



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

236 acres, Nodaway County, Missouri

Here is an upland farm that's in great shape & ready to go for a new owner. It has blacktop frontage & is highly tillable!

LOCATION:

From Sheridan, Missouri you take Highway 246 West 5 miles. You then turn South on State Highway E and go approximately 3 miles. The farm is on the East side of Highway E.

PRICE:

\$1,134,000.00

NEW PRICE:

~~\$4,576.27/Taxable Acre or \$1,080,000.00~~

PRICE REDUCED!

\$4,200.00/ taxable acre or \$991,200.00 total

FSA INFORMATION:

Please see attached information.

IMPROVEMENTS:

There are no improvements to this tract of land.

TAXES:

2016 taxes were \$1,421.39 on 236 Taxable Acres.

RENTAL STATUS:

The property is available for full possession for 2017 crop season.

LISTING AGENT:

Jamie Barnes 660-851-1125
jamie@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 property on terms satisfactory with the current owners.

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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The listing may be withdrawn with or without approval.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 all offers.

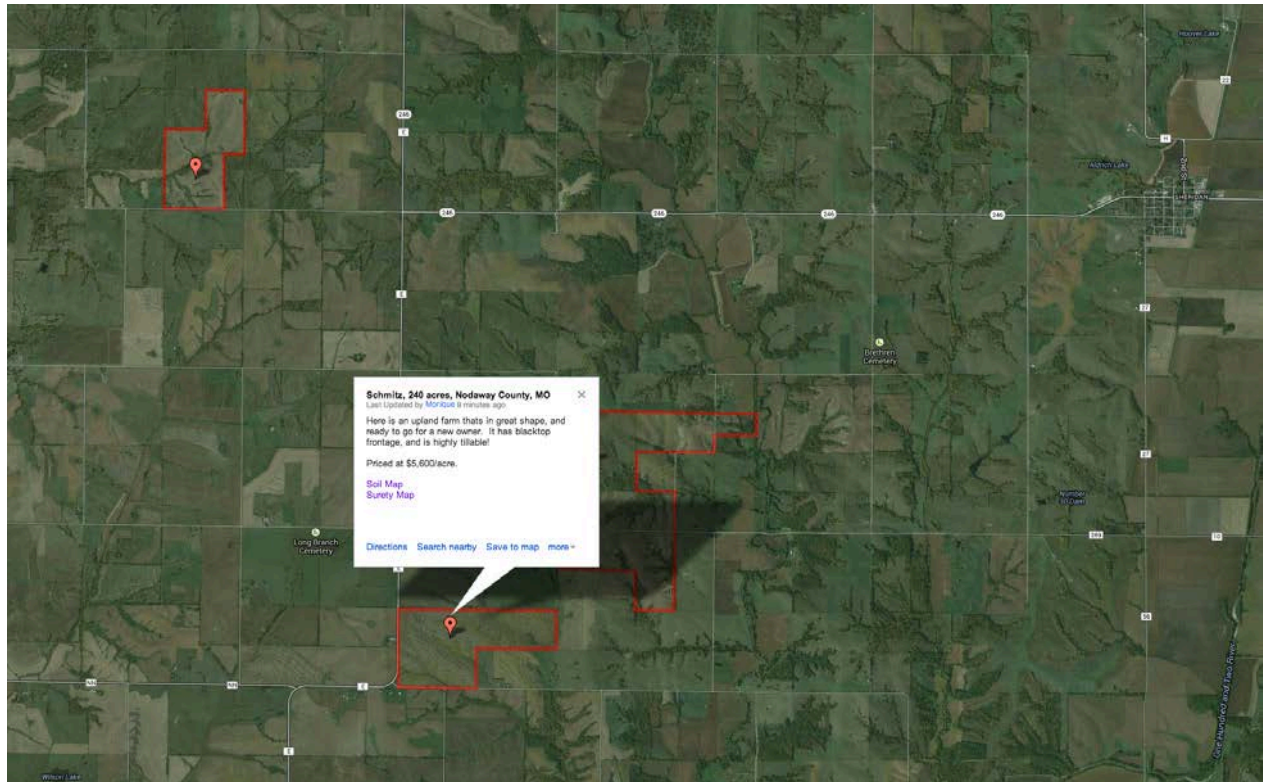
All inquiries, inspections, appointments, and offers must be sent through: Rick Barnes,

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

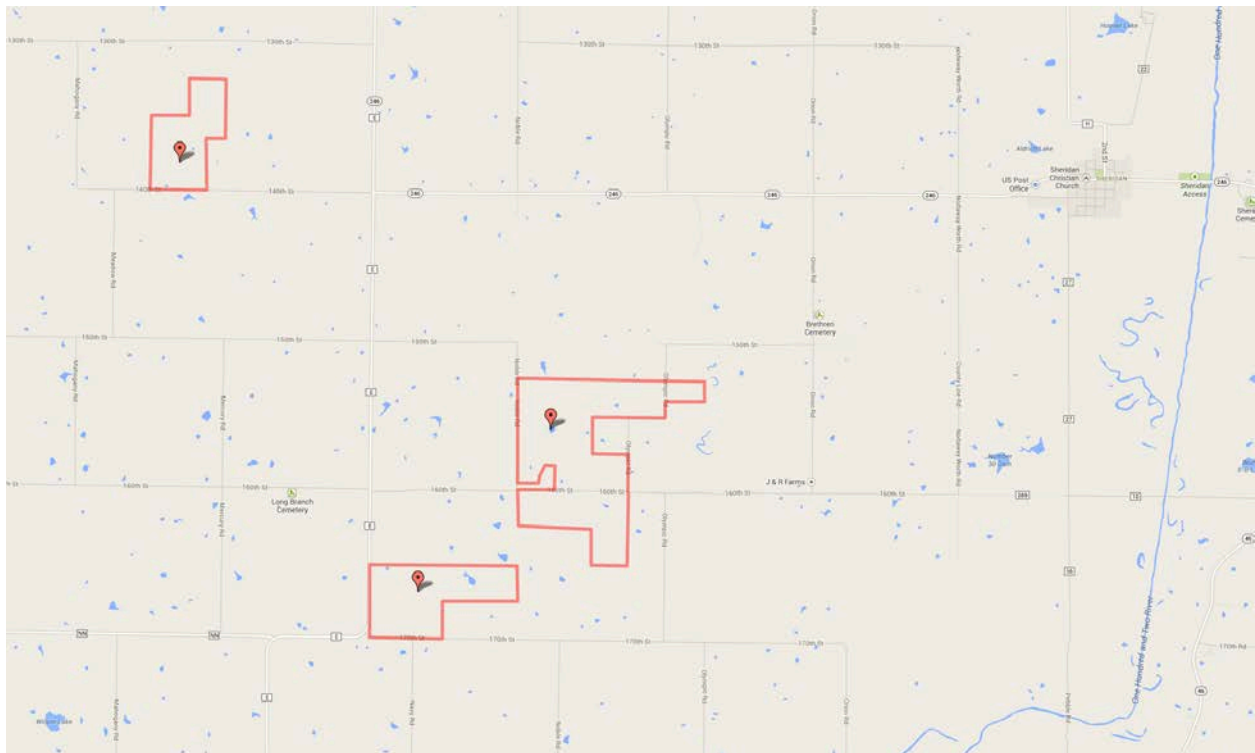


236 acres, Nodaway County, Missouri

General Location Aerial Map



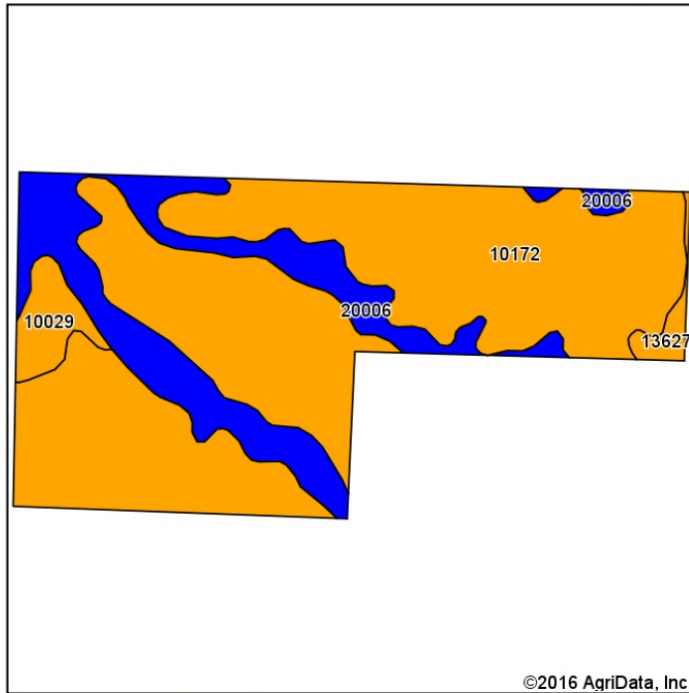
Driving Map



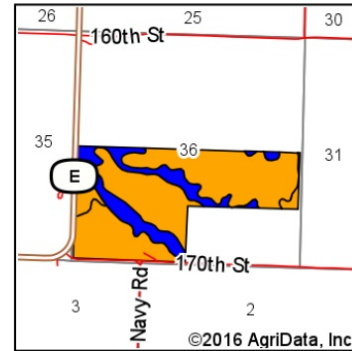
236 acres, Nodaway County, Missouri

Soil Map

Soils Map



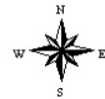
Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **36-66N-34W**
 Township: **Independence**
 Acres: **236**
 Date: **11/4/2016**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO147, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	174.56	74.0%		IIIe	62
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	49.64	21.0%		Ile	93
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	8.42	3.6%		IIIe	59
13627	Colo-Judson silty clay loams, 0 to 5 percent slopes	3.38	1.4%		IIIw	84
Weighted Average						*n 68.7

Area Symbol: MO147, Soil Area Version: 15

*n: NCCPI updated on 1-25-2016

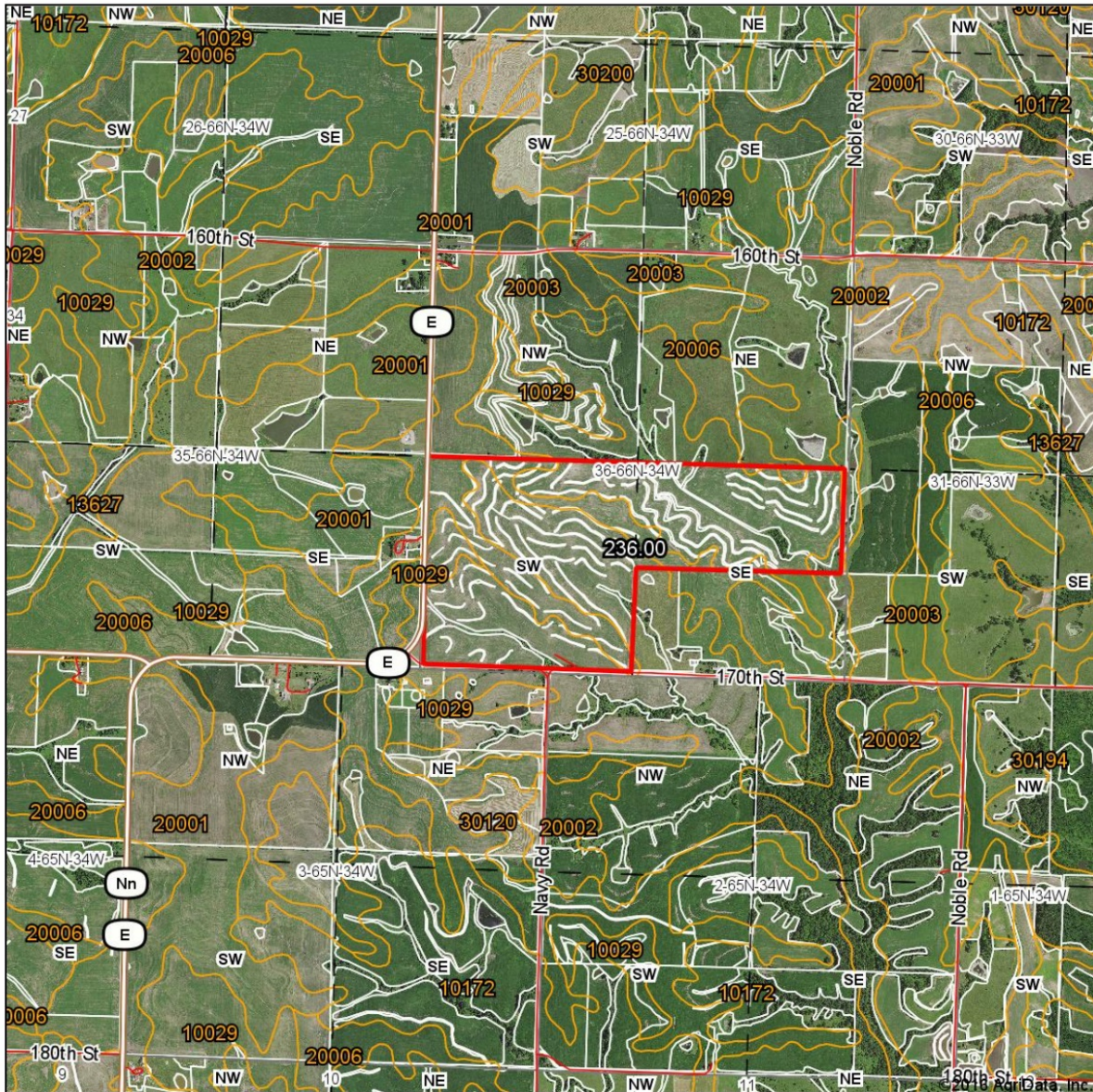
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

236 acres, Nodaway County, Missouri

Surety Map

Aerial Map



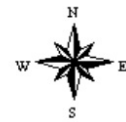
map center: 40° 28' 38.21, -94° 42' 7.33

0ft 1952ft 3904ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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36-66N-34W
Nodaway County
Missouri

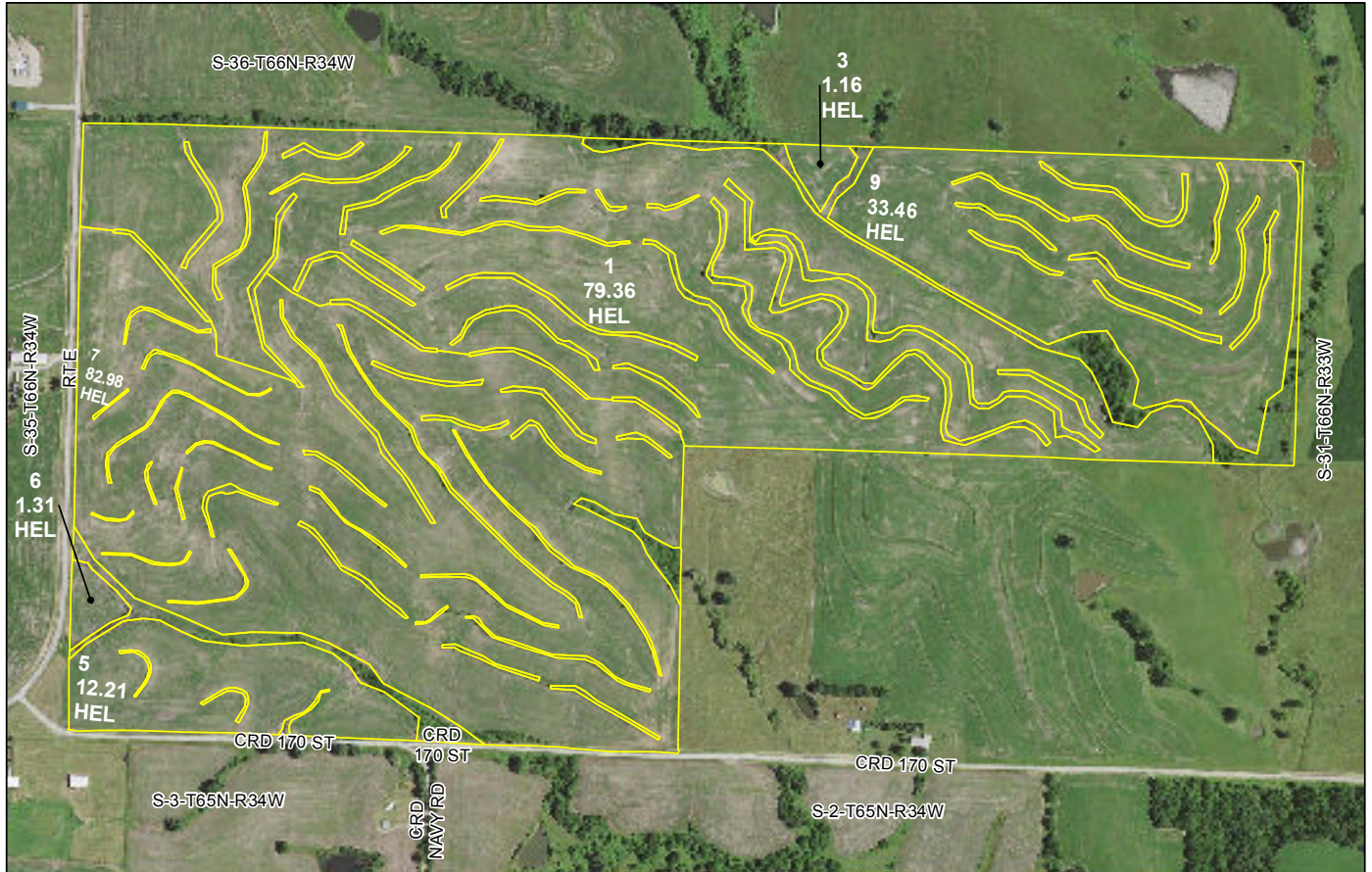


11/4/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

236 acres, Nodaway County, Missouri

FSA Map



crp
clu
plss

Farm 7106
Tract 2906

All Crop Non Irrigated Unless Notated
C=Corn Yel GR ; WHC=Com Whe GR
SB=Soybean Com GR
HRW=Wht HRW GR ; SRW=Wht SRW GR
H=Mix IGS FG ; P=Mix IGS GZ
LGM=Mix LGM FG
FTA=Grass FTA GZ
LS=Grass FTA LS
*Unless notated on Map

Nodaway Co. FSA
Program Year: 2016
Created: 6/14/2016
Flown: 2014-07-03
All Measurements are
For FSA Programs Only

1 inch equals 549 feet

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



236 acres, Nodaway County, Missouri

FSA 156EZ

Missouri U.S. Department of Agriculture FARM: 7106
 Nodaway Farm Service Agency Prepared: 8/1/16 3:12 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2016
 Page: 1 of 1
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
 DIV 5716=7106+7107+7108 2008 29147 116

Farms Associated with Operator:
 2957, 6716, 6859, 6860, 7561

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
235.65	210.48	210.48	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	210.48	0.0	0.0	0.0			

ARC-IC	ARC/PLC	PLC	PLC-Default
NONE	ARC-CO CORN, SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	98.8		109	0.0
SOYBEANS	98.8		42	0.0
Total Base Acres:	197.6			

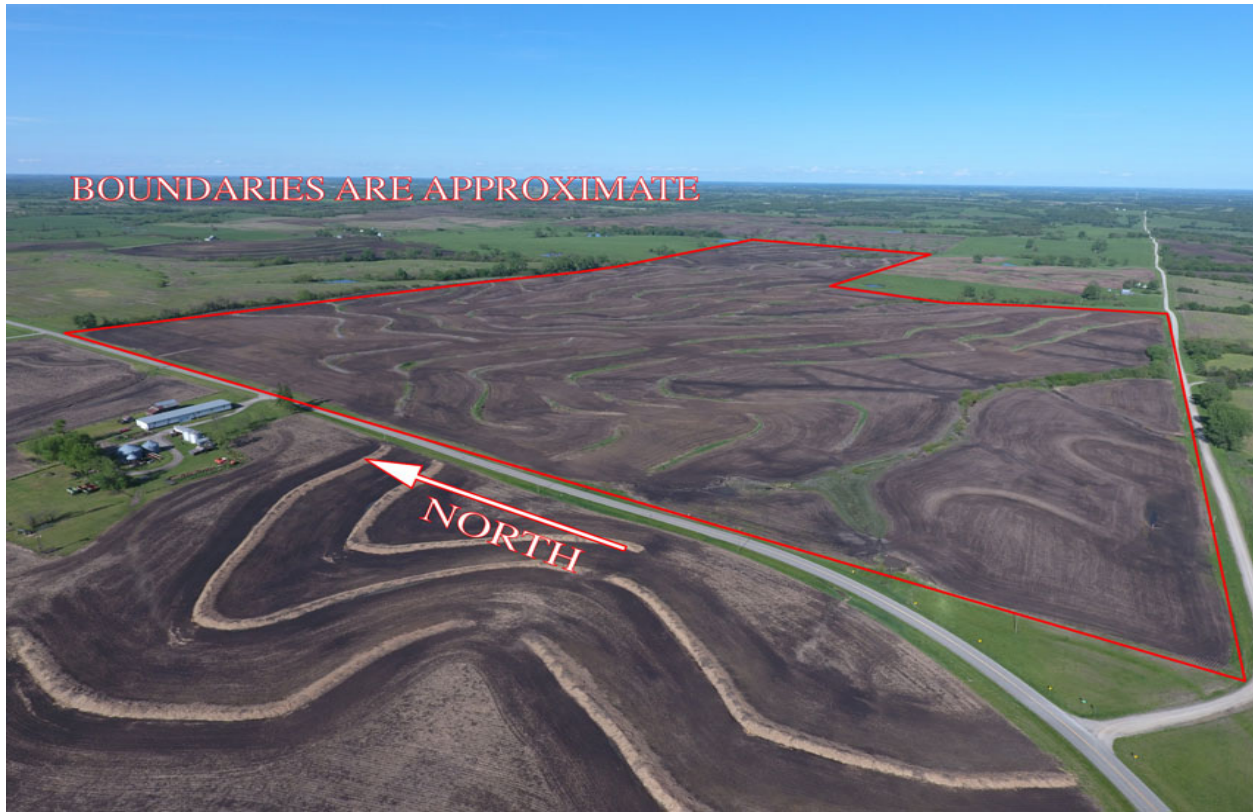
Tract Number: 2906 Description: Q-4 S36-T66-R34 FAV/WR History
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
235.65	210.48	210.48	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	210.48	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	98.8		109	0.0
SOYBEANS	98.8		42	0.0
Total Base Acres:	197.6			

Owners:
 Other Producers: None

236 acres, Nodaway County, Missouri
Aerial Photos



236 acres, Nodaway County, Missouri



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BOUNDARIES ARE APPROXIMATE



236 acres, Nodaway County, Missouri

