



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

13 Acres +/- Buchanan County, MO

Either of these two parcels' will make someone an excellent site for their new home! There is even a creek that runs through the Southern parcel. Land has lots of timber and close to blacktop access make them a great choice especially with the Southeast slope for your walkout basement!

LOCATION:

Southeast of St Joseph, MO. on Hwy 169. South to State Highway T. East Approximately 1.5 miles. See driving map for more information.

PRICE:

North 20 Acres: \$5,000.00/taxable acre or \$100,000.00 total. **North 20 Acres SOLD!**

South 13 Acres: \$90,000.00 total.

TILLABLE INFORMATION:

North 20 Acres: Approx. 10.28 tillable acres.

TAXES/TAXABLE ACRES:

Real Estate taxes will be determined after closing as selling these two tracts from a larger tract.

RENTAL STATUS:

Property is available at time of closing for full possession.

DISCLOSURE:

Owner financing is an option with approved credit!!

LISTING AGENT:

Jamie Barnes, Broker
(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 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 him self 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 The listing may be withdrawn with or without approval.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:

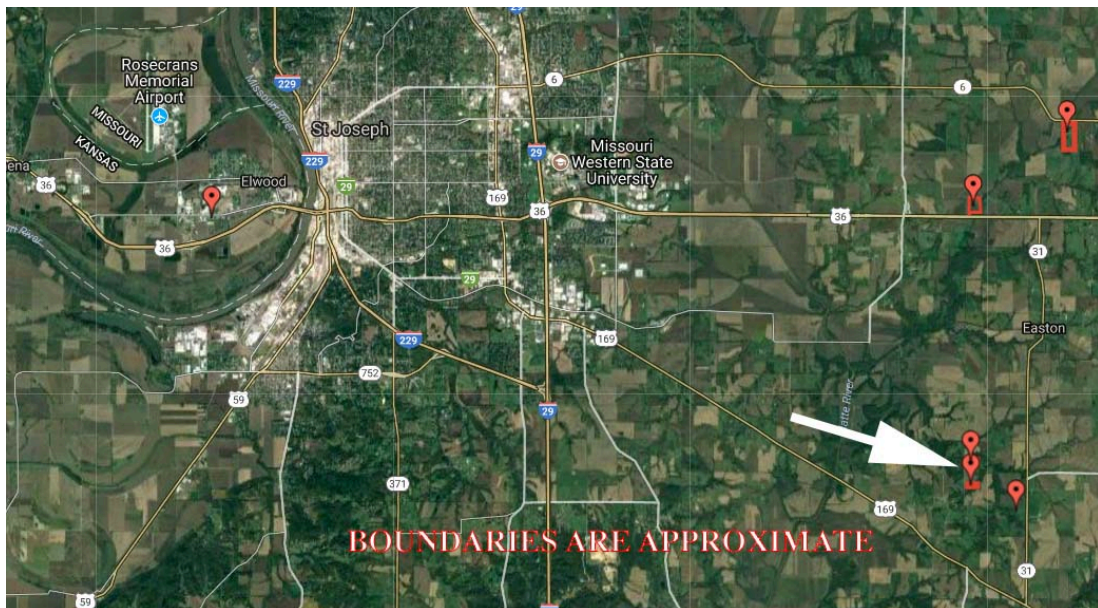
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



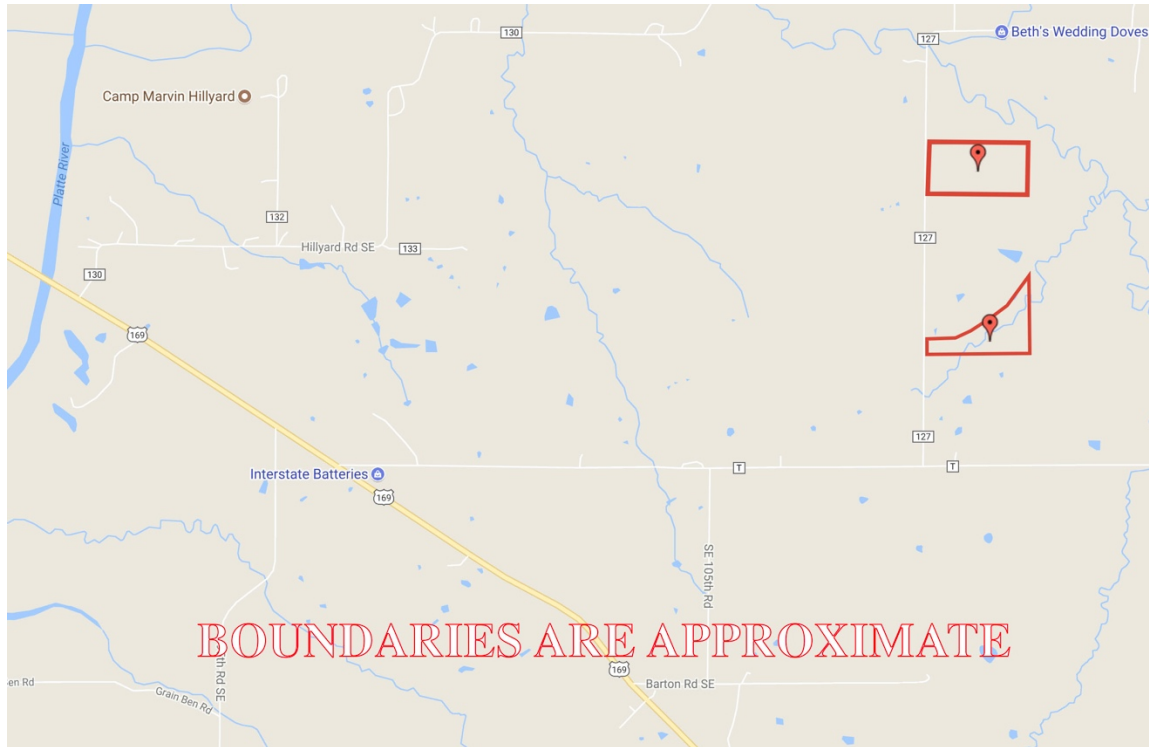
13 Acres +/- Buchanan County, MO
Google Aerial Map



General Location Map

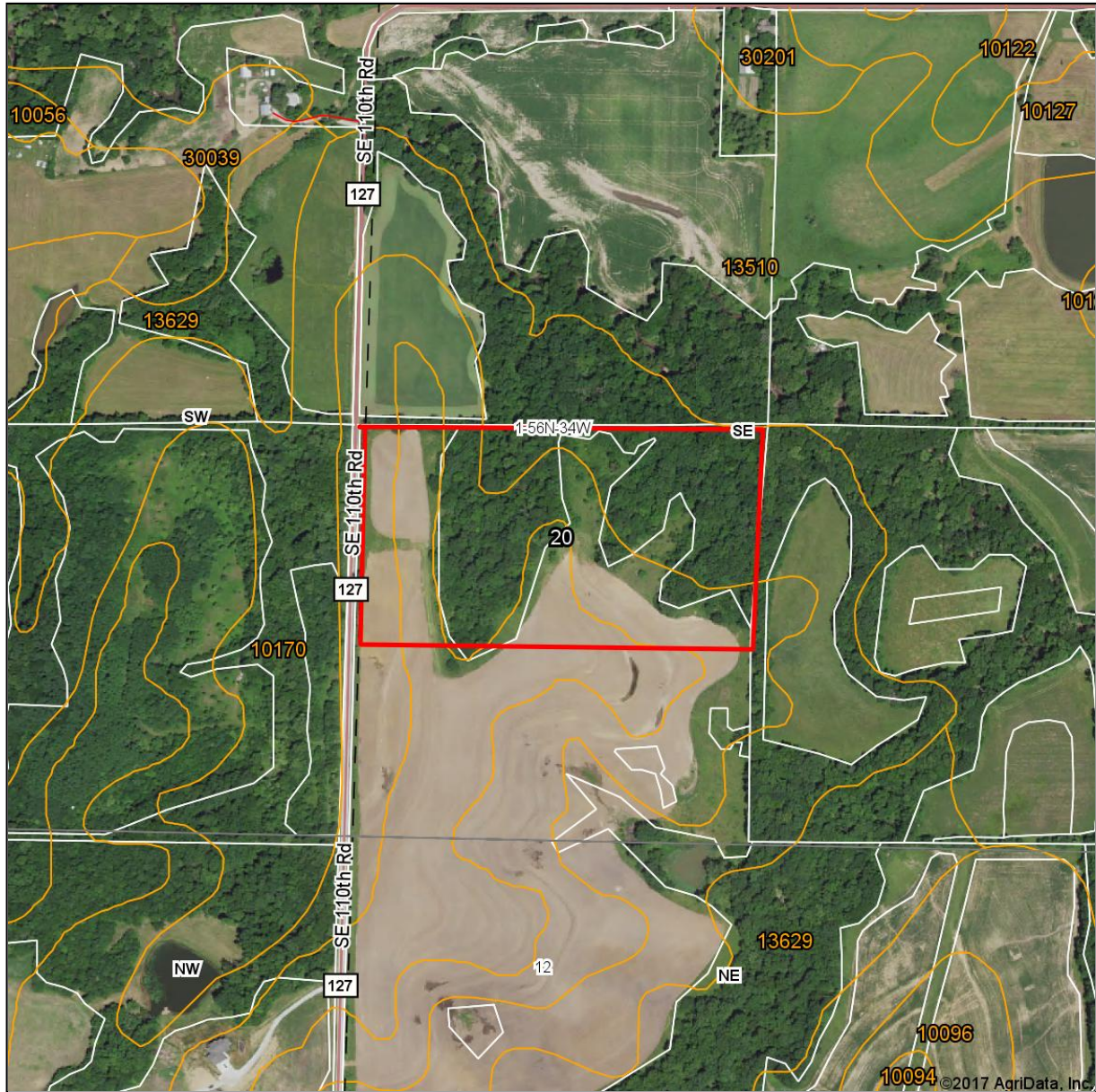


13 Acres +/- Buchanan County, MO
Driving Map



13 Acres +/- Buchanan County, MO
Surety Map
(North 20 Acre parcel)

Aerial Map



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Maps Provided By

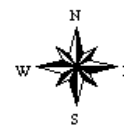


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map center: 39° 41' 30.2, -94° 39' 46.63

0ft 495ft 991ft

1-56N-34W
Buchanan County
Missouri



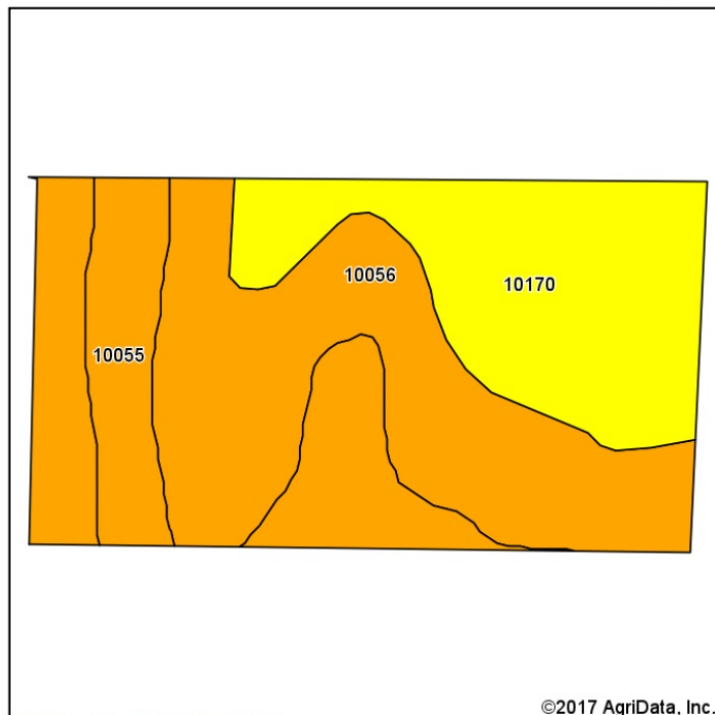
8/8/2017

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

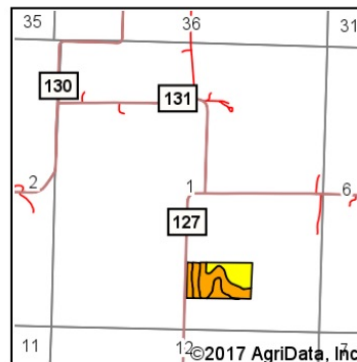
13 Acres +/- Buchanan County, MO

Soil Map (North 20 Acre parcel)

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **1-56N-34W**
 Township: **Tremont**
 Acres: **20**
 Date: **8/8/2017**



Maps Provided By



Area Symbol: MO021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10056	Knox silt loam, 9 to 14 percent slopes, eroded	9.69	48.4%		IIIe	69
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.29	31.4%		IVe	69
10055	Knox silt loam, 5 to 9 percent slopes, eroded	4.02	20.1%		IIIe	70
Weighted Average						69.2

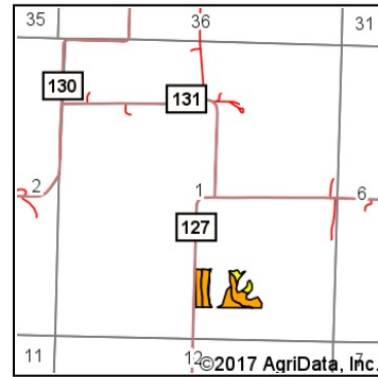
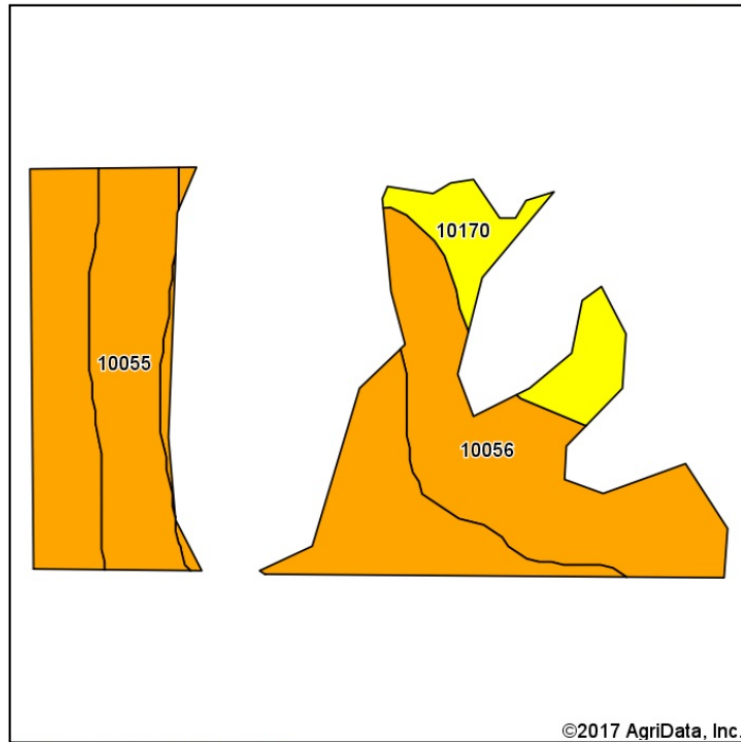
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soil Map Tillable (North 20 Acre parcel)

13 Acres +/- Buchanan County, MO

Soils Map



State: **Missouri**
 County: **Buchanan**
 Location: **1-56N-34W**
 Township: **Tremont**
 Acres: **10.28**
 Date: **8/8/2017**



Maps Provided By



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Area Symbol: MO021, Soil Area Version: 17

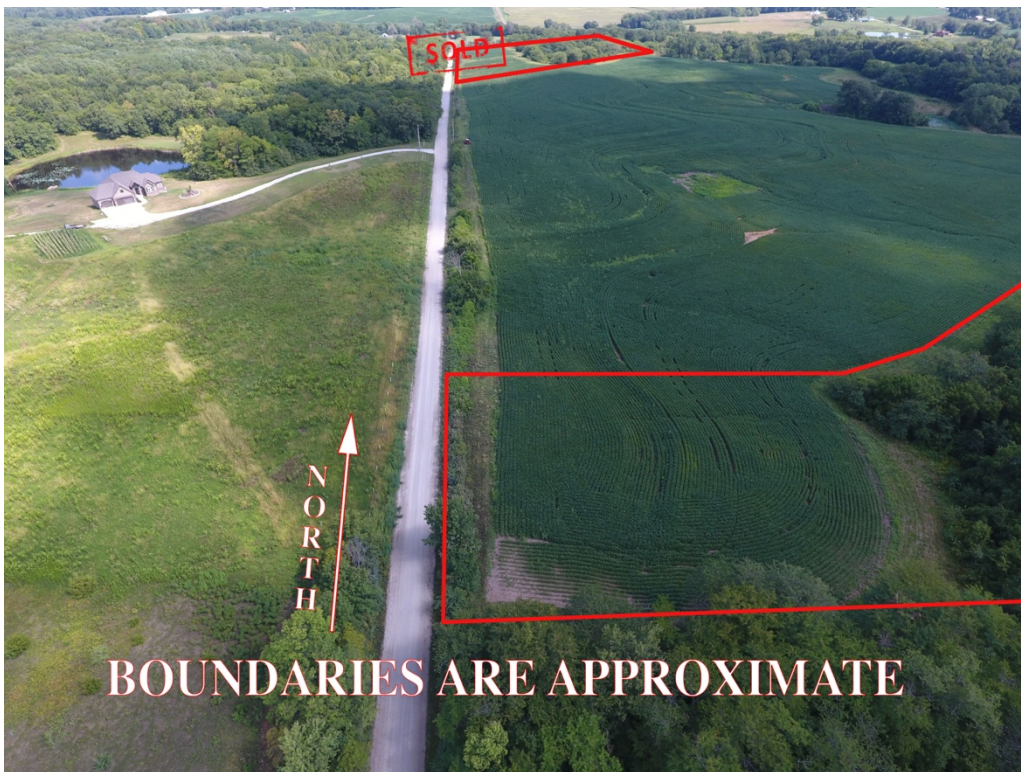
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10056	Knox silt loam, 9 to 14 percent slopes, eroded	5.27	51.3%		IIIe	69
10055	Knox silt loam, 5 to 9 percent slopes, eroded	3.87	37.6%		IIIe	70
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.14	11.1%		IVe	69
Weighted Average						69.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

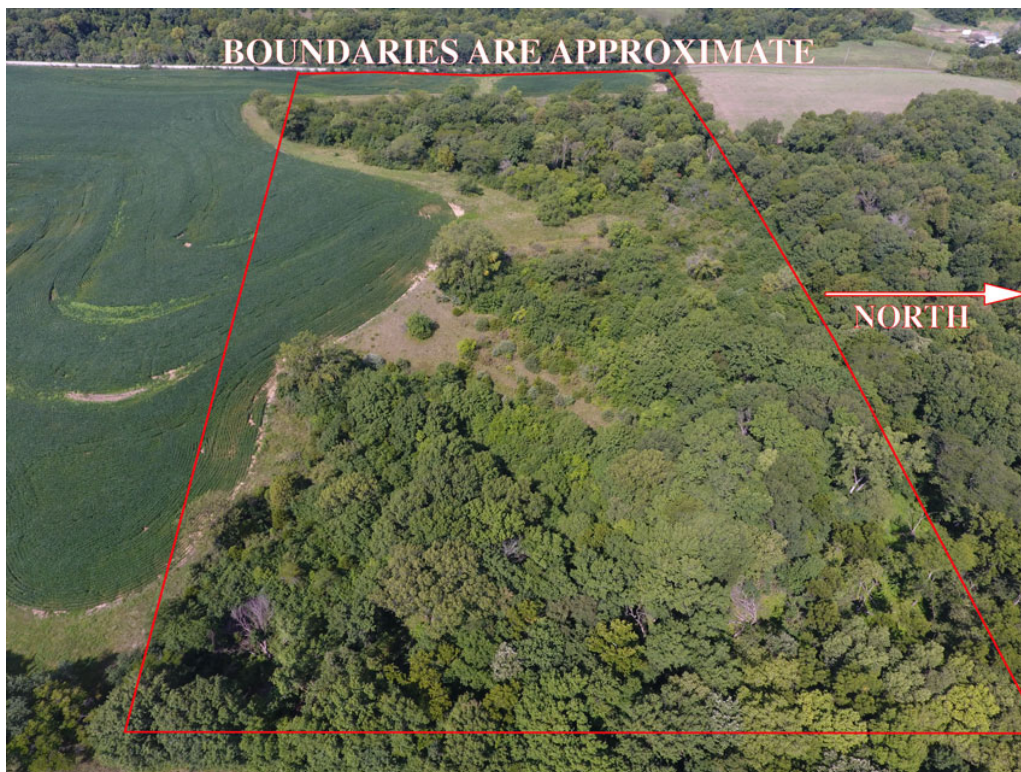
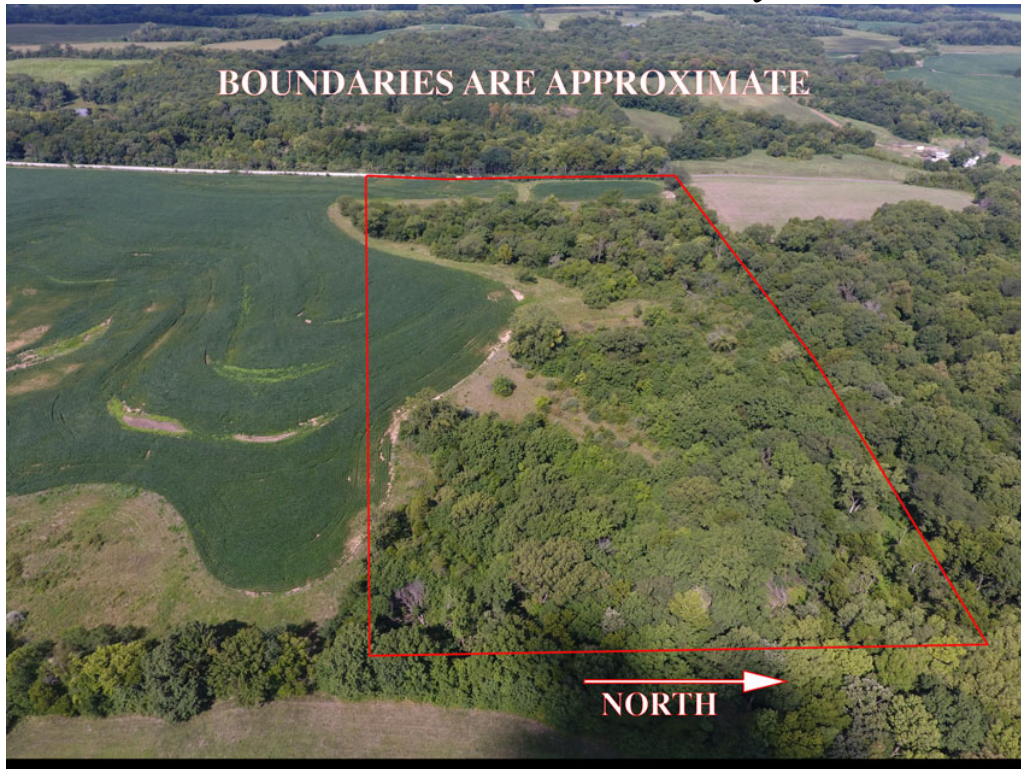
Aerial Photos

13 Acres +/- Buchanan County, MO



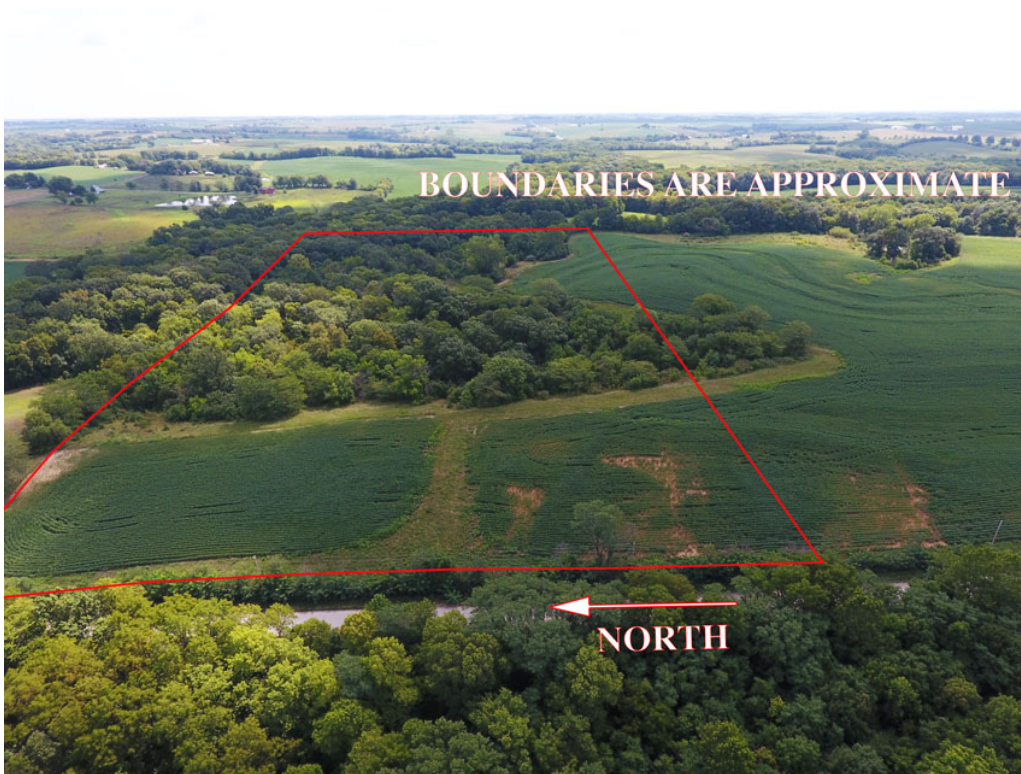
Aerial Photos (North Tract)

13 Acres +/- Buchanan County, MO



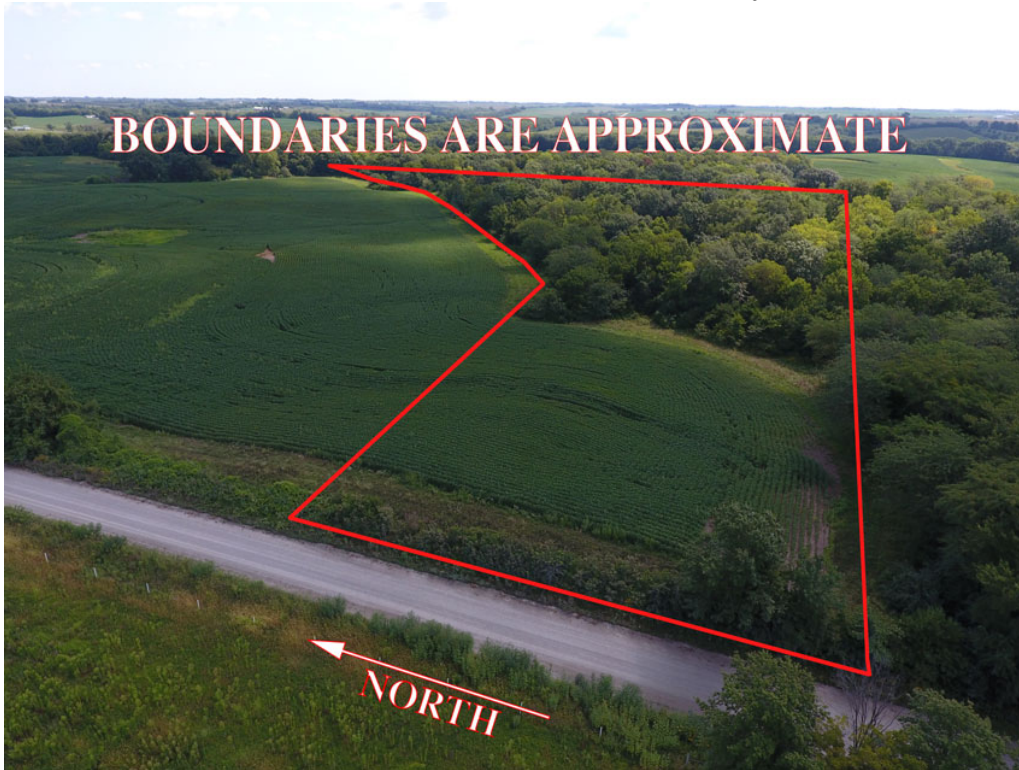
Aerial Photos (North Tract)

13 Acres +/- Buchanan County, MO



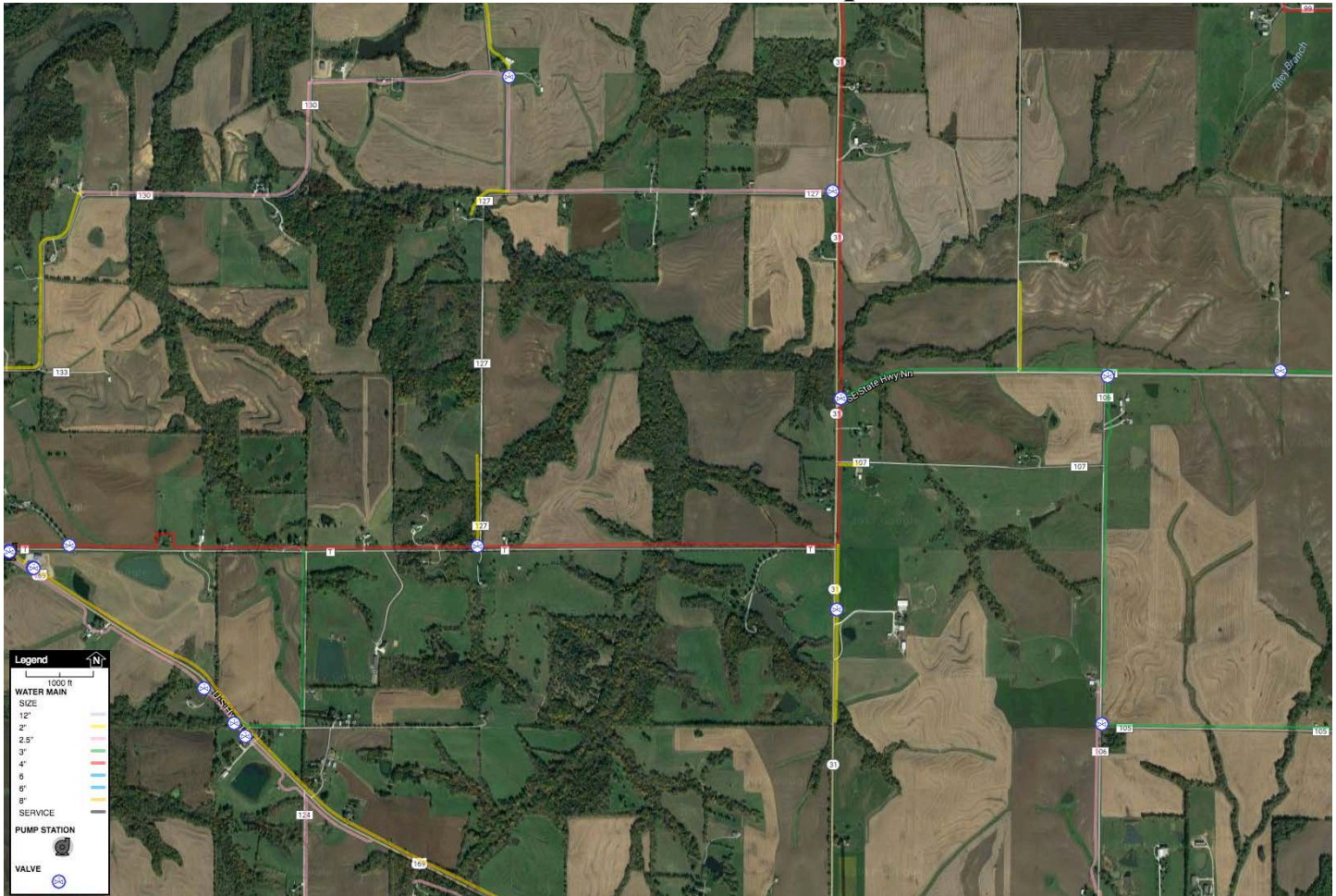
Aerial Photos (South Tract) **STILL AVAILABLE!**

13 Acres +/- Buchanan County, MO



Water Access Information

13 Acres +/- Buchanan County, MO
Current Water Line Map



COST TO ADD WATER LINES:

Meter set \$1,500.00
Hydraulic study \$150.00
Deposit \$125.00
County/ \$10.00/foot State/ \$15.00/foot