



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

77 Acres, Buchanan County, MO

This tract has creek bottom CRP & Timber, with a creek running through it. It's sooo close to St Joseph on Hwy 6, there's an excellent spot to build your dream home, and it's offered at a reasonable price!

LOCATION:

From St. Joseph, MO, follow Hwy 6 to SE 123 and property is on South side of Hwy 6. See driving map for more information.

PRICE:

\$280,000.00 total or \$3,636.36/taxable acre

FSA INFORMATION:

Please see attached FSA information.

IMPROVEMENTS:

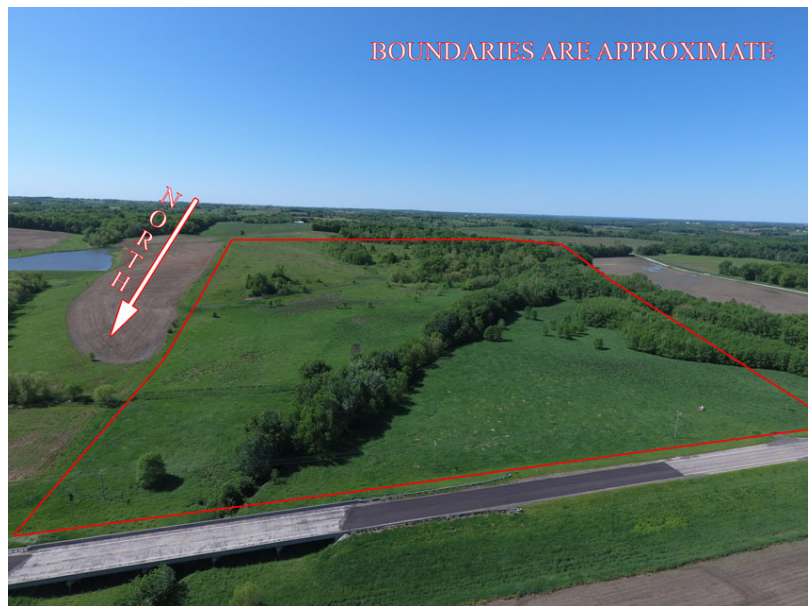
The tract is unimproved.

TAXES:

2016 taxes were \$168.72 on 77 taxable acres.

LISTING AGENT:

Jamie Barnes (660) 851-1125 or
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.

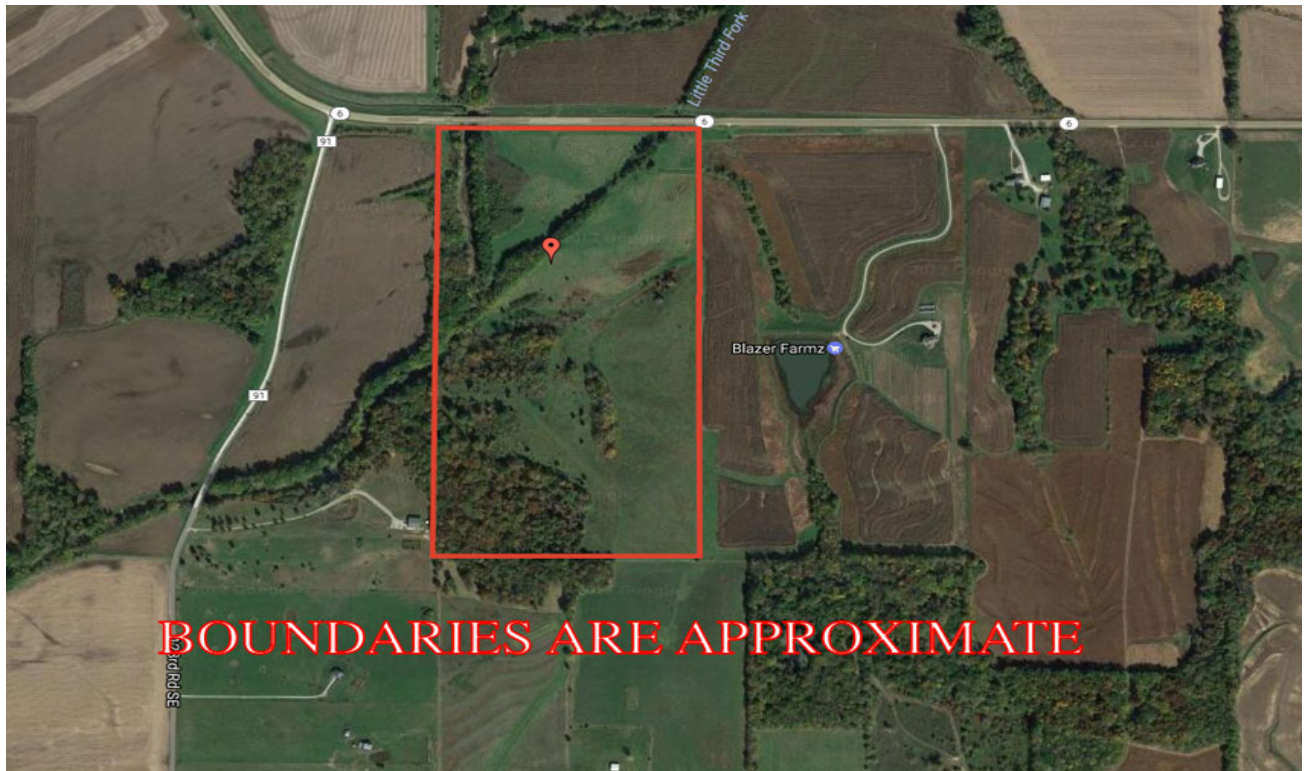
Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for error 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 The listing may be withdrawn with or without approval.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.

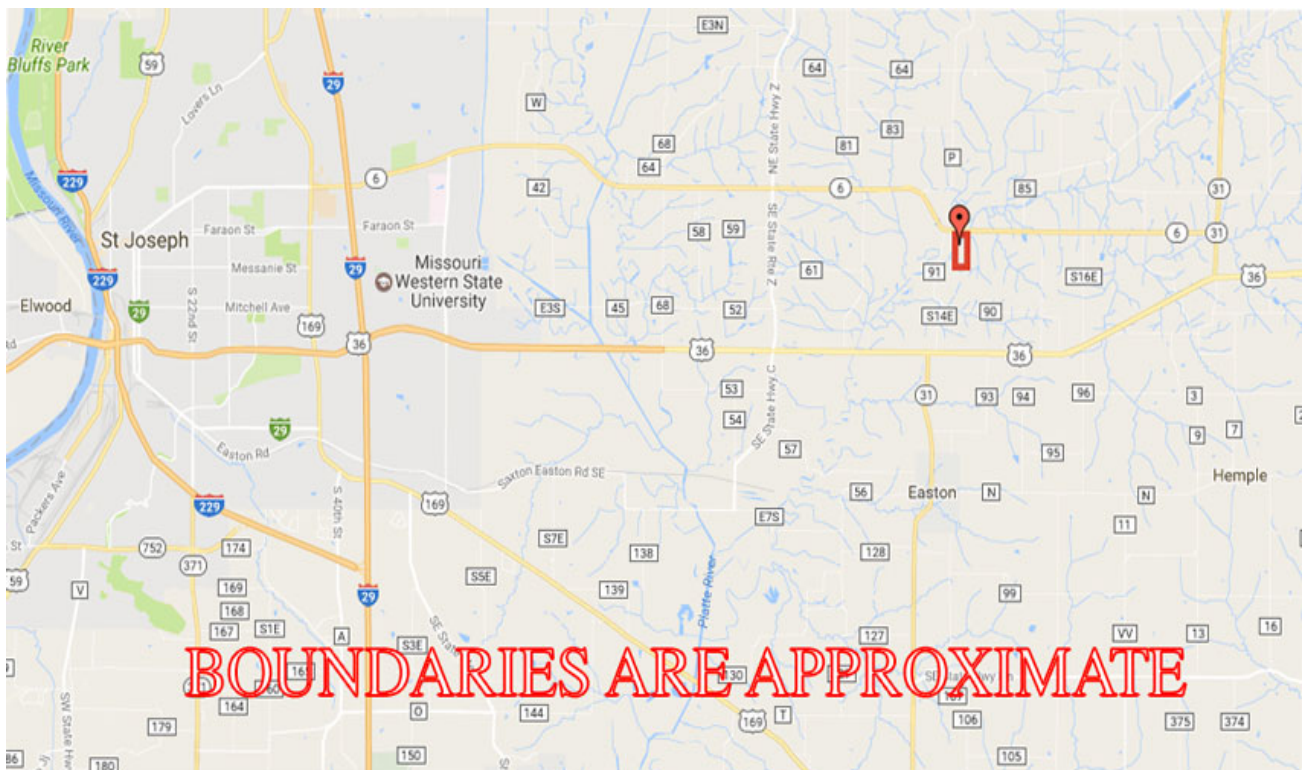
All inquiries, inspections, appointments, and offers must be sent thorough:

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

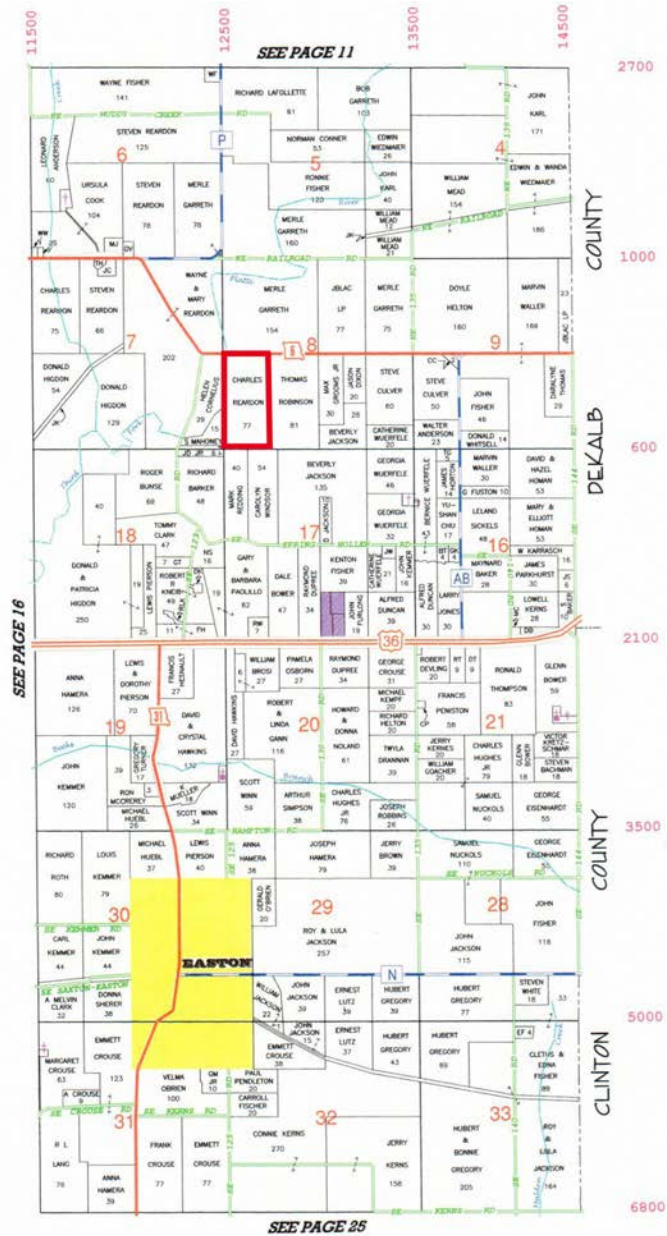
77 Acres, Buchanan County, MO
Google Aerial



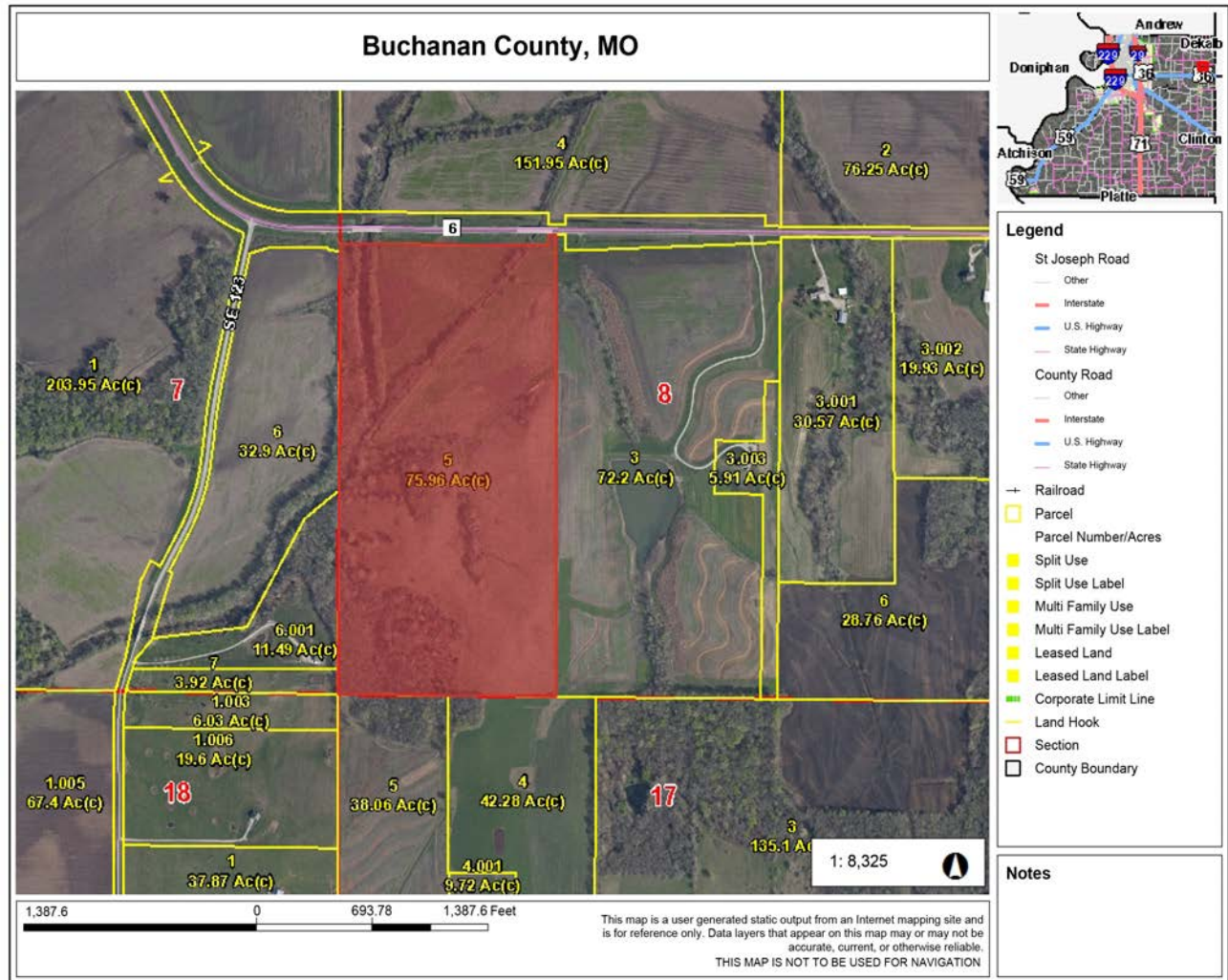
Driving Map



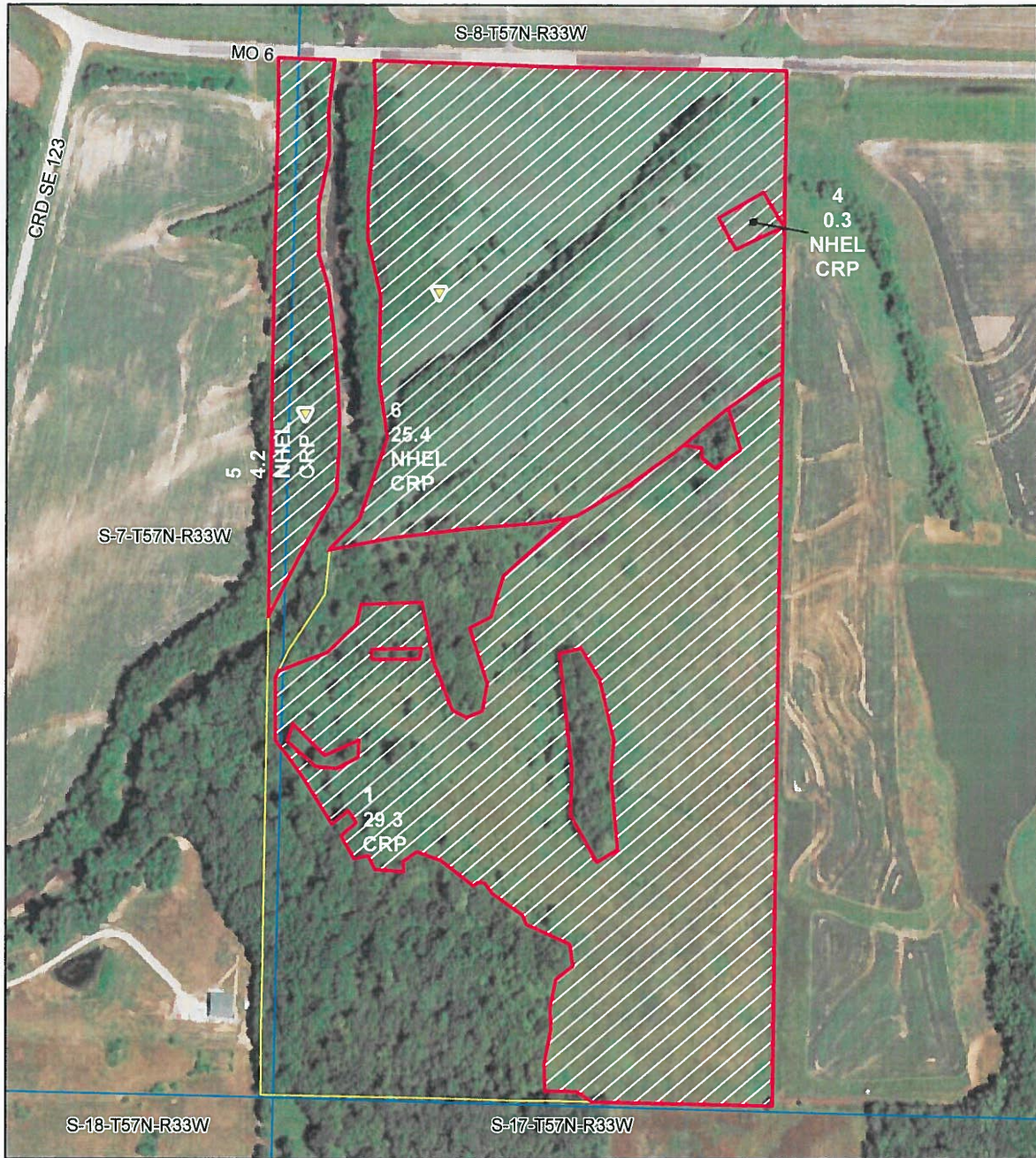
**TOWNSHIP 57 N RANGE 33 W
MARION POLITICAL TOWNSHIP**



77 Acres, Buchanan County, MO Tax Map



77 Acres, Buchanan County, MO FSA Aerial



All Measurements are
For FSA Programs Only
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.

Buchanan Co. FSA

Corn: YC=YEL/GR WC=WHE/GR AC=AMY/GR
SWC=SWT/FH SB=Soybeans-COM/GR
SRW=Wheat-SRW/GR HRW=Wheat-HRW/GR
Oats: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG
Mixfg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG
LGMGZ=GZGLS=Grass-FTA/LS GS=Sorgh-GRS/GR
Garden: CG=CMGRD HG=HMGRD FLW=Fallow
*Non-Irrigated acres unless noted on map
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 325 feet

Program Year: 2017

Created: 6/22/2017

Flown: 2016-06-15

- du
- crp
- plss

Farm 937
Tract 1319

77 Acres, Buchanan County, MO

FSA Aerial



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For FSA Programs Only
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Oats: OGR=SPR/GROFG=SPR/FG ALF=Alfalfa/FG
Mixtg: MXFG=IGS/FG MXGZ=IGS/GZ LGMFG=FG
LGMGZ=GZGLS=Grass-FTA/LS GS=Sorgh-GRS/GR
Garden: CG=CMGRD HG=HMGRD FLW=Fallow
*Non-Irrigated acres unless noted on map
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 363 feet

Program Year: 2017

Created: 6/22/2017

Flown: 2016-06-15

- du
- crp
- plss

Farm 937
Tract 1334

77 Acres, Buchanan County, MO

FSA 156 EZ

Missouri
Buchanan

U.S. Department of Agriculture
Farm Service Agency

FARM: 937

Prepared: 8/15/17 10:24 AM

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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
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Farms Associated with Operator:
744, 745, 773, 936, 3422

CRP Contract Number(s): 747A, 11003

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
236.96	192.78	192.78	0.0	0.0	59.2	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	133.58	0.0	0.0				

ARC-IC NONE	ARC-CO NONE	ARC/PLC WHEAT, CORN, SORGH SOYBN	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.6		34	0.0
CORN	81.2		125	0.0
GRAIN SORGHUM	8.2		70	0.0
SOYBEANS	26.2		41	0.0
Total Base Acres:	128.2			

Tract Number: 1319 **Description:** P3/2B SEC8 T57N R33W

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
78.49	59.2	59.2	0.0	0.0	59.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners:

Other Producers:

[illegible]

77 Acres, Buchanan County, MO

CRP Contract (1)

This form is available electronically.

CRP-1 (03-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 29 021	2. SIGN-UP NUMBER 39
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 747A	4. ACRES FOR ENROLLMENT 29.3
7. COUNTY OFFICE ADDRESS (Include Zip Code): Buchanan County FSA 3915 Oakland Ave. Saint Joseph, MO 64506		5. FARM NUMBER 937	6. TRACT NUMBER(S) 1319
TELEPHONE NUMBER (Include Area Code): (816) 364-3927		8. OFFER (Select one) GENERAL ☒ ENVIRONMENTAL PRIORITY ☐	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2010 09-30-2020

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	108.28	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	3,173.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$		T1319		CP1	29.3	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE 100 %	
(If more than three individuals are signing, continue on attachment.)		
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)
(If more than three individuals are signing, continue on attachment.)		
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)
(If more than three individuals are signing, continue on attachment.)		
13. CCC USE ONLY - Payments according to the shares are approved.		B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974, 5 USC 552a and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-195), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☒ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

77 Acres, Buchanan County, MO

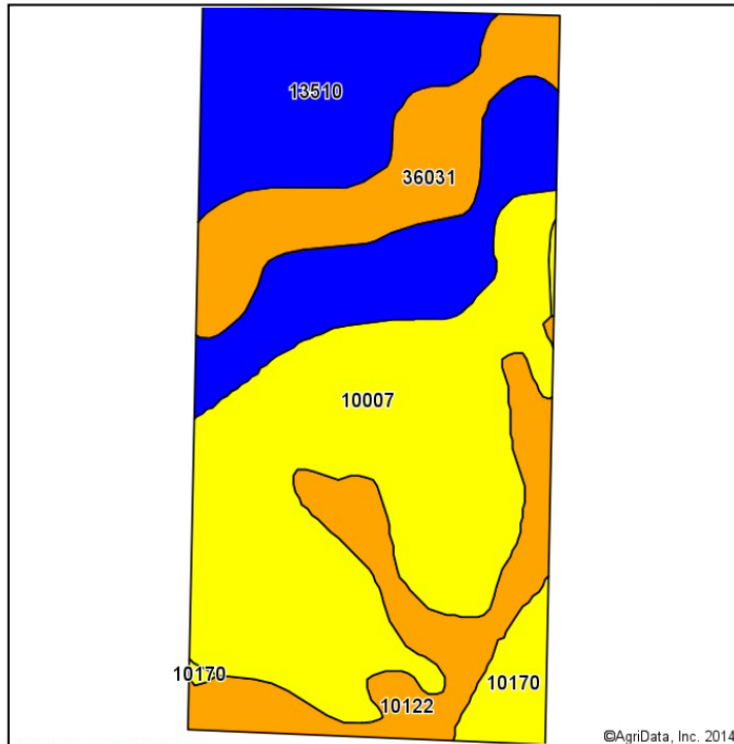
CRP Contract (2)

This form is available electronically.

CRP-1 (07-23-10)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 29021		2. SIGN-UP NUMBER 46		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11003		4. ACRES FOR ENROLLMENT 29.90		
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.				5. FARM NUMBER 0000937		6. TRACT NUMBER(S) 0001319		
7. COUNTY OFFICE ADDRESS (Include Zip Code): BUCHANAN COUNTY FARM SERVICE AGENCY 3915 OAKLAND AVE ST JOSEPH, MO 64506-4920				8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-1-14 TO: (MM-DD-YYYY) 9-30-2024		
TELEPHONE NUMBER (Include Area Code): (816)364-3927								
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.								
10A. Rental Rate Per Acre \$145.62				11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$4354								
C. First Year Payment								
(Item 10C applicable only to continuous signup when the first year payment is prorated.)				A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
				0001319	0004	CP23	0.30	\$0.00
				0001319	0005	CP23	4.20	\$0.00
				0001319	0006	CP23	25.40	\$0.00
12. PARTICIPANTS								
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):				(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
				100.00%	(4) DATE (MM-DD-YYYY)			
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):				(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
N/A				%	(4) SIGNATURE			DATE (MM-DD-YYYY)
					(If more than three individuals are signing, continue on attachment.)			
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):				(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
N/A				%	(4) SIGNATURE			DATE (MM-DD-YYYY)
					(If more than three individuals are signing, continue on attachment.)			
13. CCC USE ONLY - Payments according to the shares are approved.				A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.								
RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								
The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, generic information, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.								
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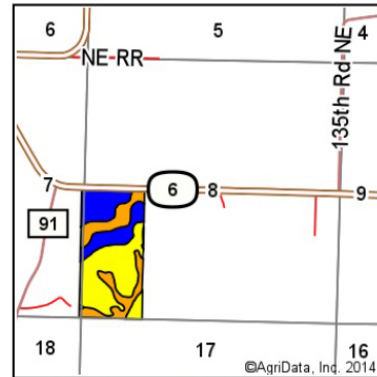
77 Acres, Buchanan County, MO

Soil Map



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014



State: **Missouri**
 County: **Buchanan**
 Location: **8-57N-33W**
 Township: **Marion**
 Acres: **76.36**
 Date: **10/23/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: MO021, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10007	Armster silt loam, 9 to 14 percent slopes	31.22	40.9%		IVe	63	63	54
13510	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.31	29.2%		IIw	86	86	58
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	10.17	13.3%		IIIe	68	68	52
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	9.81	12.8%		IIIw	83	83	47
10170	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	2.85	3.7%		IVe	43	43	39
Weighted Average						72.2	72.2	53.4

Area Symbol: MO021, Soil Area Version: 12

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

77 Acres, Buchanan County, MO
Surety Map



map center: 39° 45' 56.77, 94° 38' 2.76
scale: 8648

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgrIDataInc.com

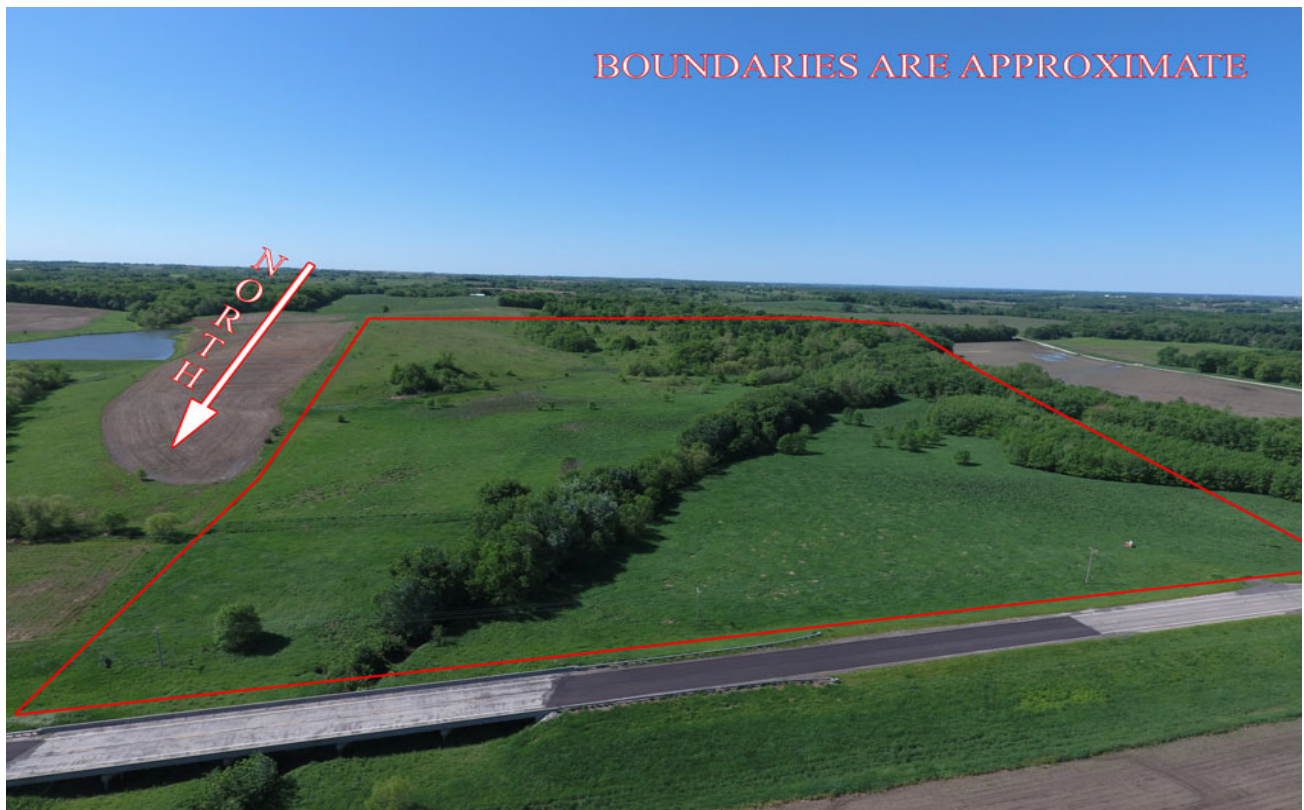
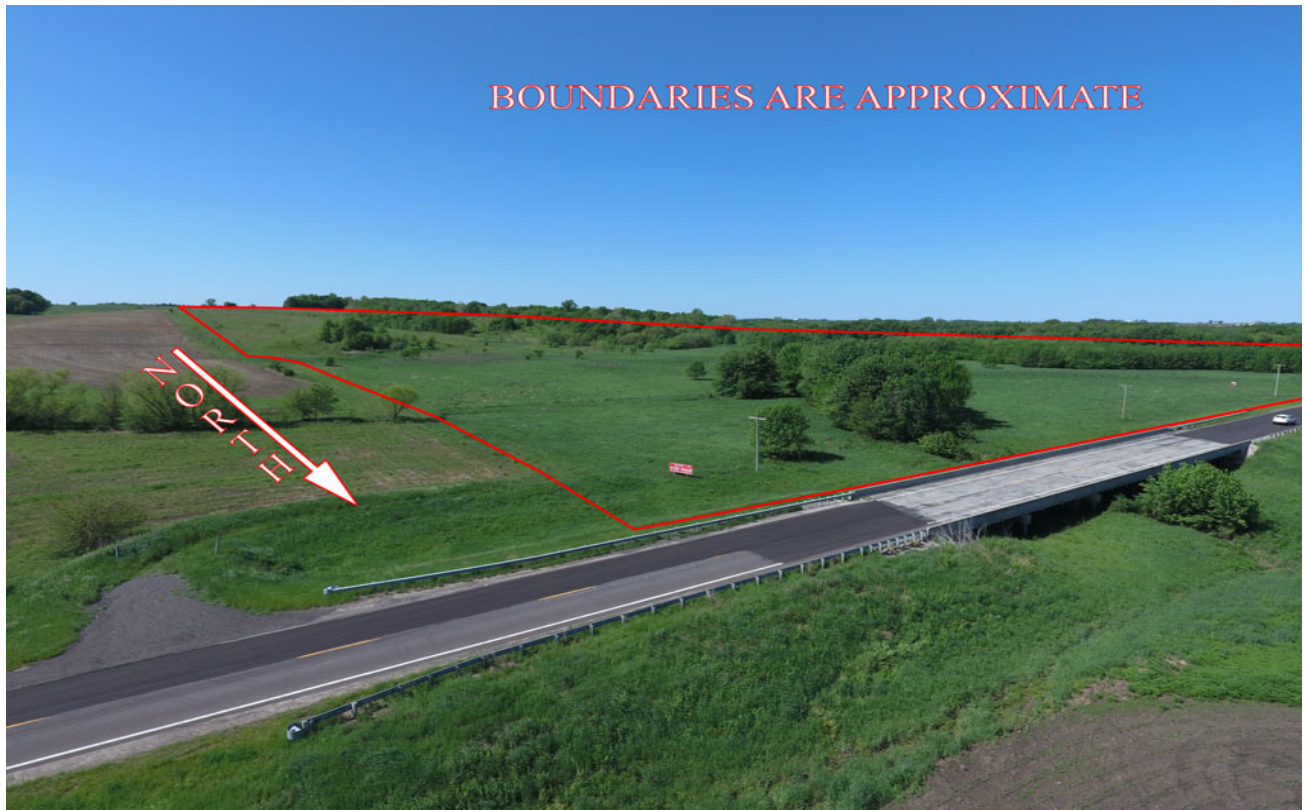
8-57N-33W
Buchanan County
Missouri



10/23/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

77 Acres, Buchanan County, MO
Aerial Photos



77 Acres, Buchanan County, MO



77 Acres, Buchanan County, MO



77 Acres, Buchanan County, MO

