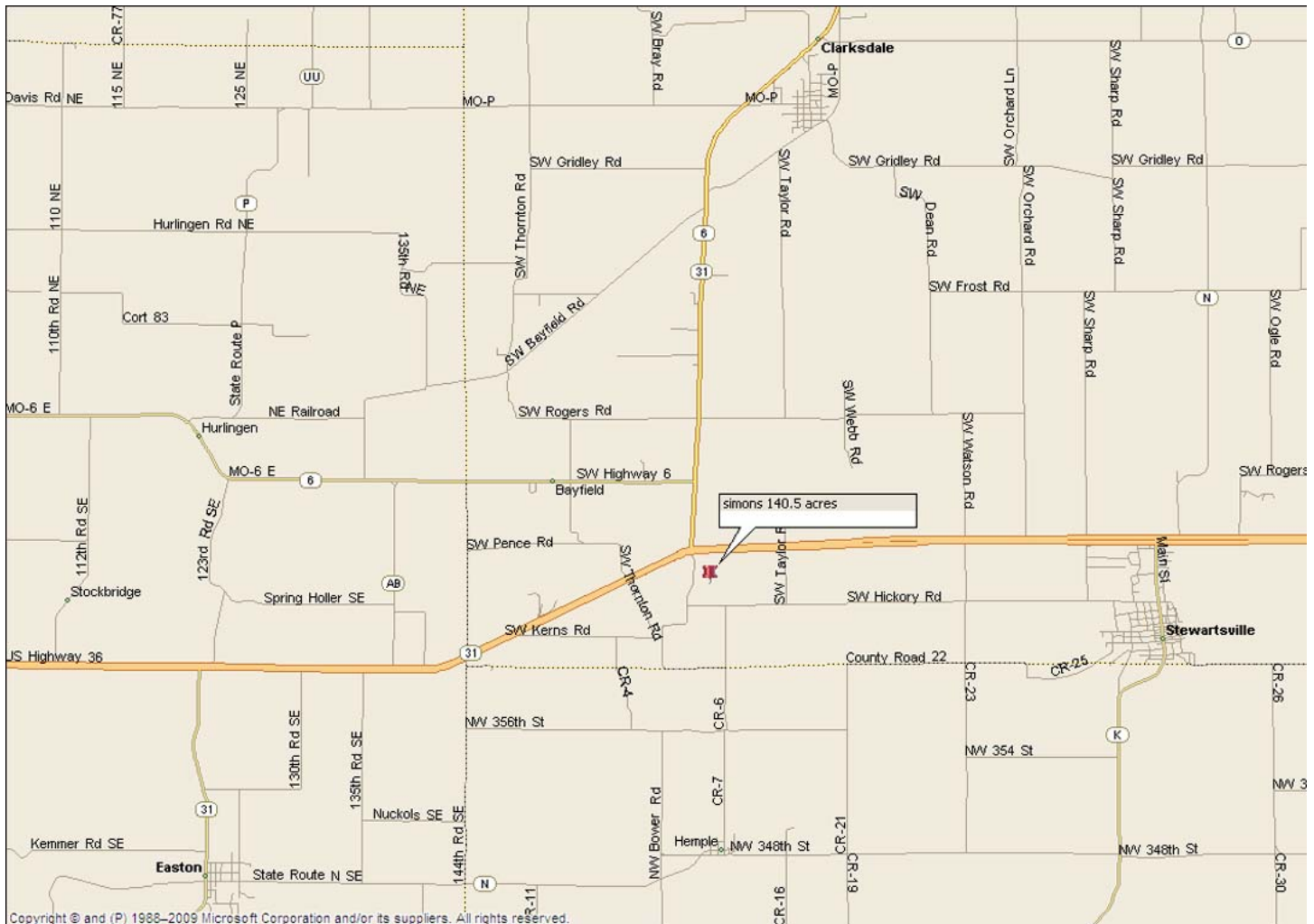
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

### *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. 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 The listing may be withdrawn with or without approval.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  
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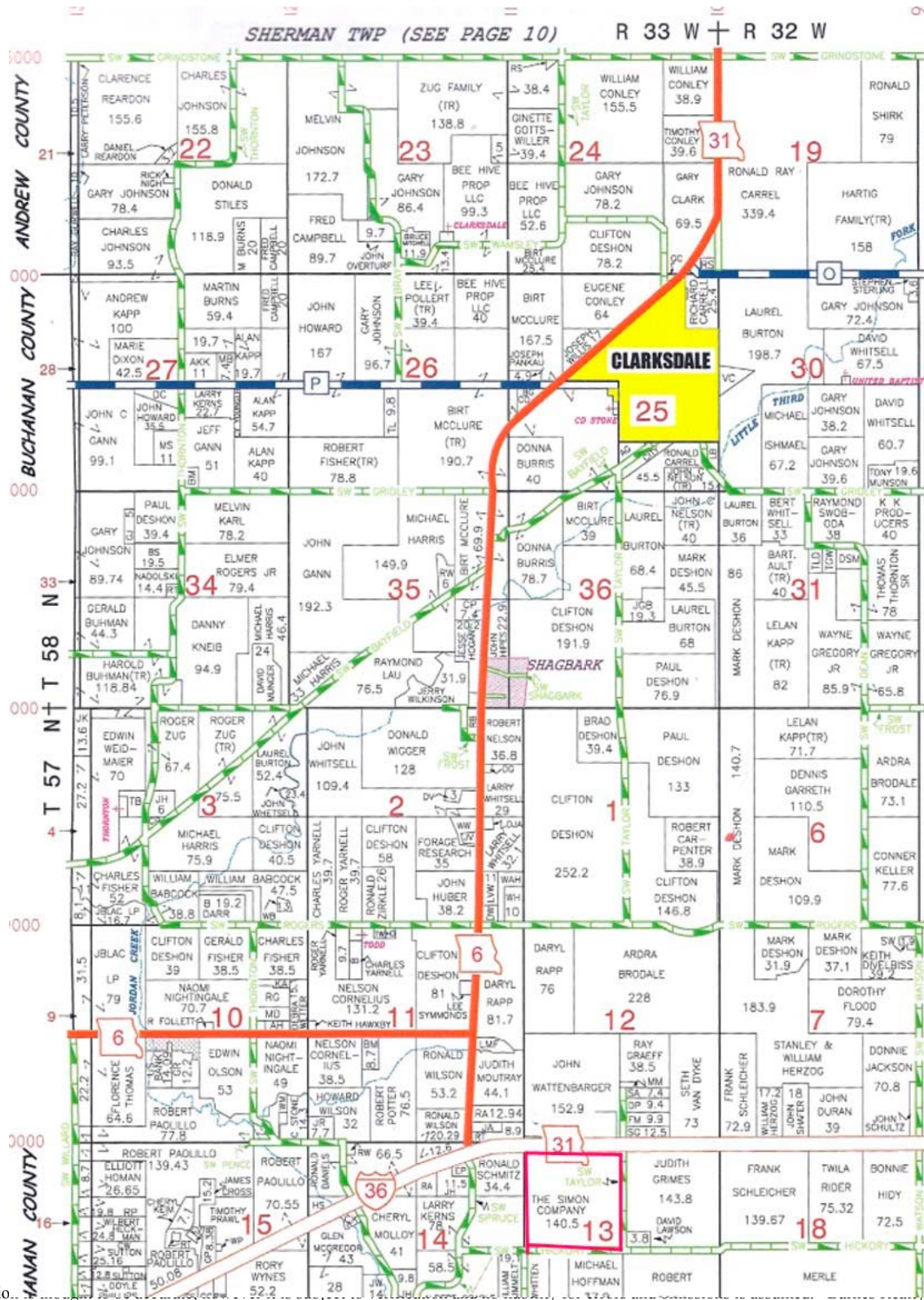
## *Driving Map*



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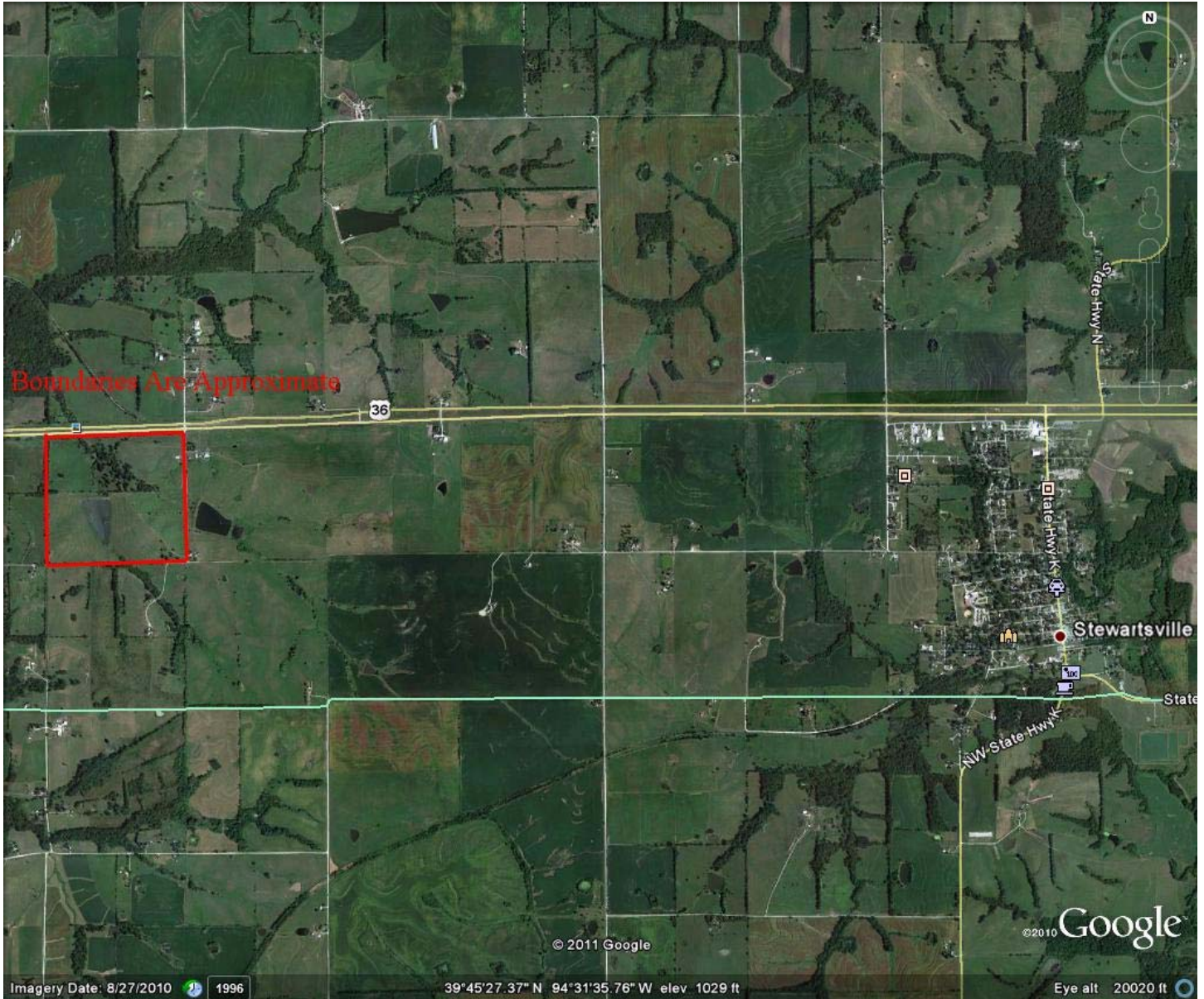
# *Simons Company, 140.5 Acres, DeKalb CO MO* *Plat Book Page*



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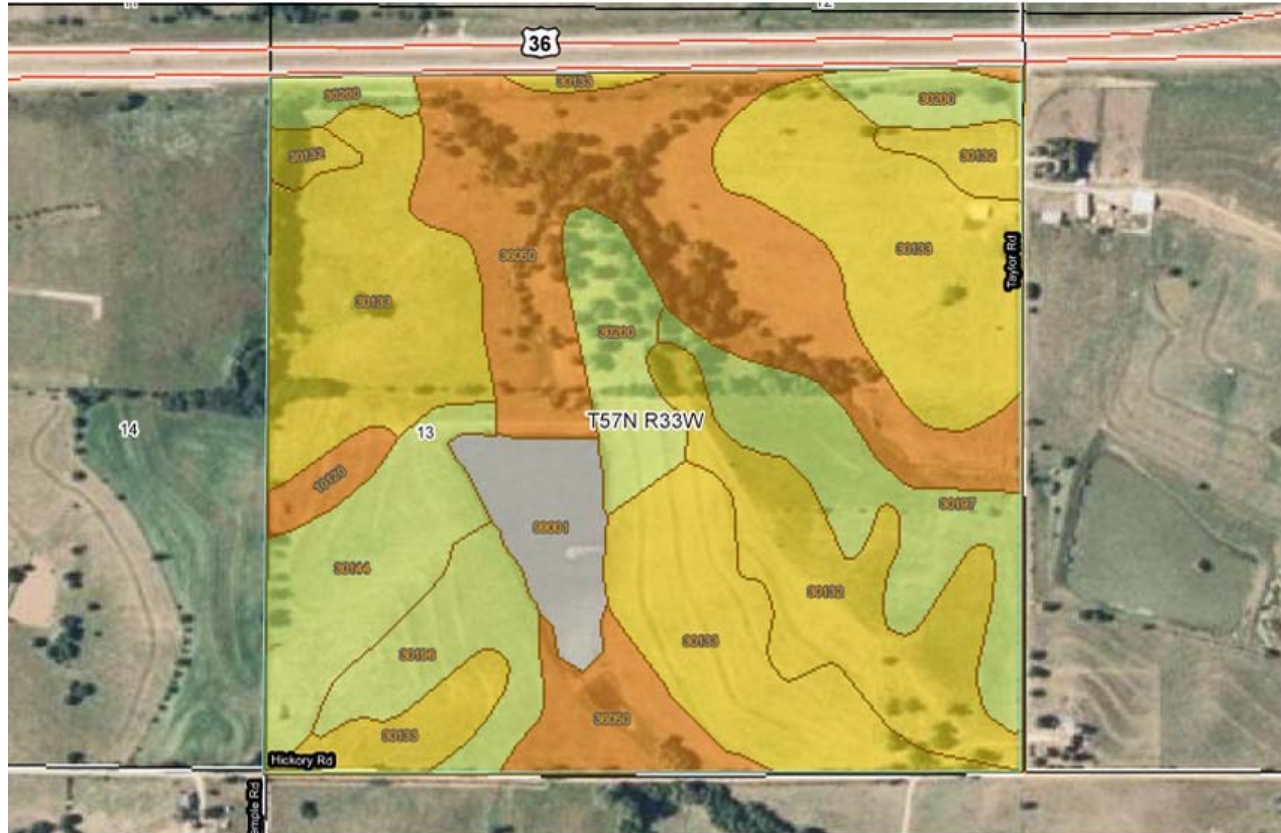
***Simons Company, 140.5 Acres, DeKalb CO MO***  
***Google Aerial – General Location***



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# ***Simons Company, 140.5 Acres, DeKalb CO MO*** ***NRCS Rating Map and Rating Key***



**Nonirrigated Capability Class— Summary by Map Unit — De Kalb County, Missouri (MO063)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10120	Sharpsburg silt loam, 2 to 5 percent slopes	2	1.7	1.2%
30132	Lamoni clay loam, 4 to 7 percent slopes	3	15.9	11.2%
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	3	47.1	33.2%
30144	Lamoni soils, 5 to 9 percent slopes, severely eroded	4	10.4	7.3%
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	4	6.8	4.8%
30197	Shelby loam, 14 to 20 percent slopes	4	10.1	7.1%
30200	Shelby loam, 9 to 14 percent slopes	4	10.1	7.1%
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2	33.9	23.9%
99001	Water		5.8	4.1%
<b>Totals for Area of Interest</b>			<b>141.9</b>	<b>100.0%</b>

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