

# **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 The listing may be withdrawn with or without approval.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 REATLY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177

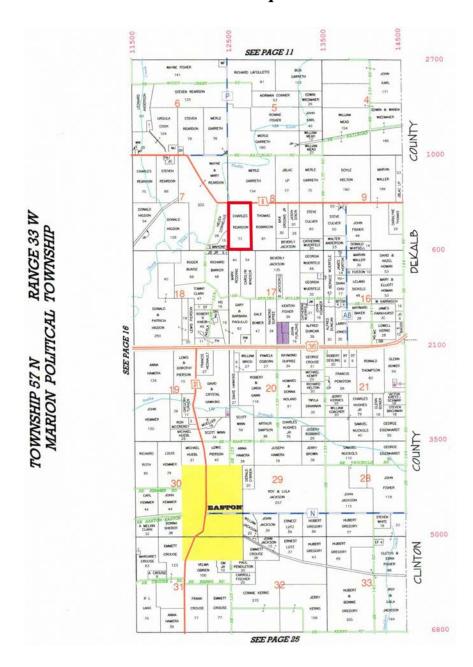
### 77 Acres, Buchanan County, MO Google Aerial



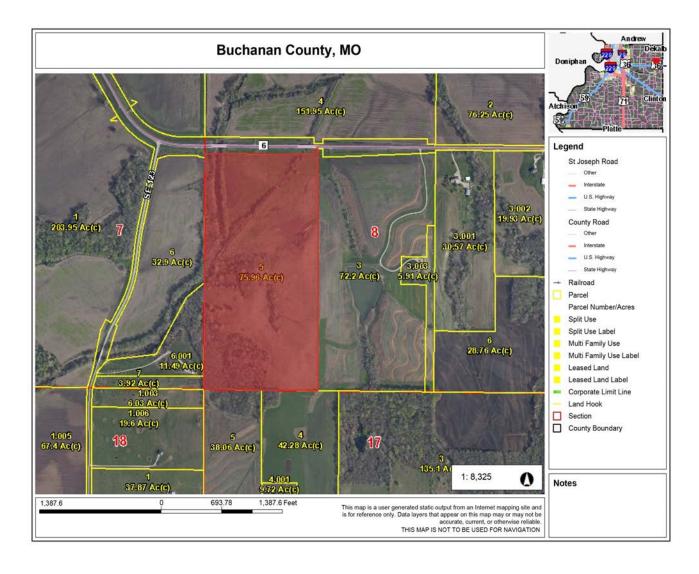
**Driving Map** 



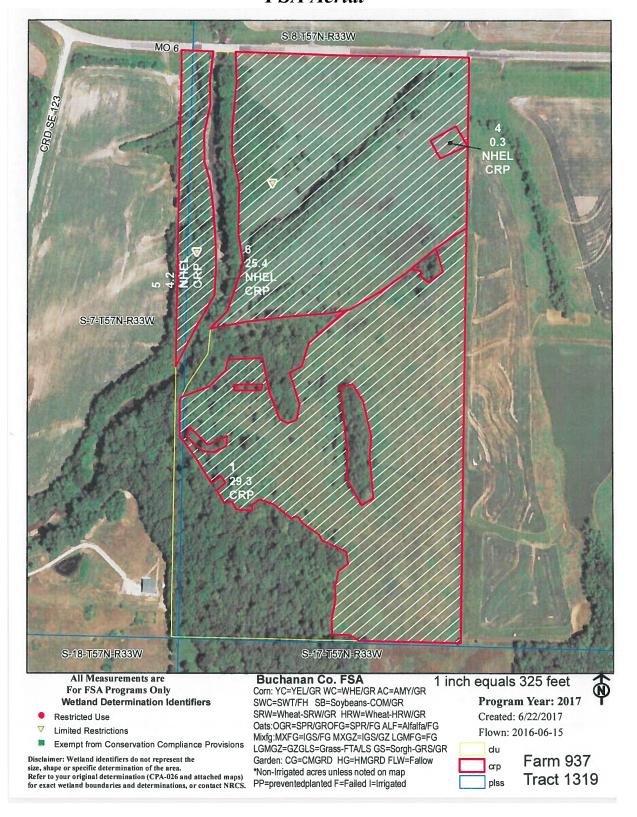
## 77 Acres, Buchanan County, MO Plat Map



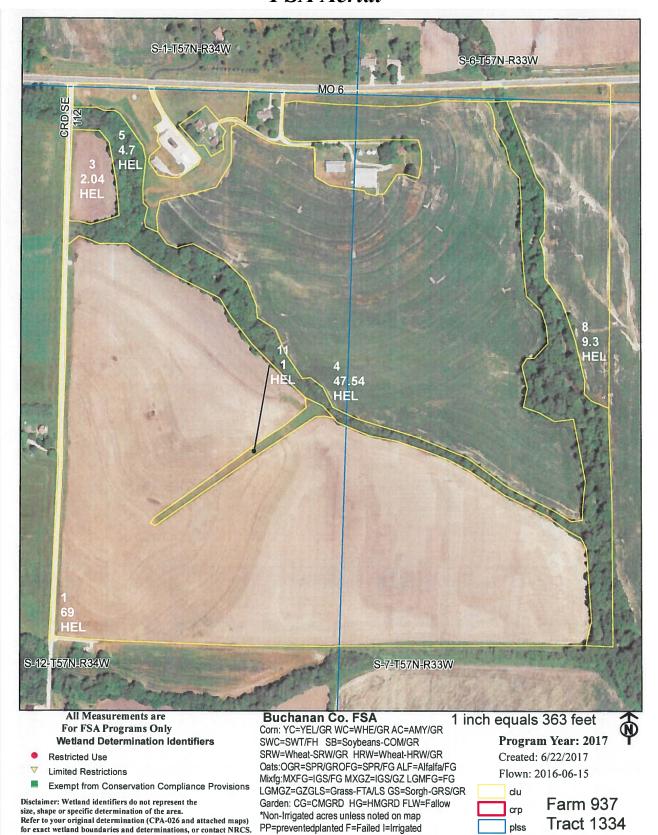
## 77 Acres, Buchanan County, MO Tax Map



# 77 Acres, Buchanan County, MO FSA Aerial



# 77 Acres, Buchanan County, MO FSA Aerial



# 77 Acres, Buchanan County, MO FSA 156 EZ

**FARM: 937** 

Missouri

U.S. Department of Agriculture

Prepared: 8/15/17 10:24 AM

Buchanan

Farm Service Agency

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

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/PLC

ARC-IC NONE		ARC-CO NONE		PLC WHEAT, CORN , SORGH SOYBN	PLC-Default NONE	
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		
SUTBEANS	20.2		41	0.0		

Tract Number: 1319

**Total Base Acres:** 

Description: P3/2B SEC8 T57N R33W

**BIA Range Unit Number:** 

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

128.2

WL Violations: None

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	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		
0.0	0.0	0.0	0.0	0.0		

Owners:

Other Producers:

### 77 Acres, Buchanan County, MO FSA 578

Buchanan, Missouri

FSA - 578 (Producer Print)

Producer Name and Address

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2017

DATE: 08/15/2017 PAGE: 1

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 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.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Public reporting burden for this collection of information is estimated to average 15 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. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

arm	Tract	CLU/ Field	Irrigation Practice	Crop/ Commodity			ct Org. Ise Status					etermined Continued L		Planting Date	Plantin Period		Produce: Share	Produce Name		FSA Physica Location	l NAP Unit
37	1319	1	N	CRP	001		С	N	ı	Α	29.30	1	Yes	3/3/03	01	2020	100.00			Buchanan, Missouri	3158
		4	N	CRP	023		С	N	I	Α	0.30	١	Yes	3/3/03	01	2024	100.00			Buchanan, Missouri	315
		5	N	CRP	023		С	N	1	Α	4.20	١	⁄es	3/3/03	01	2024	100.00			Buchanan, Missouri	315
		6	N	CRP	023		С	N	1	Α	25.40	١	Yes	3/3/03	01	2024	100.00			Buchanan, Missouri	315
Photo	Number/	Legal De	escription:	P3/2B SEC8	T57N	R33W								Cropland:	59.20			Farmla	nd: 78.49		
37	1334	1	N	CORN	YEL	GR	С	N	1	Α	69.00	١	Yes .	4/16/17	01		50.00 50.00			Buchanan, Missouri	2964
		3	N	CORN	YEL	GR	С	N	ı	Α	2.04	١	Yes	4/16/17	01		50.00			Buchanan, Missouri	2964
		4	N	SOYBN	COM	GR	С	N	ı	Α	47.54	١	r'es	5/17/17	01		50.00 50.00			Buchanan, Missouri	296
		8	N	SOYBN	COM	GR	С	N	ı	Α	9.30	١	r'es	5/17/17	01		50.00 50.00			Buchanan, Missouri	296
		11	N	GRASS	FTA	LS	С	N	IV	Α	1.00	١	Yes		01		50.00			Buchanan, Missouri	296
																	50.00				
Photo	Number/	Legal De	escription:	P3/1B SEC7	T57N	R33W								Cropland:	133.58			Farmla	nd: 158.47		
Planti Perioc		Crop/	Va dity Ty			Int Use	Reported Quantity		Determ Quanti		Prevent Reporte Quantit	d Determ	ined	Experim Reported Quantity	d	Experiment Determinent Quantity	d	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity

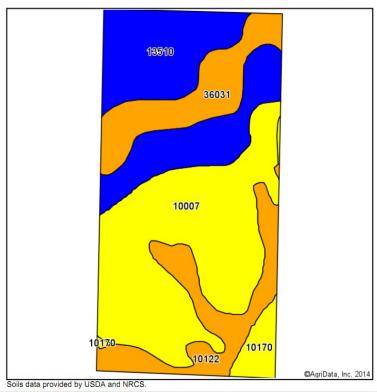
## 77 Acres, Buchanan County, MO CRP Contract (1)

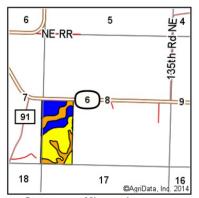
This form is available electronically.								
	OF AGRICULTURE edit Corporation	1. ST. & CO. CODE LOCATION	& ADMIN.	2. SIGN-UP NUMBER				
CONSERVATION RESERV	/E PROGRAM	29 021		39				
NOTE: The authority for collecting the following informatic collection of information without prior OMB approval mand required to complete this information collection is estimate for reviewing instructions, searching existing data sources completing and reviewing the collection of information.	ated by the Paperwork Re	3. CONTRACT NU	MBER :7A	4. ACRES FOR ENROLLMENT 29.3				
7. COUNTY OFFICE ADDRESS (Include Zij	o Code):			5. FARM NUMBER		6. TRACT NUMBE	R(S)	
Buchanan County FSA				9	37	1319		
3915 Oakland Ave. Saint Joseph, MO 64506				8. OFFER (Select of	one)	9. CONTRACT PE		
				GENERAL	<b>✓</b>	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)	
TELEPHONE NUMBER (Include Area Code	<sub>s):</sub> (816) 364-	-3927		ENVIRONMENTAL	PRIORITY	10-01-2010	09-30-2020	
THIS CONTRACT is entered into between the CC Participant".) The Participant agrees to place the date the Contract is executed by the CCC. The F the CCC and the Participant. Additionally, the Pa- entitled Appendix to CRP-1, Conservation Resen- applicable sign-up period has been provided to st withdraws prior to CCC acceptance or rejection. thereto. BY SIGNING THIS CONTRACT PROD or CRP-2C, if applicable; and, if applicable, Cl.	designated acreage in Participant also agrees uticipant and CCC agree ve Program Contract (uch person. Such per The terms and condi UCERS ACKNOWLE	nto the Ci to impler ee to con referred to son also	onservation Heserment on such desiment on such desimply with the terms o as "Appendix"). agrees to pay such this contract are CEIPT OF THE FO	ve Program ("CRP") or gnated acreage the Co and conditions contai By signing below, the i liquidated damages i contained in this For DLLOWING FORMS: (	r other use set by Conservation Plan devened in this Contract, Participant acknowlen an amount specific m CRP-1 and in the CRP-1; CRP-1 Appe	CC for the stipulated eloped for such acre including the Append ges that a copy of d in the Appendix if a CRP-1 Appendix and any adde	contract period from the age and approved by dix to this Contract, the Appendix for the the Participant	
10A. Rental Rate Per Acre	\$1	08.28	11. Identification	on of CRP Land (Se	ee Page 2 for add	itional space)		
B. Annual Contract Payment	\$ 3,1	73.00	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 co the first year payment is prorate		when			1-7017			
12. PARTICIPANTS			1.	—	I			
A(1). PARTICIPANT'S NAME AND ADDRI	SS (Zip Code):	(2) SH	ARE					
			100 %					
B(1). PARTICIPANT'S NAME AND ADDRI	ESS (Zip Code):	(2) SH	ARE	(If more than three individ (3) SOCIAL SECUI		e on attachment.)		
		``	%	(4) SIGNATURE	WITHOMBER.	DATE (A)	IM-DD-YYYY)	
			70	(4) OIGHAT GILL				
C/4) PARTICIPANTO NAME AND ARREST	500 (7t- 0- t-)	<u> </u>		(If more than three individ	uals are signing, continu	e on attachment.)		
C(1). PARTICIPANT'S NAME AND ADDRI	ESS (ZIP Code):	(2) \$H	ARE	(3) SOCIAL SECUI	RITY NUMBER:			
<u>.</u>			· %	(4) SIGNATURE		DATE (MM-DD-YYYY)		
(If more than there in this ideate are simple and the second				//f mass than them in divide				
(If more than three individuals are signing, continue on att	IA.			(If more than three individ	uais are signing, continu		(MM-DD-YYYY)	
<ol> <li>CCC USE ONLY - Payments according to the shares are approved.</li> </ol>	3 I					I		
NOTE: The following statement is made in acco the following information is the Food Set regulations promulgated at 7 CFR Part to enter into a Conservation Reserve Pr information is voluntary. Failure to furni administered by USDA agency. This int response to a court magistrate or admin and 31 USC 3729, may be applicable to	cunty Act of 1985, (Pu 1410 and the Internal I ogram Contract, to ass sh the requested infon formation may be prov istrative tribunal. The	b. L. 99-1 Revenue sist in det nation wi ided to ot provision	'Soy, as amended Code (26 USC 61) ermining eligibility, Il result in determi her agencies, IRS s of criminal and c	and the Fam Security 09). The information re and to determine the nation of ineligibility for Department of Justic ivil fraud statutes, incli	and Rural Investment aquested is necessa correct parties to the certain program ber e, or other State and auding 18 USC 286. 2	nt Act of 2002 (Pub. ry for CCC to conside contract. Furnishin refits and other finar Federal Law enforc 187, 371, 641, 651, 1	L. 107-171) and er and process the offer g the requested cial assistance	
The U.S. Department of Agriculture (USDA) prohibits disc marital or family status. (Not all prohibited bases apply to contact USDA's TARGET Center at (202) 720-2600 (voic SW, Washington, D. C. 20250-9410 or call (202) 720-596	efimination in all its progra all programs.) Persons w e and TDD). To file a con 4 (voice or TDD). USDA i	ms and act ith disabilit iplaint of di s an equal	livities on the basis of ies who require altern iscrimination, write U: opportunity provider a	race, color, national originative means for communi SDA, Director, Office of Cit and employer.	a, gender, religion, age, cation of program inform vil Rights, Room 326-W,	disability, political beliel nation (Braille, large prir Whitten Building, 1400	s, sexual orientation, and t, audiotape, etc.) should Independence Avenue,	
✓ Original - County Office C	ору		Owne	r's Copy	o	perator's Copy		

## 77 Acres, Buchanan County, MO CRP Contract (2)

This form is available electronically.	(				,	
	RTMENT OF AGRICULTURE nodity Credit Corporation	CONTRACT		CO. CODE & LOCATION	2. SIGN-UP	NUMBER
NOTE: The authority for collecting the following collection of information without prior OMB app time required to complete this information colle time for reviewing instructions, searching existi	information is Pub. L. 107-171. The roval mandated by the Paperwork in ction estimated to average 4 minute	ils authority allows for Reduction Act of 199 es per response, incl	the 3. CON 5. The uding the	TRACT NUMBER	4. ACRES F 29.90	OR ENROLLMENT
completing and reviewing the collection of info	rmation.				O TOACTA	III IDED (O)
7. COUNTY OFFICE ADDRESS (#				M NUMBER 0937	6. TRACT N 0001319	
BUCHANAN COUNTY FARM SER' 3915 OAKLAND AVE	VICE AGENCY			R (Select one)	9. CONTRA	
ST JOSEPH, MO 64506-4920			GENER		FROM:	TO:
TELEPHONE NUMBER (Include An			ENVIRO	MENTAL PRIORITY		19-30-202
THIS CONTRACT is entered into betwee referred to as "the Participant"). The Part stipulated contract period from the date it Plan developed for such acreage and approntained in this Contract, including the Asigning below, the Participant acknowled, pay such liquidated damages in an amough the terms and conditions of this control CONTRACT PRODUCERS ACKNOWLL applicable; and, if applicable, CRP-15.	cipant agrees to place the desi ne contract is executed by the Co proved by the CCC and the Par appendix to this Contract, entitle ges that a copy of the Appendix int specified in the Appendix if tr act are contained in this Fon ract are contained in this Fon	gnated acreage int CCC. The Participa ticipant. Additional ed Appendix to CR. t for the applicable the Participant with n CRP-1 and in th	o the Conservation  nt also agrees to in  ly, the Participant in  P-1, Conservation  sign-up period has  draws prior to CCC  te CRP-1 Appendi	n Reserve Program (* mplement on such de and CCC agree to co Reserve Program Co s been provided to su c acceptance or rejec ix and any addendu	"CRP") or other signated acreas mply with terms ontract (referred ich person. Suci tion. m thereto. BY	use set by CCC for the get the Conservation and conditions to as "Appendix"). By the person also agrees to SIGNING THIS
10A. Rental Rate Per Acre	\$145.62	11. Identifica	ation of CRP La	and (See Page 2	for additional	space)
B. Annual Contract Payment		A.Tract No.	B. Field No.	C. Practice No.	D. Acres	Cost-Share
C. First Year Payment	\$4354 ,	0001319	0004	CP23 <sup>-</sup>	0.30	\$0.00
(Item 10C applicable only to d		0001319	0005	CP23	4.20	\$0.00
when the first year payment i	s prorated.)	0001319	0006	CP23	25.40	\$0.00
12. PARTICIPANTS						
A(1). PARTICIPANT'S NAME AND	ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SEC	CURITY NUMBER:		
		100.00%	(4)		DATE	(MM-DD-YYYY)
B(1). PARTICIPANT'S NAME AND	ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SEC	CURITY NUMBER:		
N/A			(4) SIGNATURE		DATE	(MM-DD-YYYY)
	,	%	(If more than three indi	riduals are signing, continu	l e on attachment.)	
C(1).PARTICIPANT'S NAME AND	ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SEC	CURITY NUMBER:		
N/A		%	(4) SIGNATURE			(MM-DD-YYYY)
(If more than three individuals are signing, continue		1 . 0.0014711		viduals are signing, continu		FE (IN DD. VVVV)
13. CCC USE ONLY - Payments are to the shares are approved.	coording	A. SIGNATU	RE OF CCC REF	PESENTATIV	B. DA	TE (MM-DD-YYYY)
NOTE: The following statement is mad- for requesting the following info (Pub. L. 107-171) and regulatio CCC to consider and process the parties to the contract. Furnishin certain program benefits and of Justice, or other State and Fed- civil fraud statutes, including 18 RETURN THIS COMPLETE The U.S. Department of Agriculture (USDA) prohib parental status, religion, sexual orientation, genetic prohibited bases apply to 49 programs, Persons v (202) 720-2600 (voice and TDD). To file a complain (202) 720-2600 (voice and TDD). To file a complain	rmation is the Food Security Acis promulgated at 7 CFR Part the offer to enter into a Conserving the requested information is their financial assistance administrat Law Enforcement agencies USC 286, 287, 371, 641, 651, ED FORM TO YOUR COUNTS discrimination in all its programs and information, political beliefs, generic in with disabilities who require alternative mind of discrimination, wife to USDA. Dies	to f 1985, (Pub. L.: 1410 and the Interration Reserve Progvoluntary. Failure stered by USDA ag., and in response to 1001; 15 USC 714  TY FSA OFFICE  activities on the basis or commation, reprisan, or be waste for communication.	99-198), as amencial Revenue code gram Contract to a to furnish the requirency. This informa- im; and 31 USC 3; frace, color, national or couse all or part of an in of program information.	led and the Farm Set (26 USC 6109). The ssist in determining casted information will ation may be provided to or administrative the read of the read o	curity and Rural information requisition requisition and to result in determ to other agencibunal. The profile to the information of the information and from any public as appe, etc.) should co., D.C. 20250-9410,	investment Act of 2002 jeested is necessary for determine the correct ination of ineligibility for icies, IRS, Department of visions of criminal and ation provided.  **marital status, familial status, sistance program. (Not all intact USDA's TARGET Center at or call (800) 795-3272 (volce) or
Original - County Of	fice Copy	Owner's C	Сору		perator's Cop	y

## 77 Acres, Buchanan County, MO Soil Map





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





Area S	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%		llw	86	86	58					
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	10.17	13.3%		Ille	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					
		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



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



