



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
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18156 Hwy 59  
Mound City, MO 64470  
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(785) 742-4580

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

## ***360 Acres, Cass County, MO***

Here are 360 acres of prime irrigated farmland southeast of Garden City, MO. Great location and a reasonable price. Good farms are hard to come by and this is a good farm. It is being cash rented this year (three-year contract) or you can farm it yourself next year.

### **LOCATION:**

From Garden City, MO follow Hwy 7 Southeast for 2 miles. Farm is on the Northeast side of the road. See map for more information.

### **PRICE:**

~~\$2,200,000.00~~

### **PRICE REDUCED!**

\$4,995.00/Acre or \$1,798,200.00 Total

### **FSA INFORMATION:**

The owner does not participate in any FSA programs and the farm has no feed-grain basis. The farm consists of approximately 295.83 tillable acres (measured via Surety maps) and qualifies for federally subsidized crop insurance.

The soybean yields were 36.3 bu/ac in 2015.

### **IMPROVEMENTS:**

There is a 10 tower+ corner arm Zimmatic pivot on the property and a pumping system connected to the lake.

### **TAXES/TAXABLE ACRES:**

2015 taxes were \$534.77 on 359.96 taxable acres.

### **RENTAL STATUS:**

The farm is currently leased for the next three years to a local farmer to produce a 4% rate of return.

### **LISTING AGENT:**

Rick Barnes, Broker  
(660) 851-1152 or [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)

### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate to brokers to obtain a sale of the property on terms satisfactory to the current owners.



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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 The listing may be withdrawn with or without approval.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:

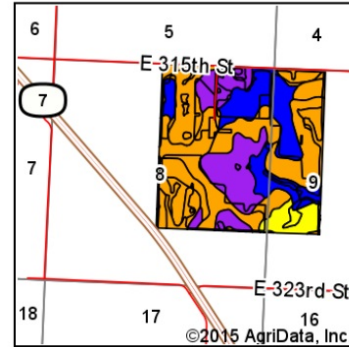
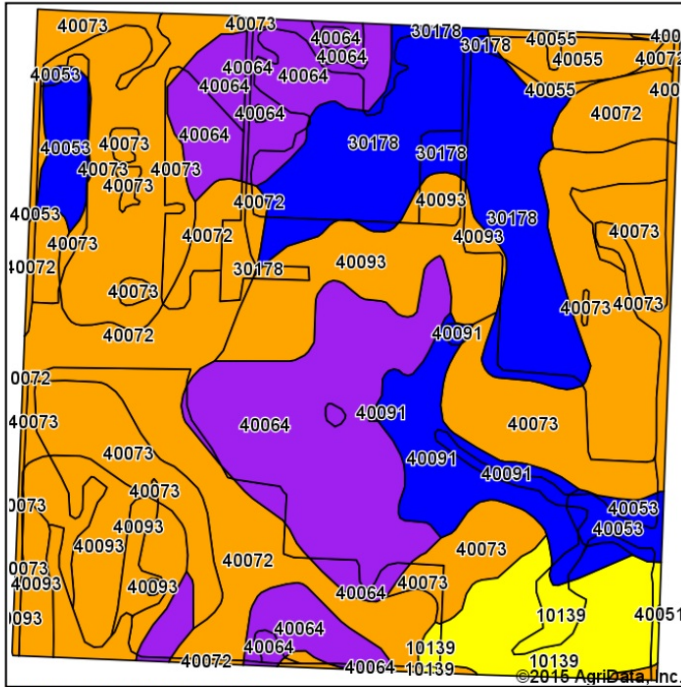
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177

## A map of Garden City, Minnesota, showing a red location pin and a red bounding box. The map includes major roads like Highway 7 and Highway 13, and local streets such as E 299th St, E 307th St, E 315th St, and E 323rd St. The red pin is located near the intersection of E 315th St and S O'Brien Rd. The red bounding box is centered around this pin, covering an area approximately from E 315th St to E 323rd St and from S O'Brien Rd to S O'Brien Rd.

# 360 Acres, Cass County, MO

## Soil Map

Soil Map



State: **Missouri**  
 County: **Cass**  
 Location: **8-43N-29W**  
 Township: **Sherman**  
 Acres: **356.99**  
 Date: **3/24/2015**



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

Soils data provided by USDA and NRCS.

Area Symbol: MO037, Soil Area Version: 14

| Code             | Soil Description                              | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Range Production (lbs/acre/yr) | NCCPI Overall |
|------------------|-----------------------------------------------|-------|------------------|----------------------|---------------|--------------------------------|---------------|
| 40073            | Kenoma silt loam, 4 to 7 percent slopes       | 94.37 | 26.4%            |                      | IIIe          | 0                              | 58            |
| 40064            | Eram silty clay loam, 5 to 14 percent slopes  | 69.80 | 19.6%            |                      | VIe           | 0                              | 54            |
| 40072            | Kenoma silt loam, 1 to 3 percent slopes       | 49.89 | 14.0%            |                      | IIIe          | 3888                           | 55            |
| 40093            | Summit silty clay loam, 5 to 9 percent slopes | 45.64 | 12.8%            |                      | IIIe          | 0                              | 70            |
| 30178            | Polo silt loam, 2 to 5 percent slopes         | 44.28 | 12.4%            |                      | Ile           | 0                              | 73            |
| 10139            | Snead silty clay loam, 5 to 14 percent slopes | 19.64 | 5.5%             |                      | IVe           | 0                              | 42            |
| 40091            | Summit silty clay loam, 2 to 5 percent slopes | 16.57 | 4.6%             |                      | Ile           | 0                              | 70            |
| 40053            | Deepwater silt loam, 2 to 5 percent slopes    | 10.07 | 2.8%             |                      | Ile           | 0                              | 82            |
| 40055            | Deepwater silt loam, 5 to 9 percent slopes    | 6.73  | 1.9%             |                      | IIIe          | 0                              | 79            |
| Weighted Average |                                               |       |                  |                      |               | 543.4                          | 60.9          |

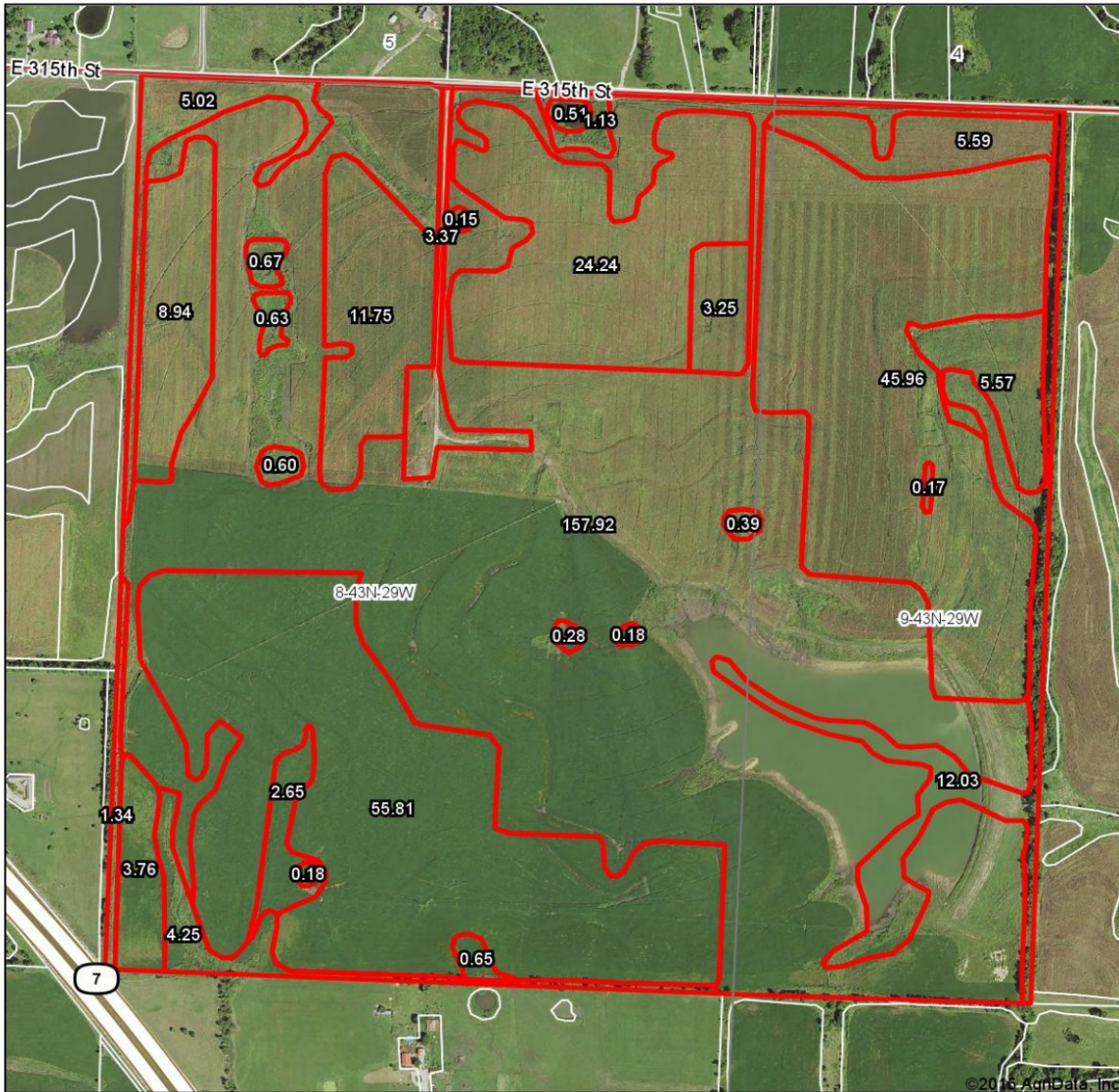
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Soils data provided by USDA and NRCS.

# 360 Acres, Cass County, MO

## Surety Map

### Aerial Map



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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8-43N-29W  
Cass County  
Missouri

map center: 38° 32' 4.11, 94° 8' 30.84  
scale: 7871



3/24/2015

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

***360 Acres, Cass County, MO***  
***Aerial Photos***



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