



*Farm Land Sales & Auction Company*

*1711 Oregon                      18156 Hwy 59  
Hiawatha KS 66434      Mound City MO 64470  
785.742.4580                      660.442.3177*

*www.barnesrealty.com*

## ***Pistole-Roush 280 Acres Nodaway County, Missouri***



Nice tillable upland, Timber, Pasture & Home Sites, all offered at fair market prices. Offered as Tracts A-E, this offering has appeal to anyone seeking land in the area. Lots of good gravel frontage, and easy access from State Route E at the north end of Mozingo. This farm is just North of the Golf Course!

**LOCATION:** Located just 10 miles East of Maryville up State Route E to 200<sup>th</sup> St then South on Liberty Road. Farm is located on the West side of the Gravel Road.

### **PRICE AND TERMS:**

This parcel is offered in its entirety at \$2,885/acre or \$790,285.00 Portions of it are offered separately as well in tracts labeled A-E. The owners are currently not willing to sell the timber tracts D or E until after the other tracts are placed under contract since their family enjoys hunting the property.

### **Additional notes on the divide options:**

Tract E will need some work to gain access across the ditch from the North gravel Road. The divide option price provides for a \$5,000 credit to any purchaser to procure a tube of acceptable size, and place in the ditch to improve this access. (We've sold timber in the Mozingo area for \$3,575/acre-We'll gladly share this comparable sale data with any interested parties, so let us know if you want to investigate the details! We can email them to you easily.)

Tract A will have a 30 ft Access granted to benefit Tract D. A small amount of that parcels number of tillable acres will be reduced accordingly.

Tract D is our cheapest offering. Unless other arrangements are made, this tract's access shall come across the North 30 Ft of Tract A. In the event Tracts D & E are packaged and sold together, this access would not be necessary, and a 30 deeded access easement will not be created & come to the detriment of Tract A.

No Survey expense is provided for in the divide option pricing. Any offers made on the division of the property along the fenced boundaries shown will provide for a 50/50 split of survey costs between buyer and seller, unless a survey is deemed unnecessary.

### **F.S.A. INFORMATION:** According to the FSA156 & 578 EZ:

**40 Acre Tract:** Farmland: 40 Acres, Cropland: 25.8 acres with 25.86 acres reported as Grass/Grazing

#### **235 Acre Tract:**

Farmland: 250 Acres, Cropland: 196.2 Acres, 45 Base acres

Corn: 15 base acres, DY: 72 bu/ac, CC: 109 bu/ac

Beans: 30 base acres, DY: 33 bu/ac, CC: 39 bu/ac

Grass: 64.09 acres reported; Mixed: 51.79 acres reported; Beans: 80.34 acres reported

### ***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

**IMPROVEMENTS:**

There is approximately 2.5 miles of new 5 wire Fence.

**REAL ESTATE TAXES & TAXABLE ACRES:**

This farm has 274 Acres Taxable, and the annual taxes are approximately \$906.00.

The property is in Polk Township; North Nodaway School District.

**MINERAL RIGHTS:**

The current owners are not retaining any mineral rights

**RENTAL STATUS:**

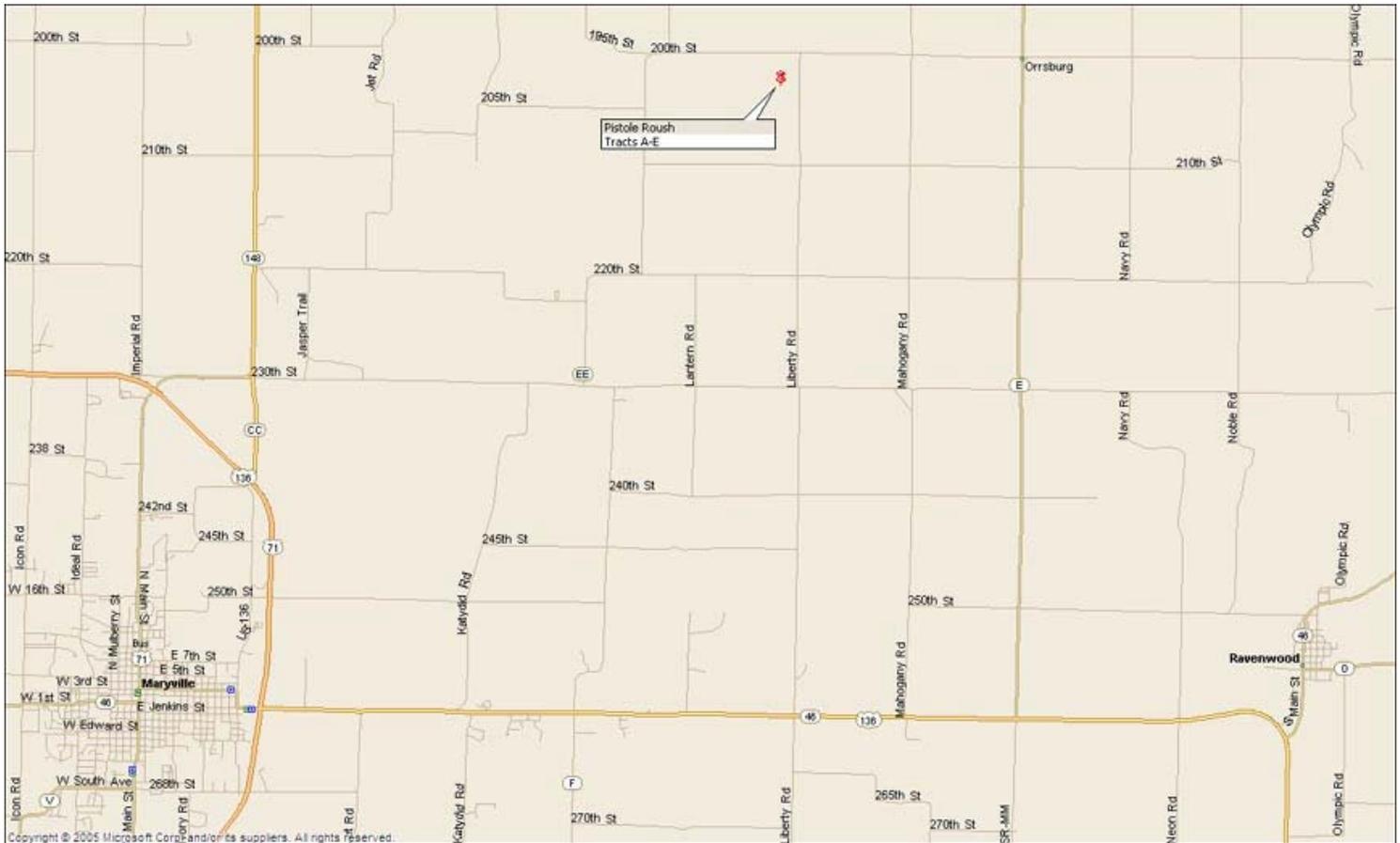
Full possession is available for the 2010 farming season, However, the current tenant will get the pasture again for 2010 on any tracts not placed under contract prior to the end of January, 2010. Row crop will also revert back to the current tenant in the event the row crop is not under contract by the end of February 2010, unless other arrangements are made.

**LISTING AGENT:**

Jamie Barnes 660-572-0019 or Email Jamie: 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.*

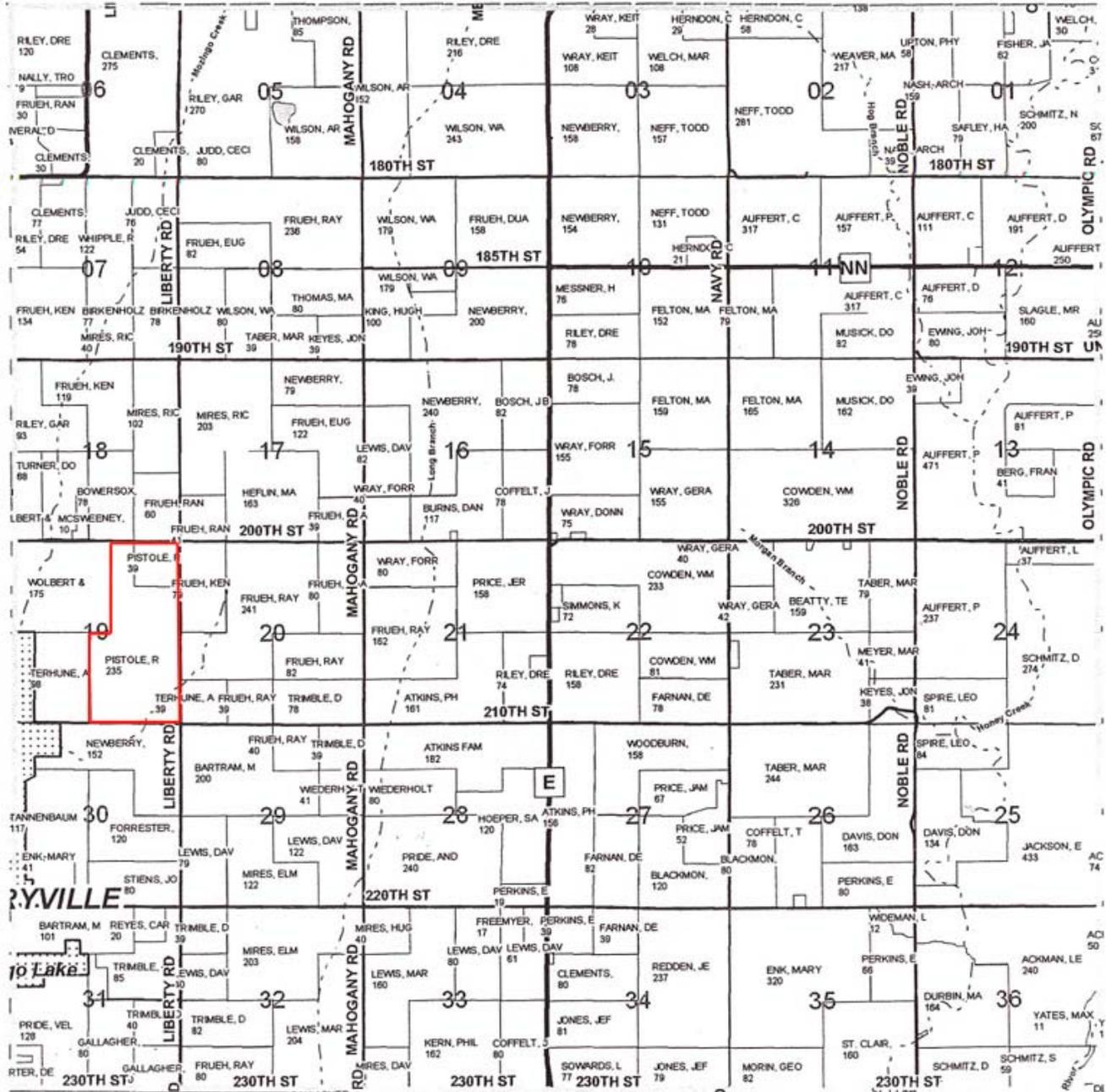
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments,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

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

# Pistole-Roush 280 Acres Nodaway County, Missouri Plat Map

## T65NR34W

SEE PAGE 17



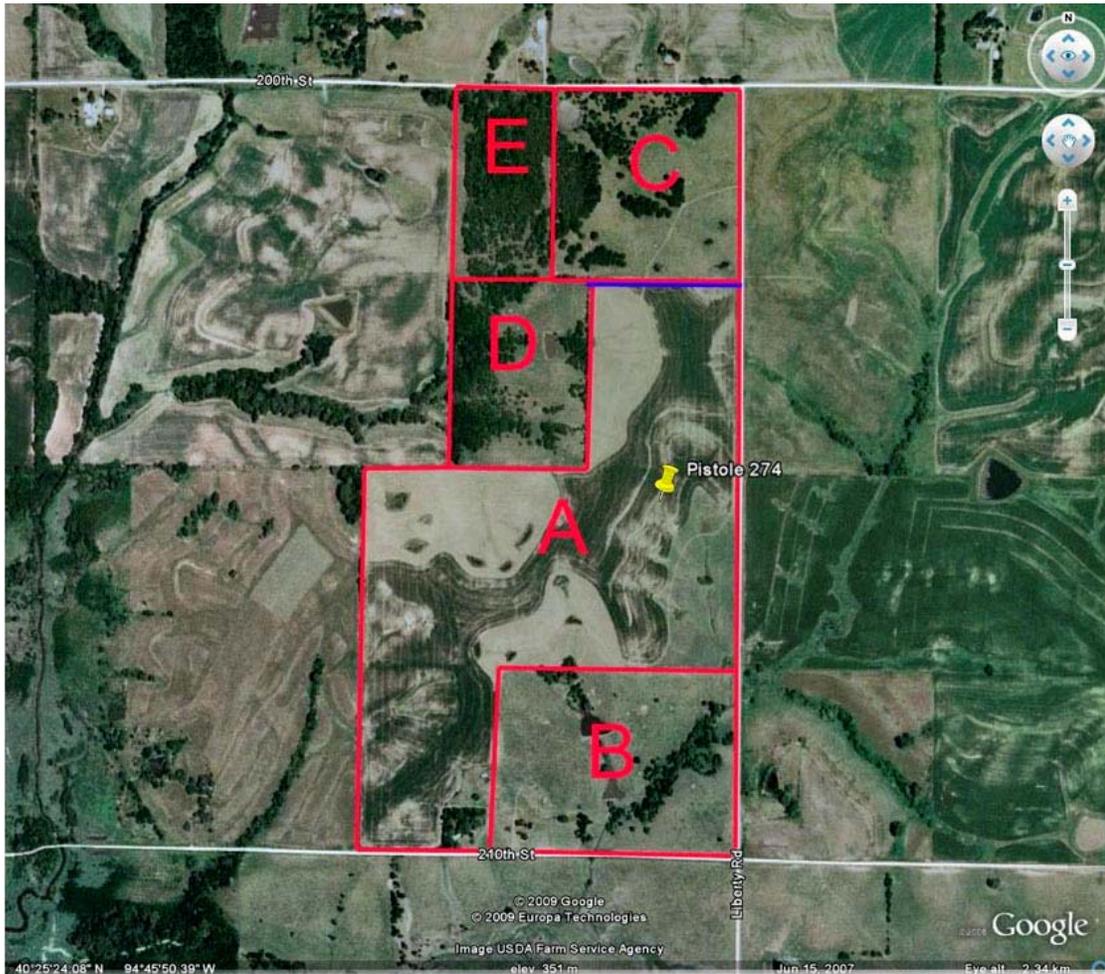
SEE PAGE 22

SEE PAGE 24

*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

***Pistole-Roush 280 Acres Nodaway County, Missouri  
Google Aerial  
(with divide options)***

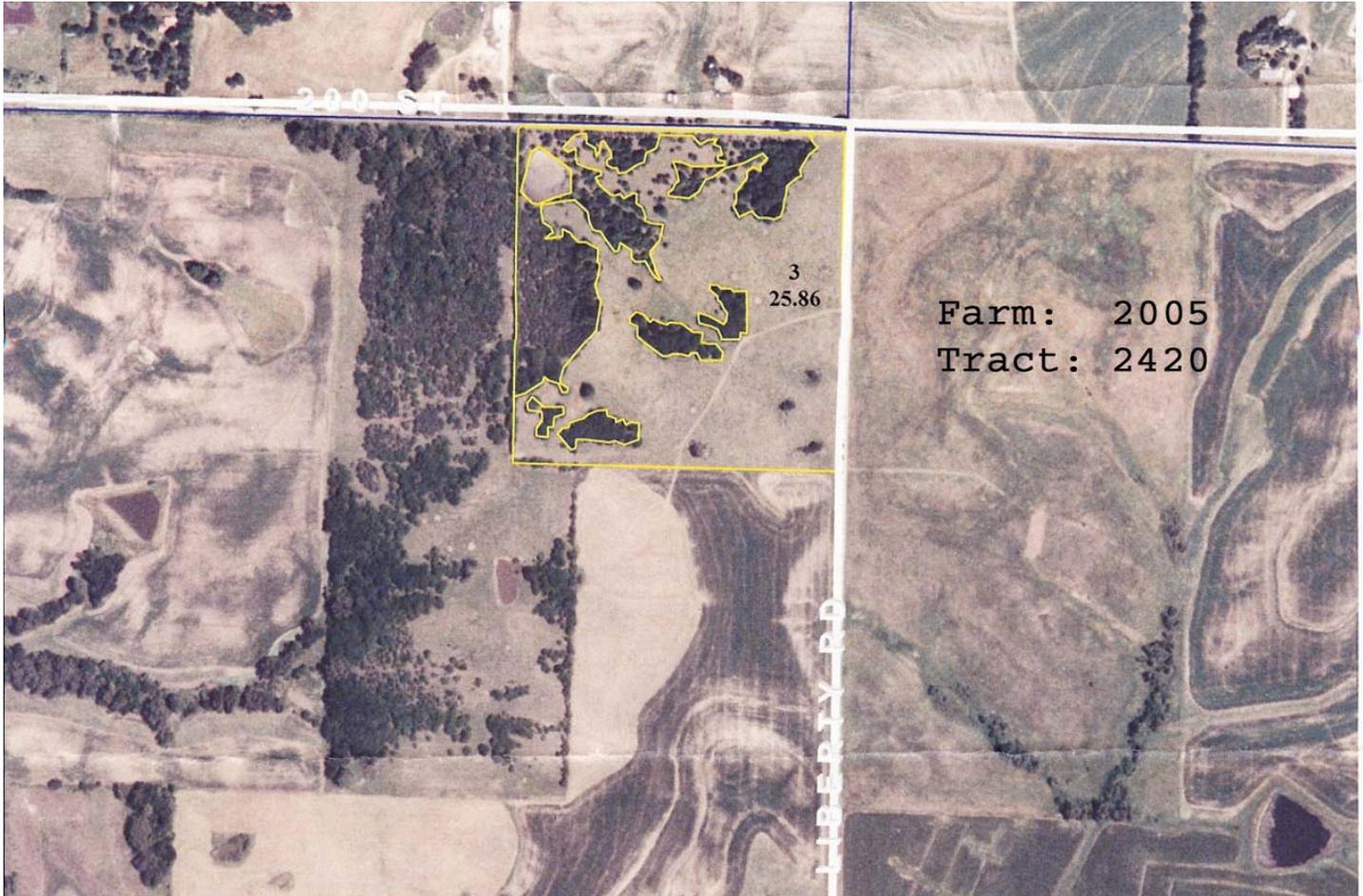


Tract	Divide option Pricing	Acres	Value	19-65-34 Total
A	Row Crop	138	\$ 3,025.00	\$ 417,450.00
B	Pasture SE	48	\$ 2,805.00	\$ 134,640.00
C	Pasture Northeast	37.5	\$ 2,695.00	\$ 101,062.50
D	Timber North 30	30.5	\$ 2,365.00	\$ 72,132.50
E	Timber North 20	20	\$ 3,250.00	\$ 65,000.00
				\$ 790,285.00
			Price /ac	\$ 2,884.25
	Total	274		\$ 790,285.00
	(Plat book shows)	274	Taxable	

*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

***Pistole-Roush 280 Acres Nodaway County, Missouri  
FSA Aerial  
40 Acre Tract***



*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

# *Pistole-Roush 280 Acres Nodaway County, Missouri*

## *156*

Tract Number: 2420      Identifier O-5 S19-T65-R34

FAV/WR  
History  
N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.0	25.8	25.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	25.8	0.0	0.0	0.0	

Owners: ROUSH & PISTOLE

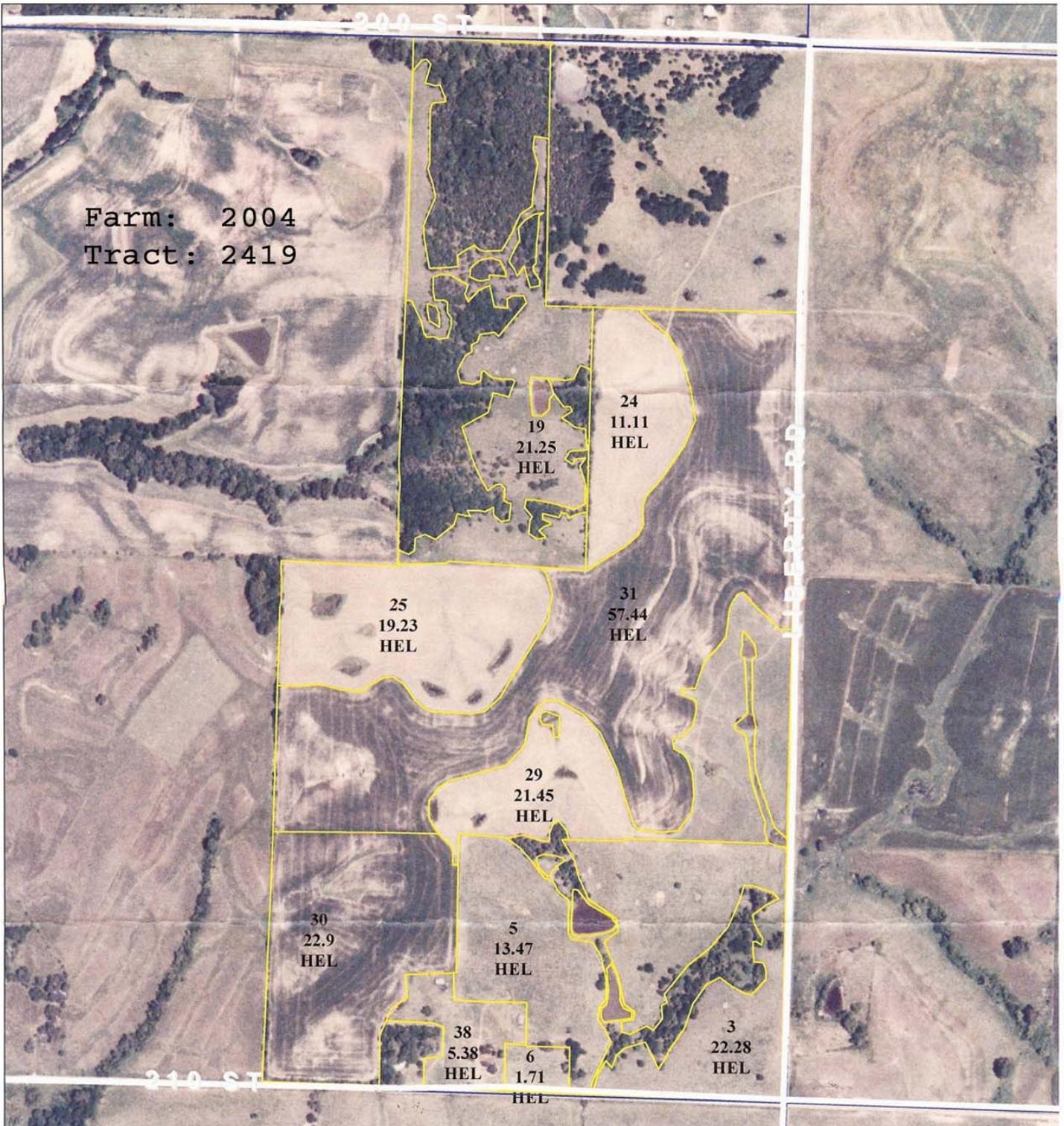
## 578

Tract Number	CLU/ Field	C/C	Var/ Type	Irr/ Prc	Int Use	Lnd Use	C/C Stat	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/ M	Planting Date
2420	3	GRASS	FTA	Ni	Graze		I	A	25.86		Y		03-03-2003
			Producer	DUANE FRUEH					Share 1.0000	RMA Unit			Opt Unit
C/C Type Prac IU		Non-Irrig		Irrigated									
GRASS FTA N GZ		25.86											
Photo Number/Legal Description: O-5 S19-T65-R34													
Cropland:		25.8		Reported on Cropland:		25.86		Difference:		.06		Reported on Non-Cropland: .00	

*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

***Pistole-Roush 280 Acres Nodaway County, Missouri  
FSA Aerial  
235 Acre Tract***



*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

# Pistole-Roush 280 Acres Nodaway County, Missouri

## 156

Tract Number: 2419      Identifier O-5 S19-T65-R34      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
250.0	196.2	196.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	196.2	0.0	0.0	0.0	

Owners:	Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
	CORN	15.0	72	109	0.0	0.0	0	0.0
	SOYBEANS	30.0	33	39	0.0	0.0	0	0.0
	<b>Total Base Acres:</b>	45.0						
	RICHARD PISTOLE							MARJORIE ROUSH

NODAWAY, MISSOURI

FSA-578 (02-01-91)

### REPORT OF COMMODITIES

PROGRAM YEAR 2009

FARM NUMBER: 2004

### FARM AND TRACT DETAIL LISTING

DATE: 12-14-2009

Operator Name and Address

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 196.2

Farmland: 250.0

Tract Number	CLU/Field	C/C	Var/Type	Irr/Prc	Int Use	Lnd Use	C/C Stat	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/M	Planting Date
2419	3	GRASS	FTA	Ni	Graze		I	A	22.28		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	5	GRASS	FTA	Ni	Graze		I	A	13.47		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	6	GRASS	FTA	Ni	Graze		I	A	1.71		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	19	GRASS	FTA	Ni	Graze		I	A	21.25		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	24	MIXFG	AGM	Ni	Forage		I	A	11.11		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	25	MIXFG	AGM	Ni	Forage		I	A	19.23		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	29	MIXFG	AGM	Ni	Forage		I	A	21.45		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	30	SOYBN	COM	Ni	Grain		I	A	22.90		Y		05-24-2009
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	31	SOYBN	COM	Ni	Grain		I	A	57.44		Y		05-24-2009
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit
	38	GRASS	FTA	Ni	Graze		I	A	5.38		Y		03-03-2003
		Producer:	DUANE FRUEH						Share 1.0000	RMA Unit			Opt Unit

C/C Type Prac IU    Non-Irrig    Irrigated    C/C Type Prac IU    Non-Irrig    Irrigated    C/C Type Prac IU    Non-Irrig    Irrigated  
 GRASS FTA N GZ    64.09                    MIXFG AGM N FG    51.79                    SOYBN COM N GR    80.34

Photo Number/Legal Description: O-5 S19-T65-R34

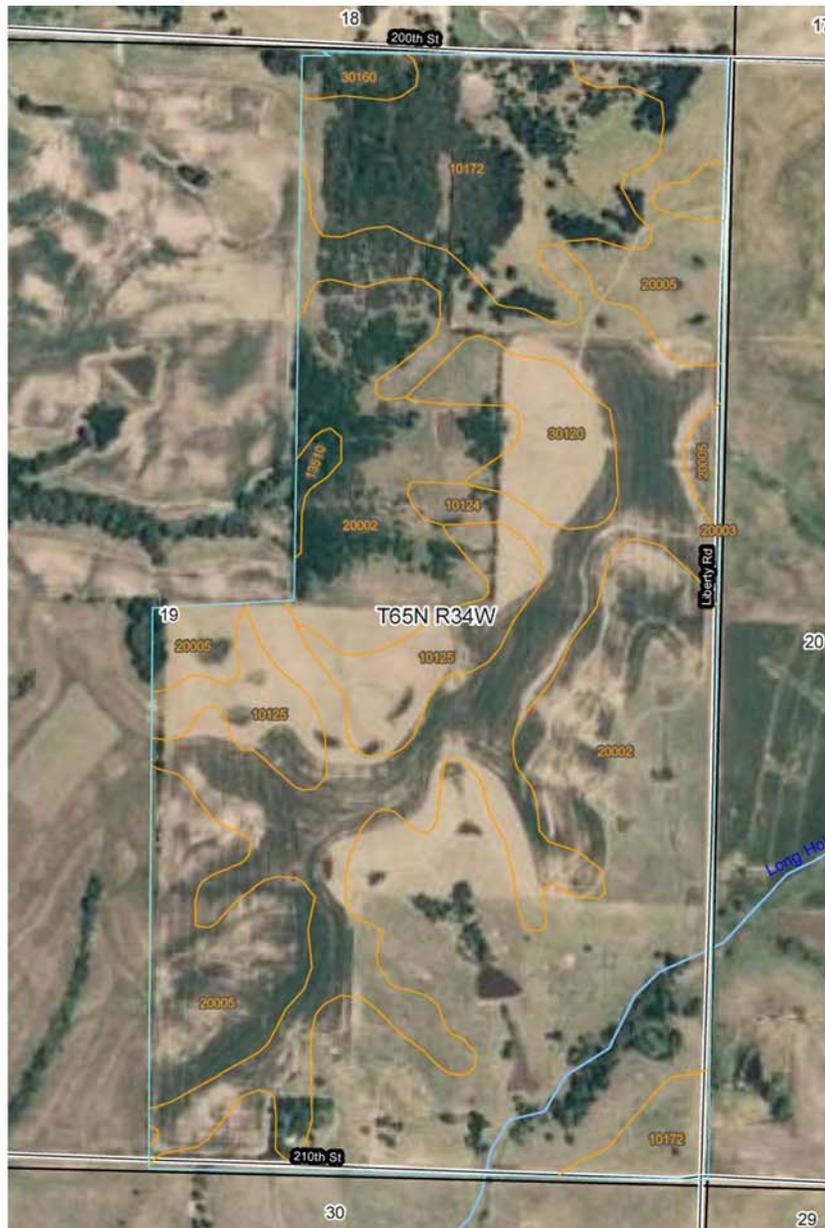
Cropland: 196.2    Reported on Cropland: 196.22    Difference: .02    Reported on Non-Cropland: .00

be withdrawn with  
 be sent through:  
 77

578

This information is the  
 or without approv:  
 Rick I

# *Pistole-Roush 280 Acres Nodaway County, Missouri NRCS Soil Map and Key*



**Nonirrigated Capability Class— Summary by Map Unit — Nodaway County, Missouri**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10124	Sharpsburg silty clay loam, 2 to 5 percent slopes	2	67.4	24.1%
10125	Sharpsburg silty clay loam, 5 to 9 percent slopes	3	16.5	5.9%
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	4	36.1	12.9%
13510	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2	1.2	0.4%
20002	Shelby clay loam, 5 to 9 percent slopes, eroded	3	109.7	39.2%
20003	Shelby loam, 5 to 9 percent slopes	3	0.0	0.0%
20005	Lamoni clay loam, 5 to 9 percent slopes	3	35.8	12.8%
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	3	10.6	3.8%
30160	Olmitz loam, 2 to 5 percent slopes	2	2.5	0.9%
<b>Totals for Area of Interest</b>			<b>279.7</b>	<b>100.0%</b>

*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

# *Pistole-Roush 280 Acres Nodaway County, Missouri Aerials*



*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