



Farm Land Sales

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

Miller, 265 Acres, Dekalb County Missouri

Here's a nice upland farm with blacktop access and a high percentage of tillable acres. It has 3 nice ponds, and several thousand feet of conservation work completed. If you're tired of fighting the multi inch rains that occur in the bottom or just invest in Missouri land, take a close look at this one.

LOCATION:

North of Amity on Hwy J/H approx. 3.5 miles.

PRICE AND TERMS:

The farm is priced at \$899,000.00.

F.S.A. INFORMATION:

According to the FSA 156 & 578:

Farmland acres: 269 Cropland acres: 226.6

Corn: 14.2 base acres, DY & CC Yield: 84 bu/ac

Sorghum: 0.4 base acres, DY & CC Yield: 69 bu/ac

Beans: 4.3 base acres, DY & CC Yield: 20 bu/ac

IMPROVEMENTS:

The tract is unimproved, except for extensive terracing and conservation work.

REAL ESTATE TAXES:

Annual real estate taxes are approximately \$305 on 265 taxable acres.

MINERAL RIGHTS:

Mineral right remain with the land.

RENTAL STATUS:

This tract is farmed by the owners, so immediate possession is available subject to the growing crops.

LISTING AGENT:

Jamie Barnes: 660.572.0019 or

Email: 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. The listing may be withdrawn with or without approval.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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Miller, 265 Acres, Dekalb County Missouri
Plat Book Page

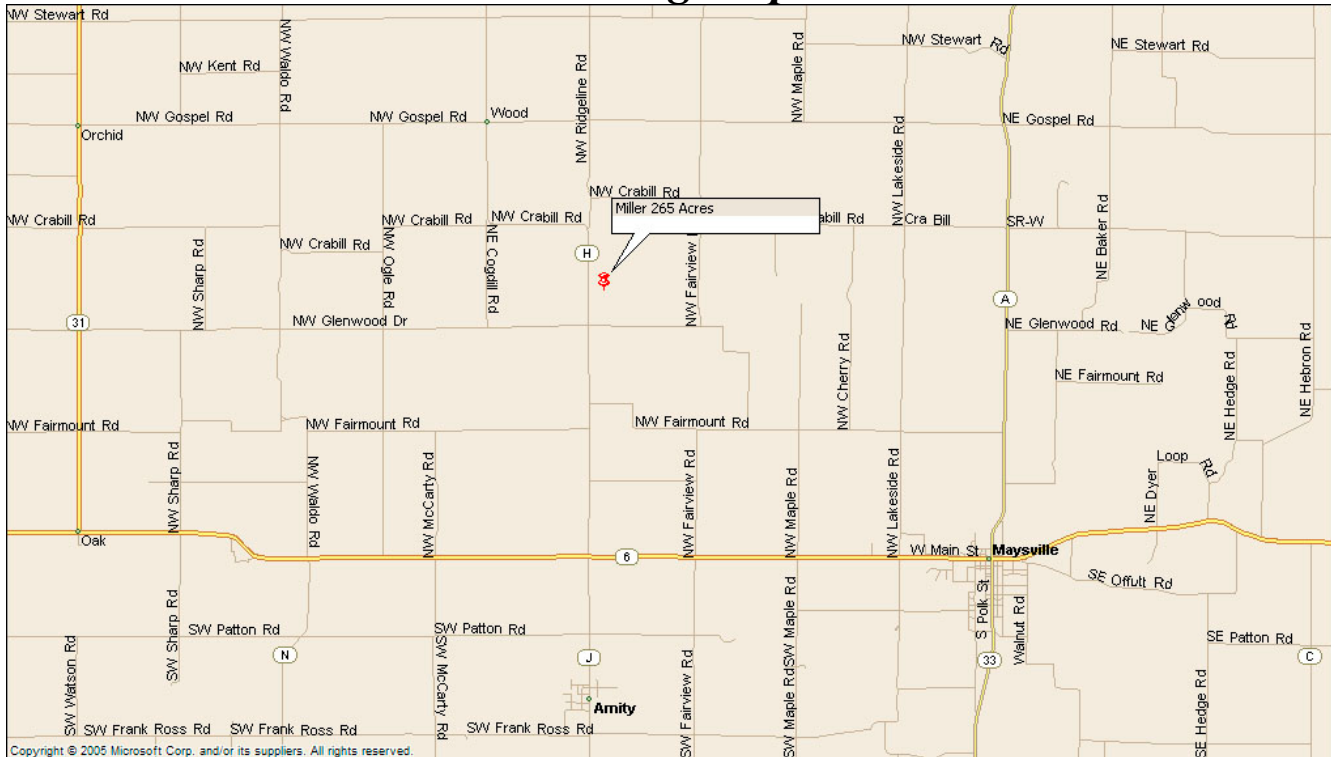


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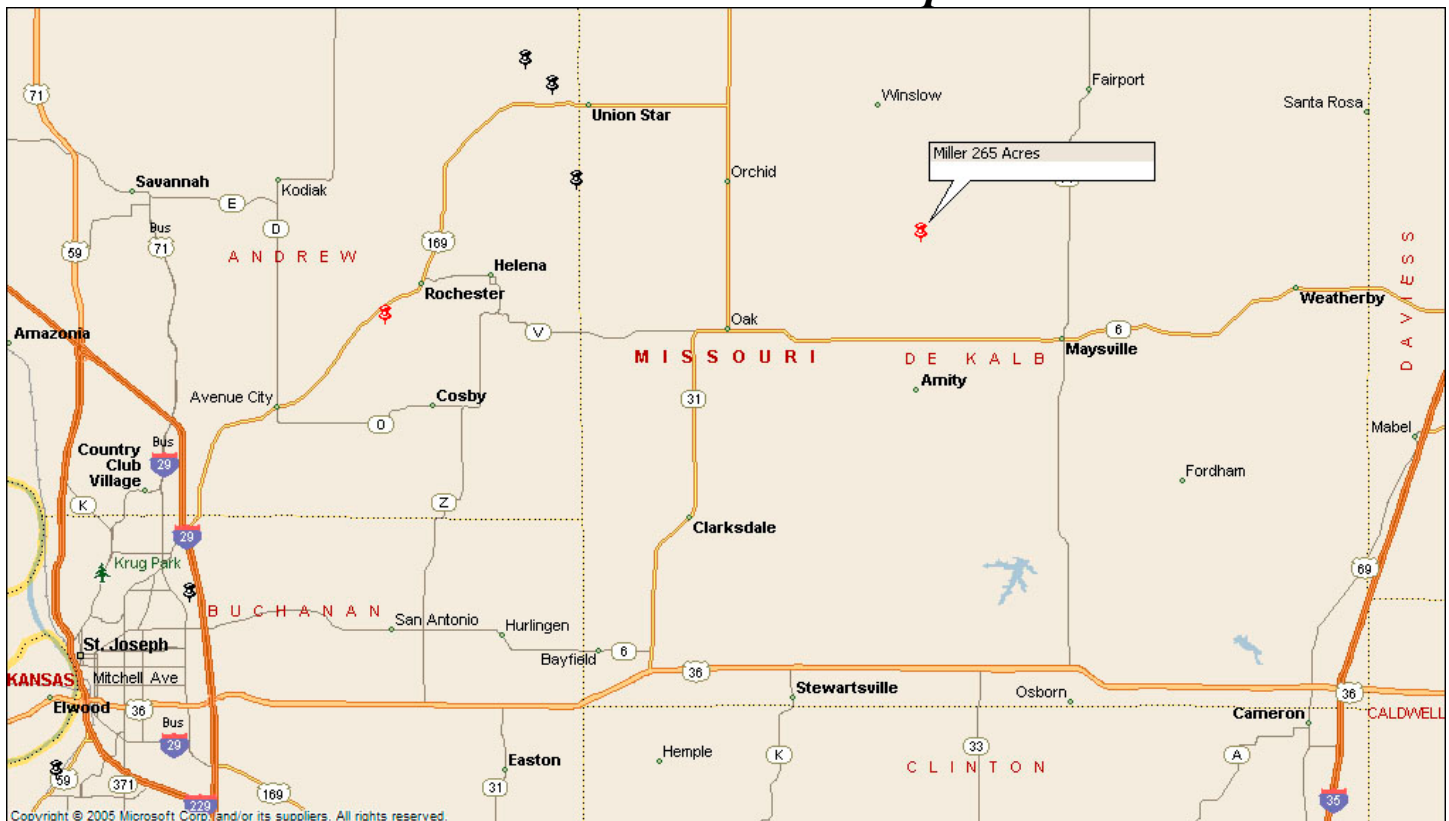
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Miller, 265 Acres, Dekalb County, Missouri
Driving Map



General Location Map



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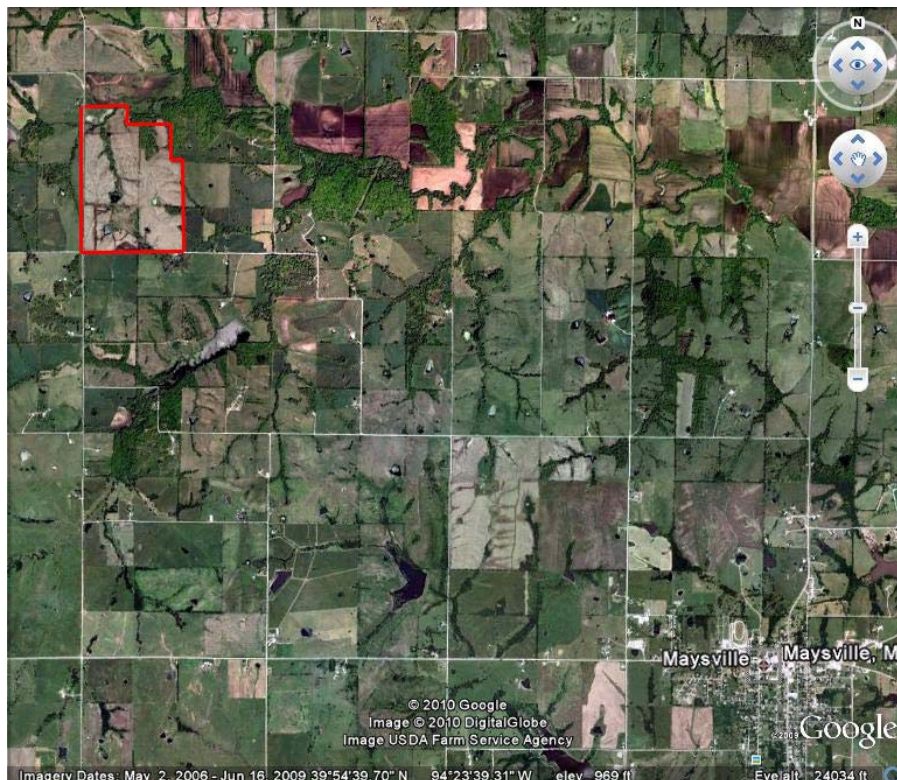
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Miller, 265 Acres, Dekalb County, Missouri

Google Aerial



General Location



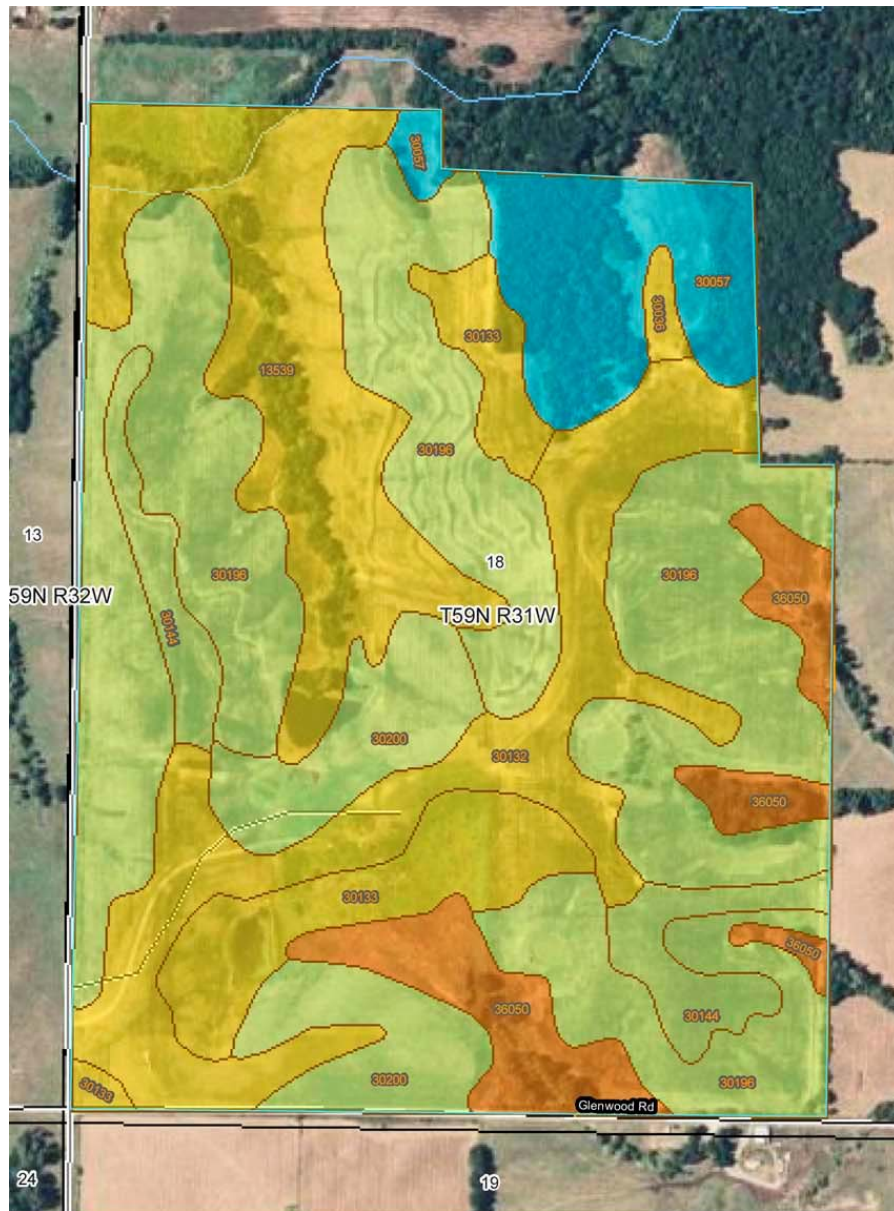
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Miller, 265 Acres, Dekalb County, Missouri

Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — De Kalb County, Missouri

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	3	35.3	13.6%
30036	Armstrong loam, 5 to 9 percent slopes	3	1.3	0.5%
30057	Gara loam, 14 to 20 percent slopes	6	20.1	7.7%
30132	Lamoni clay loam, 4 to 7 percent slopes	3	35.2	13.5%
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	3	19.9	7.6%
30144	Lamoni soils, 5 to 9 percent slopes, severely eroded	4	11.7	4.5%
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	4	97.8	37.6%
30200	Shelby loam, 9 to 14 percent slopes	4	20.8	8.0%
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2	18.1	7.0%
Totals for Area of Interest			260.1	100.0%

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Miller, 265 Acres, Dekalb County, Missouri 156 EZ

Missouri	U.S. Department of Agriculture	FARM: 219
DeKalb	Farm Service Agency	Prepared: 5/24/11 8:09 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2011
		Page: 1 of 1

Operator Name TODD M MILLER	Farm Identifier G4-S18	Recon Number
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Farms Associated with Operator:
1399, 1484, 1485, 1903, 3955, 4152, 4154, 4700

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
269.0	226.6	226.6	0.0	0.0	0.0	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	226.6	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	14.2	0.0	0.0	84	84	0.0
GRAIN SORGHUM	0.4	0.0	0.0	69	69	0.0
SOYBEANS	4.3	0.0	0.0	20	20	0.0
Total Base Acres:	18.9					

Remarks/Explanation Added Todd/Ron Miller as operator, per notice rec'd 5/23/11

Tract Number: 1261	Description G4 S18-T59-R31	FAV/WR History
BIA Range Unit Number:		N
HEL Status:	HEL: conservation system is being actively applied	
Wetland Status:	Tract contains a wetland or farmed wetland	
WV Violations:	None	

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
269.0	226.6	226.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	226.6	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	14.2	84	84	0.0	0.0	0	0.0
GRAIN SORGHUM	0.4	69	69	0.0	0.0	0	0.0
SOYBEANS	4.3	20	20	0.0	0.0	0	0.0
Total Base Acres:	18.9						

Owners: MILLER HOLDINGS INC
Other Producers: RONALD W MILLER

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Miller, 265 Acres, Dekalb County, Missouri FSA578

DeKalb, Missouri

FSA - 578 (02-01-91)

Farm Number: 219

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2011

DATE: 7-13-2011

PAGE: 1

Original: _____

Revision: _____

Cropland: 226.6

Farmland: 269.0

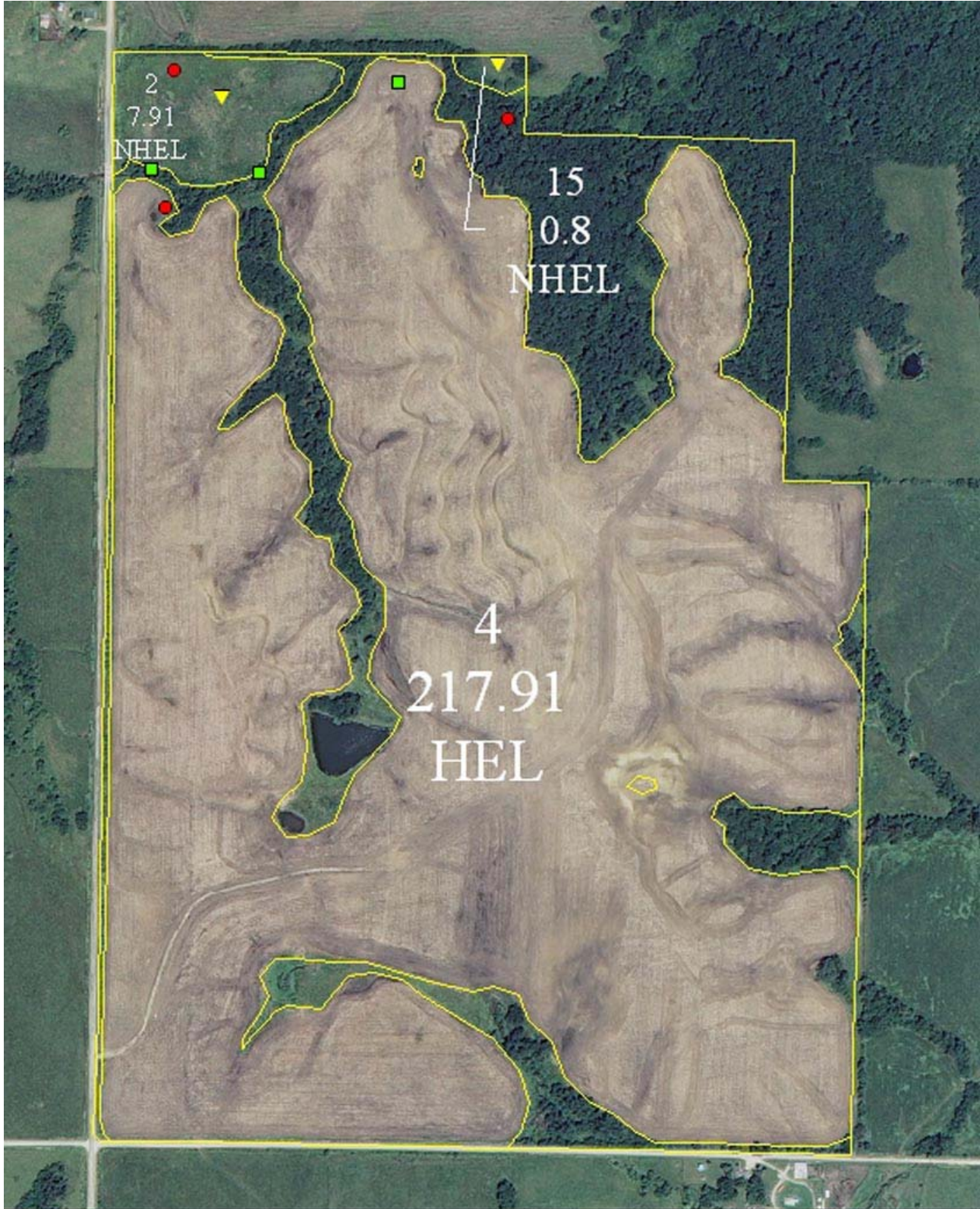
Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Pro	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Official Measured	Planting Date	Planting Period	End Date							
1261	2	FALLOW		N				IN	A	7.91		Yes		10-1-2001		2020							
		Producer	RONALD W MILLER						Share	50.00		RMA Unit											
			TODD M MILLER							50.00													
	4	SOYBN	COM	N	GR			I	A	217.91		Yes		5-18-2011									
		Producer	RONALD W MILLER						Share	50.00		RMA Unit											
			TODD M MILLER							50.00													
	15	FALLOW		N				IN	A	0.80		Yes		10-1-2001		2020							
		Producer	RONALD W MILLER						Share	50.00		RMA Unit											
			TODD M MILLER							50.00													
Cr/Co	Var/Type	Irr Pro	Int Use	Non-Irrig	Irrigated		Cr/Co	Var/Type	Irr Pro	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Pro	Int Use	Non-Irrig	Irrigated					
SOYBN	COM	N	GR	217.91			FALLOW		N		8.71												
Photo Number/Legal Description: C4 S18-T59-R31																							
Cropland: 226.60						Reported on Cropland: 226.62						Difference: 0.02						Reported on Non-Cropland: 0					

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FSA Aerial***



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Real Aerial***



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