



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

95.5 Acres +/- Andrew County, MO

Here is a quality starter farm with a good location close to major markets.

LOCATION:

Property is approximately 9 miles North West of King City, MO. on County Road 110.

PRICE:

\$4,995.00/Taxable Acre or \$477,022.50 Total

FSA INFORMATION:

Please see FSA information below.

IMPROVEMENTS:

There are no improvements

TAXES/TAXABLE ACRES:

2017 taxes were \$344.91 on 95.5 taxable acres.

RENTAL STATUS:

Property is available for full possession at the time of closing.

LISTING AGENT:

Rick Barnes
(816) 851-1152 or rickey@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.



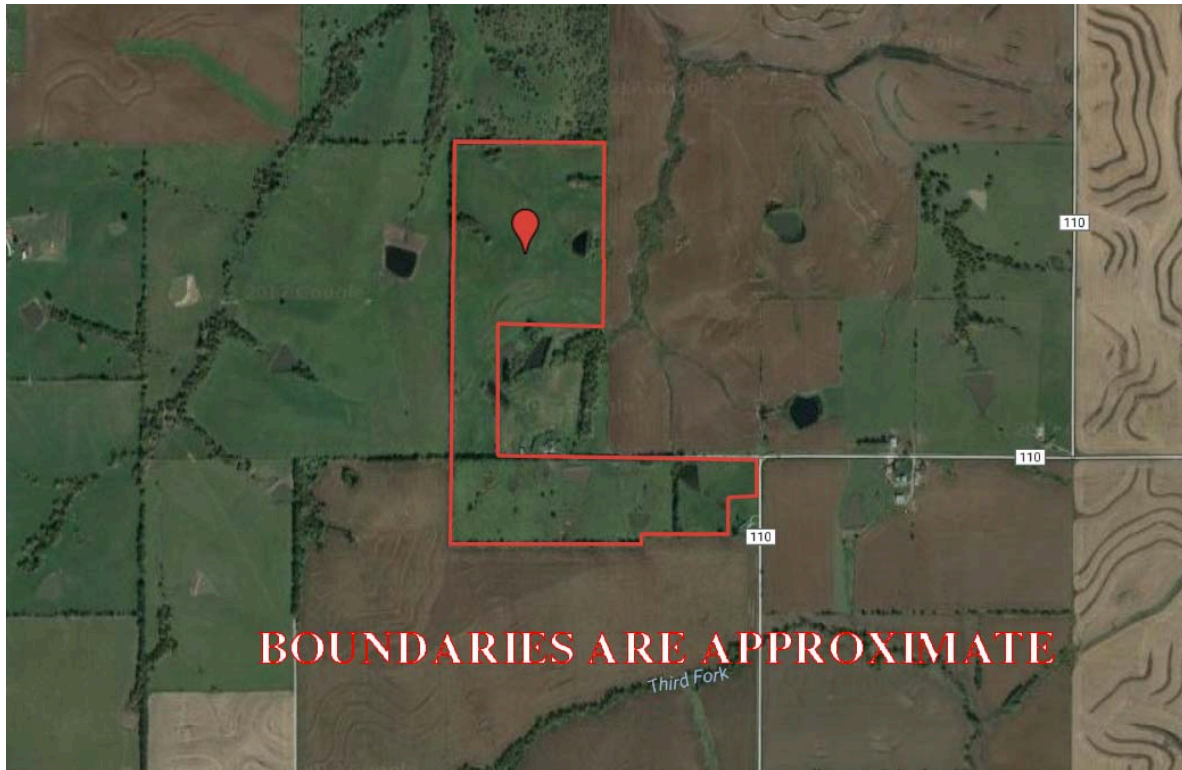
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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

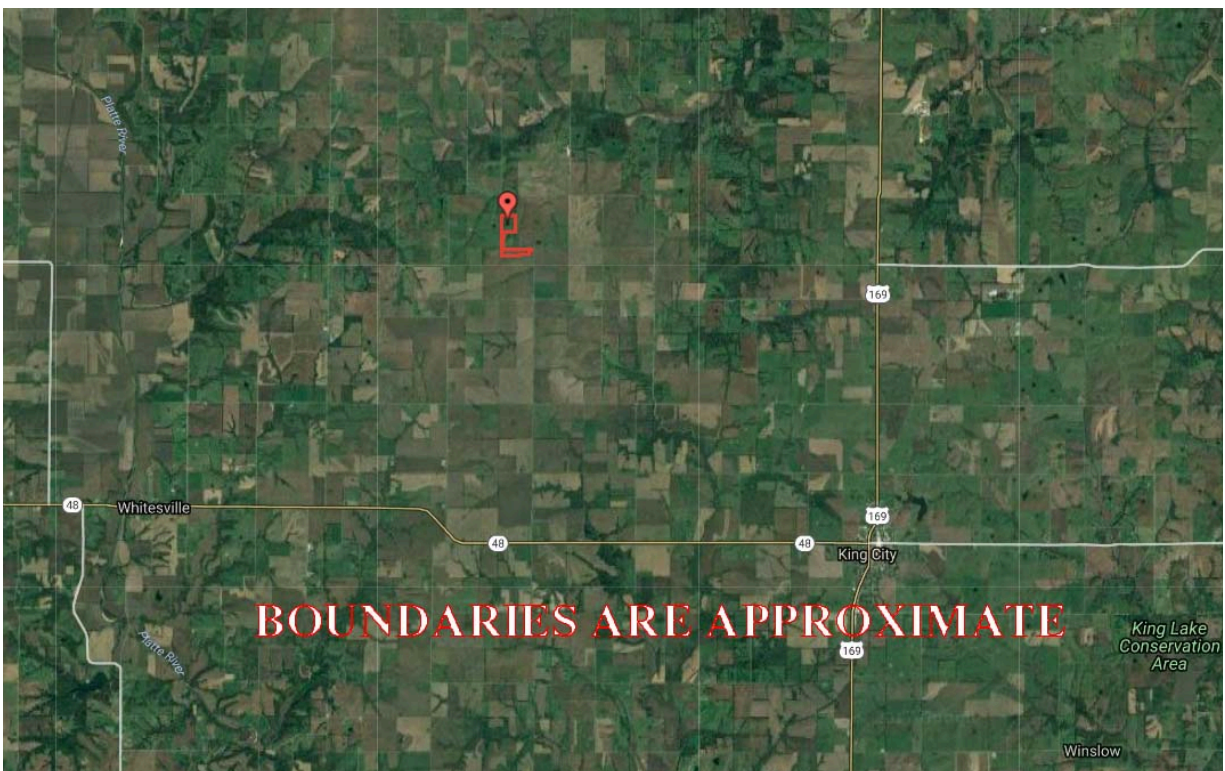
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

95.5 Acres +/- Andrew County, MO
Google Aerial Map

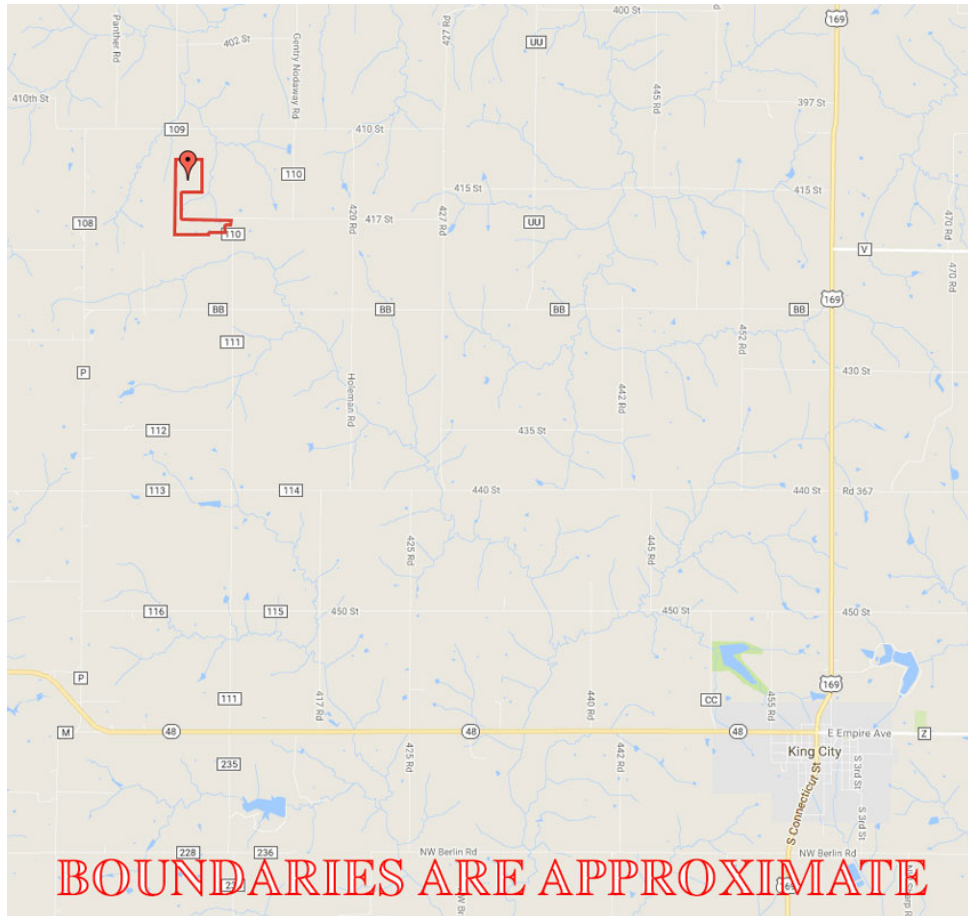


General Location Map

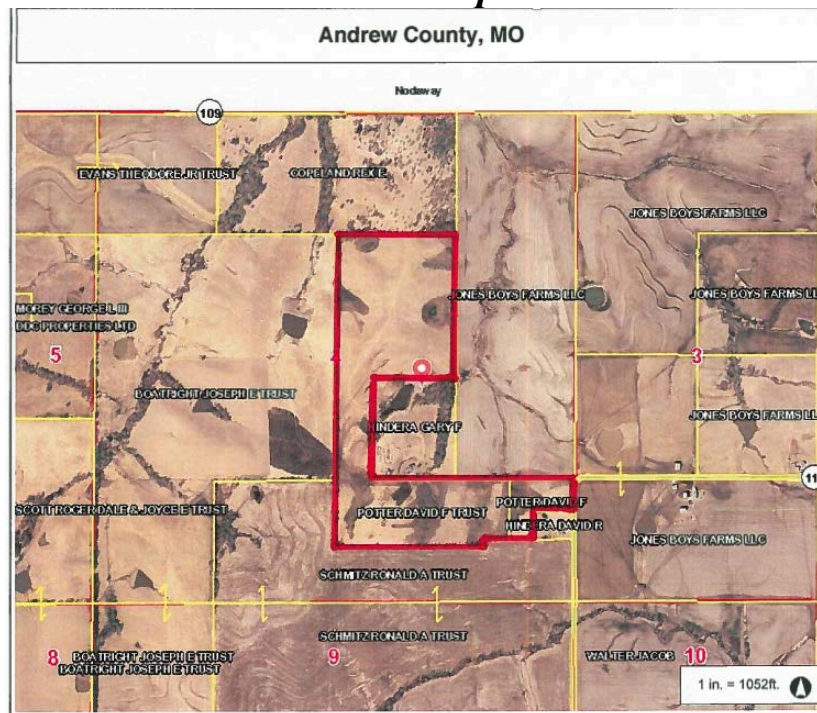


95.5 Acres +/- Andrew County, MO

Driving Map

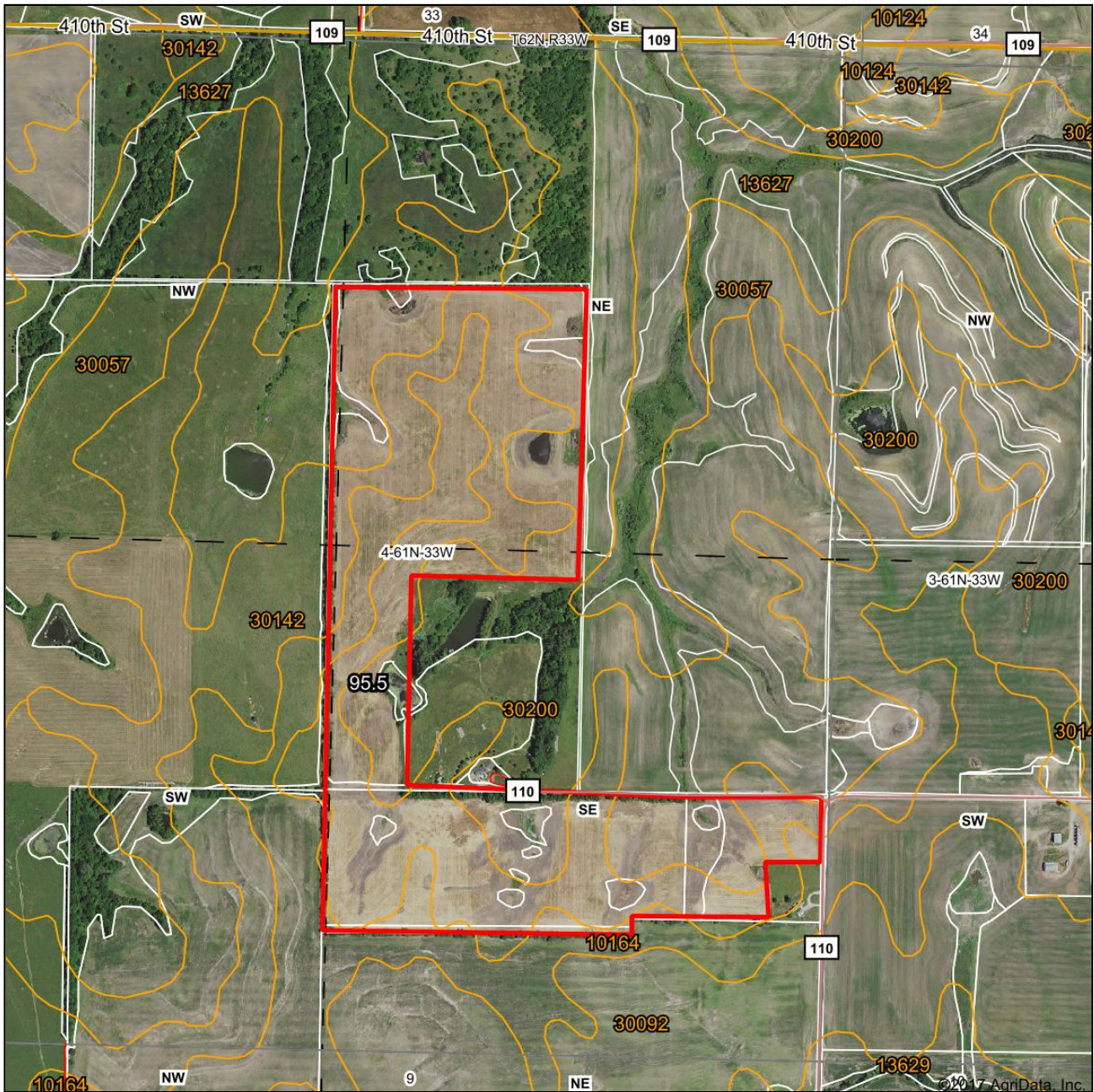


Tax Map



95.5 Acres +/- Andrew County, MO
Surety Map

Aerial Map



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Maps Provided By:

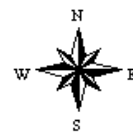


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map center: 40° 7' 8.4, -94° 37' 14.6

0ft 810ft 1621ft

4-61N-33W
Andrew County
Missouri



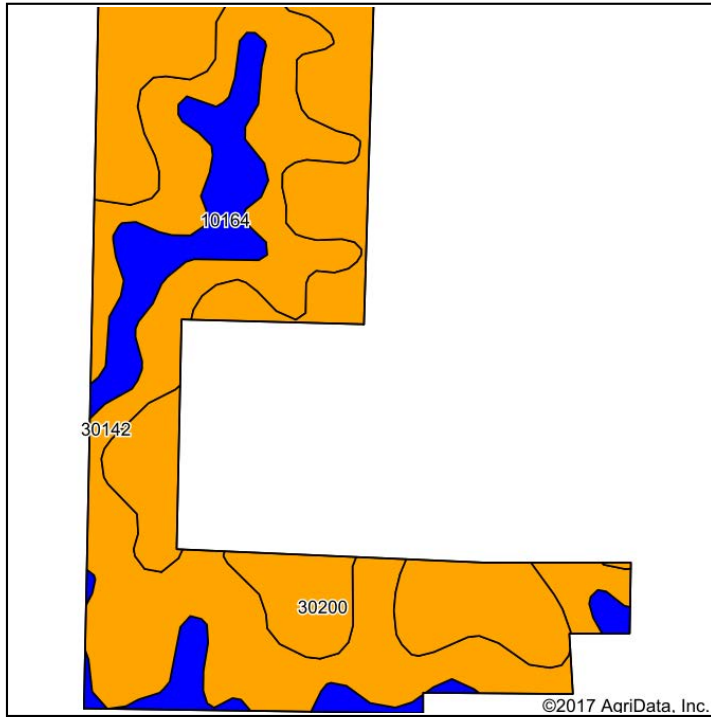
11/14/2017

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

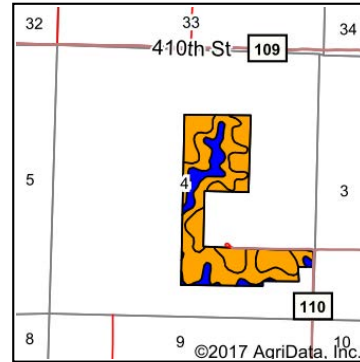
95.5 Acres +/- Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **4-61N-33W**
 Township: **Platte**
 Acres: **95.5**
 Date: **11/14/2017**



Maps Provided By



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Area Symbol: MO003, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	45.90	48.1%		IIIe	65
30200	Shelby loam, 9 to 14 percent slopes	35.80	37.5%		IIIe	68
10164	Macksburg silty clay loam, 2 to 5 percent slopes	13.80	14.5%		Ile	64
Weighted Average						66

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FSA Map



**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 (CEP-426 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Andrew Co. FSA

C=Corn-Yel-gr CW=Corn-Whe-gr
Amy=Com-Amy-gr Wxy=Com-Wxy-gr
SB=Soybn-com-gr Milo=Sorgh-grs-gr
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=prevented/planted F=Failed I=Irrigated
"Non-Irrigated" acres unless noted on map

1 inch equals 415 feet

Program Year: 2018

Created: 1/5/2018

Flown: 2016-06-15

ctu

1.33

2

Farm 5684

Tract 12168

95.5 Acres +/- Andrew County, MO

FSA 156 EZ

MISSOURI ANDREW Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5684 Prepared : Jan 25, 2018 Crop Year : 2018
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Operator Name :		
Farms Associated with Operator :		29-003-89, 29-003-1223, 29-003-1422, 29-087-2395, 29-087-3533, 29-003-4044, 29-003-5618, 29-003-5683, 29-003-5684
CRP Contract Number(s) :		None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
96.22	88.65	88.65	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acres Election	EWP	DCP Ag. Related Activity	
0.00	0.00	88.65	0.00		0.00		0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HP

NOTES	

Tract Number : 12168	
Description :	S4-T61N-R33W
BIA Unit Range Number :	
HEL Status :	HEL determinations not completed for all fields on the tract
Wetland Status :	Wetland determinations not complete
WL Violations :	None
Owners :	
Other Producers :	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
96.22	88.65	88.65	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	88.65	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES	

95.5 Acres +/- Andrew County, MO

FSA 158

Andrew, Missouri

FSA - 578 (09-13-16)

Farm Number: 5684

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2017

DATE: 1-25-2018
PAGE: 1

Original: _____
Revision: _____
Cropland: 88.65
Farmland: 96.22

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
12188	1	CORN	AMY	N	GR			C	N	I	A	7.29		Yes			5-1-2017	01		
			Producer						Share 100.00										NAP Unit 791	
	85	CORN	AMY	N	GR			C	N	I	A	81.38		Yes			5-1-2017	01		
			Producer						Share 100.00										NAP Unit 791	
PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Ct/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	CORN	AMY	N	GR	88.65															
Photo Number/Legal Description: S4-T61N-R33W																				
Cropland: 88.65						Reported on Cropland: 88.65						Difference: 0.00				Reported on Non-Cropland: 0.00				

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Aerial Photos



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