



## Land 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

### ***176 Acres +/- Ray County, MO***

*We personally inspected the property not long ago and discovered many large marketable hardwoods -using our untrained eyes looking into the timber from the field edges. I checked in with the Owners and learned that they do not recall harvesting any timber, and they've owned the property going on 18+ years! This tract has a lot of habitat, and good access with open areas and woods, and only 1 mile from Knoxville, MO.*

#### **LOCATION:**

Property is located approximately one mile West of Knoxville, MO on W. 196<sup>th</sup> Street.

#### **PRICE:**

\$2,982.95/taxable acre or \$525,000.00 total

#### **FSA INFORMATION:**

Please see attached info!

#### **IMPROVEMENTS:**

There are no improvements.

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

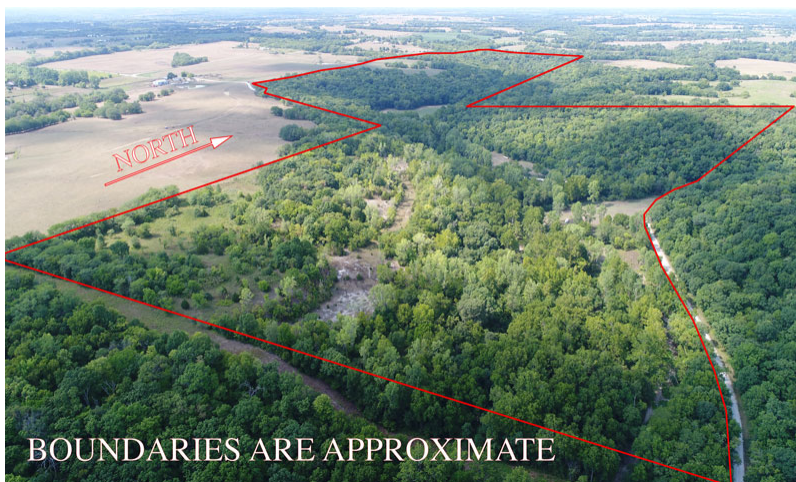
2017 Real Estate taxes were \$310.07 on 176 taxable acres.

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)



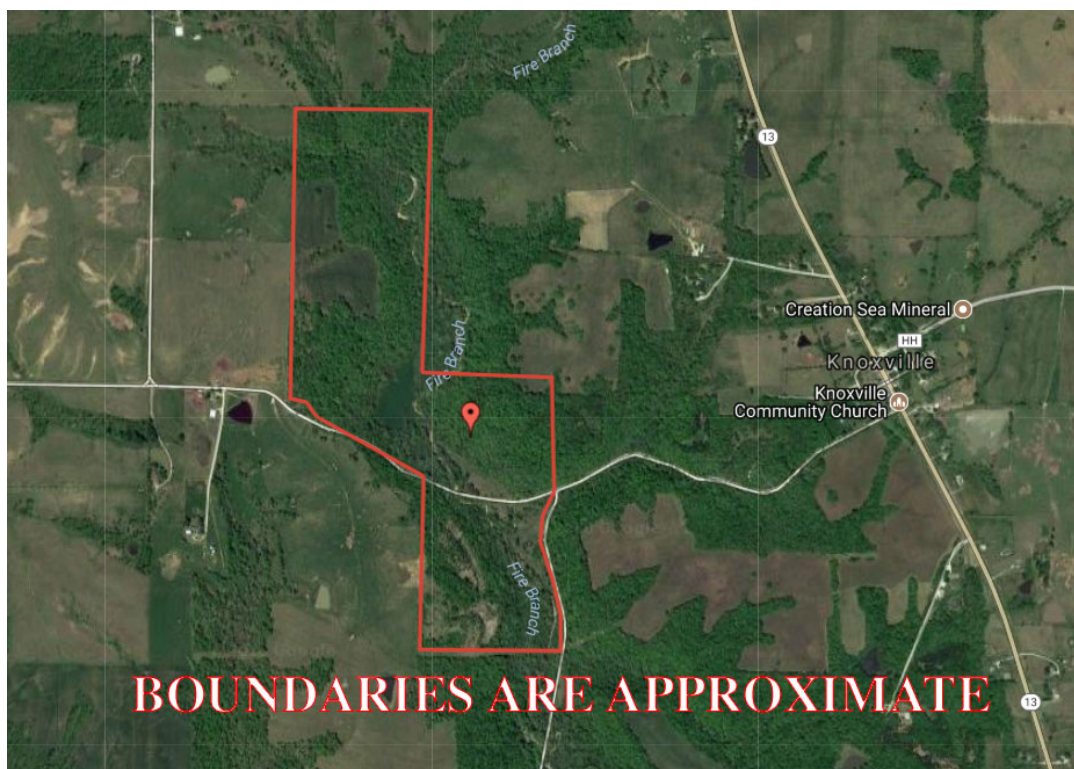
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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 The listing may be withdrawn with or without approval.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.

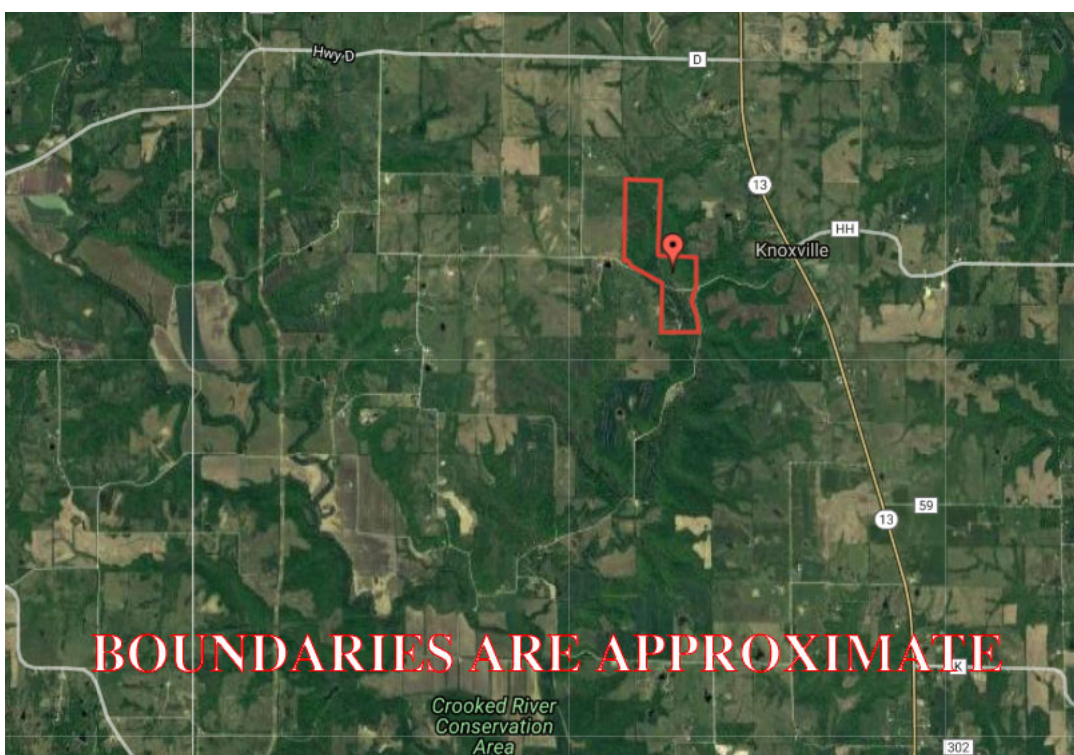
All inquiries, inspections, appointments, and offers must be sent through:

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

*176 Acres +/- Ray County, MO*  
*Google Aerial Map*



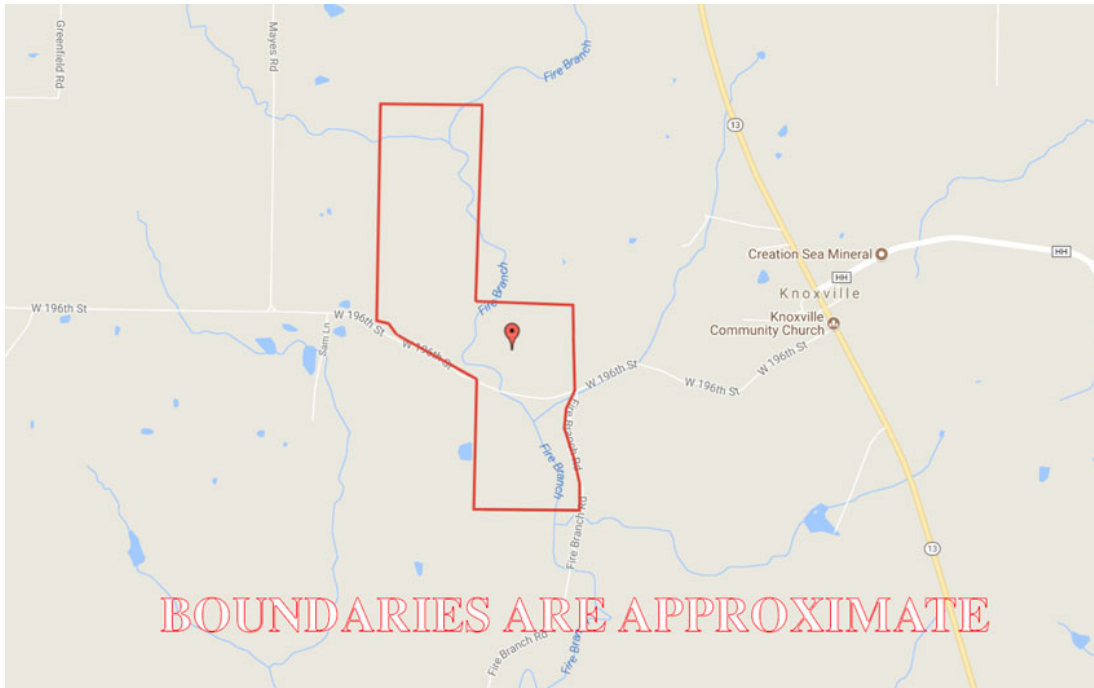
*General Location Map*



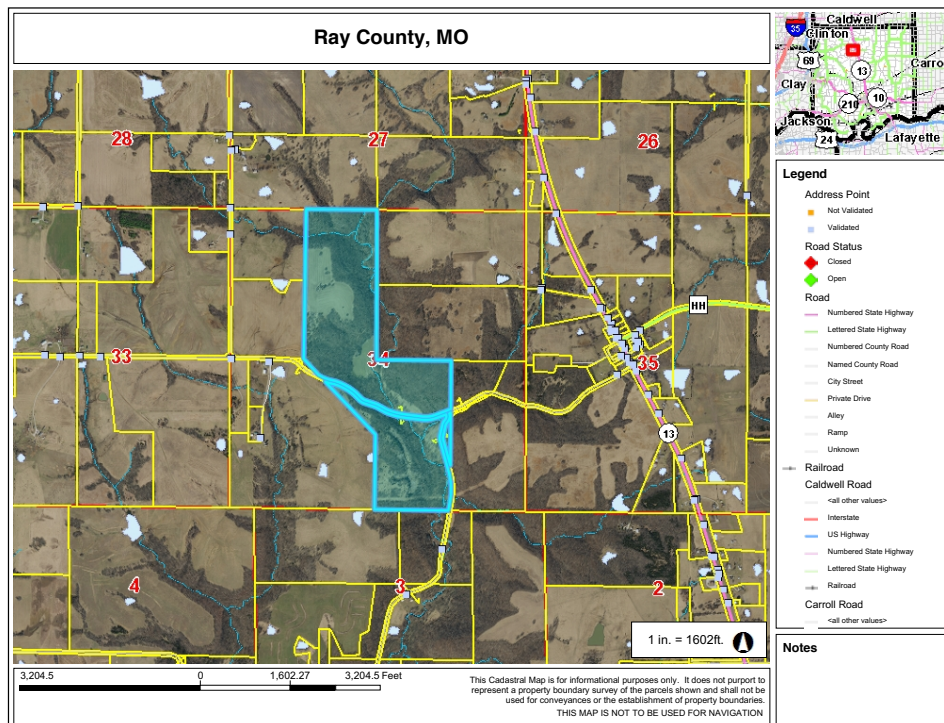


# 176 Acres +/- Ray County, MO

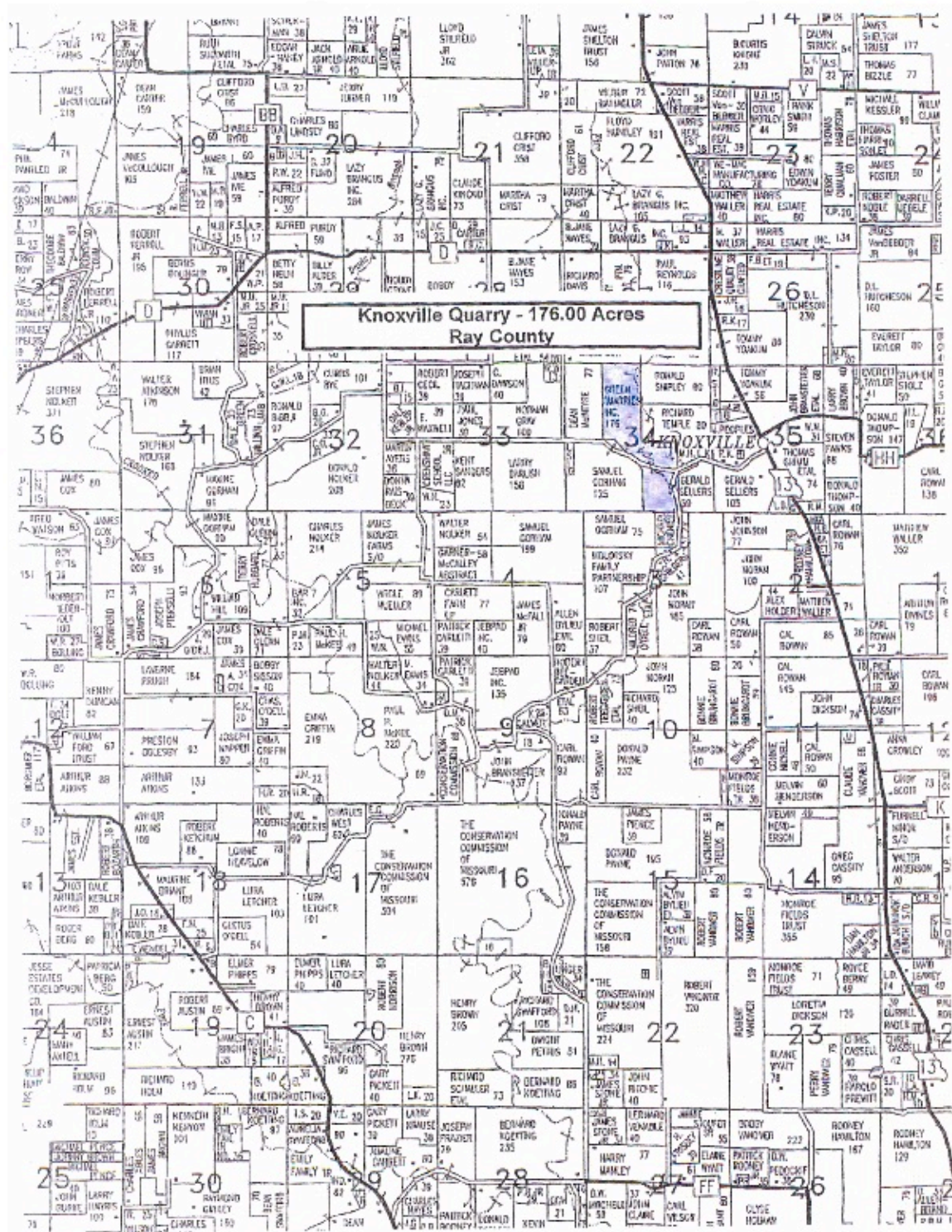
## Driving Map



## Tax Map



# 176 Acres +/- Ray County, MO Plat Map

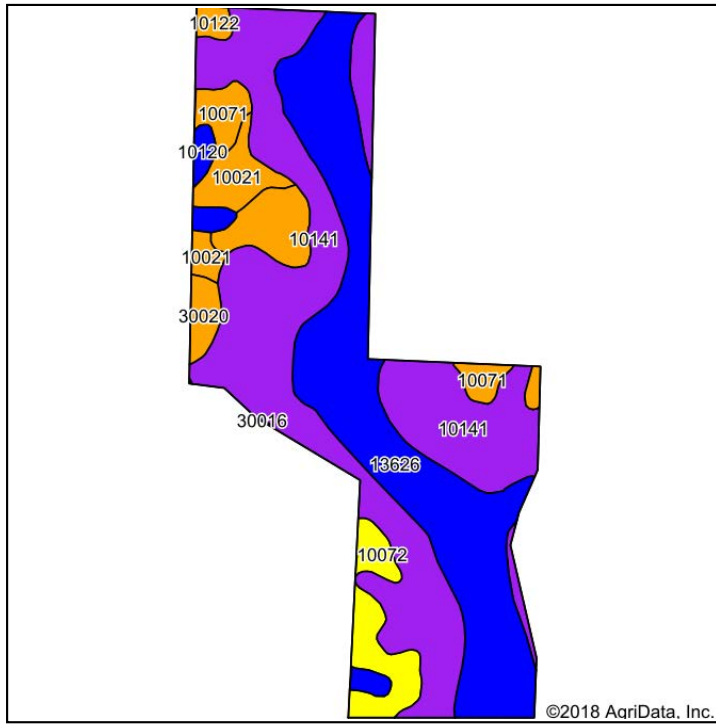




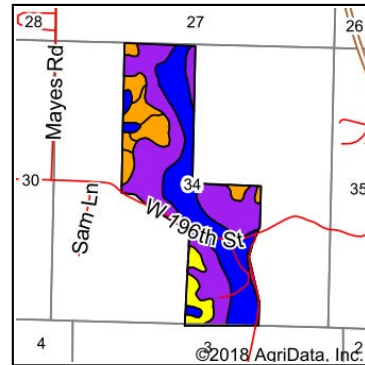
5/24/2018

# 176 Acres +/- Ray County, MO Soil Map

## Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Ray**  
Location: **34-54N-28W**  
Township: **Knoxville**  
Acres: **176**  
Date: **5/24/2018**

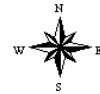


Maps Provided By:



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www.AqriDataInc.com



Area Symbol: MO177, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	80.64	45.8%		Vle	16	13	5
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	58.73	33.4%		Ilw	83	83	63
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	12.78	7.3%		Ille	49	49	36
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	9.19	5.2%		IVe	47	47	34
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	6.87	3.9%		Ille	47	47	32
10120	Sharpsburg silt loam, 2 to 5 percent slopes	3.63	2.1%		Ile	75	75	69
30020	Armster loam, 5 to 9 percent slopes, eroded	2.76	1.6%		Ille	58	58	39
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.40	0.8%		Ille	68	68	52
Weighted Average						45.9	44.5	31.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

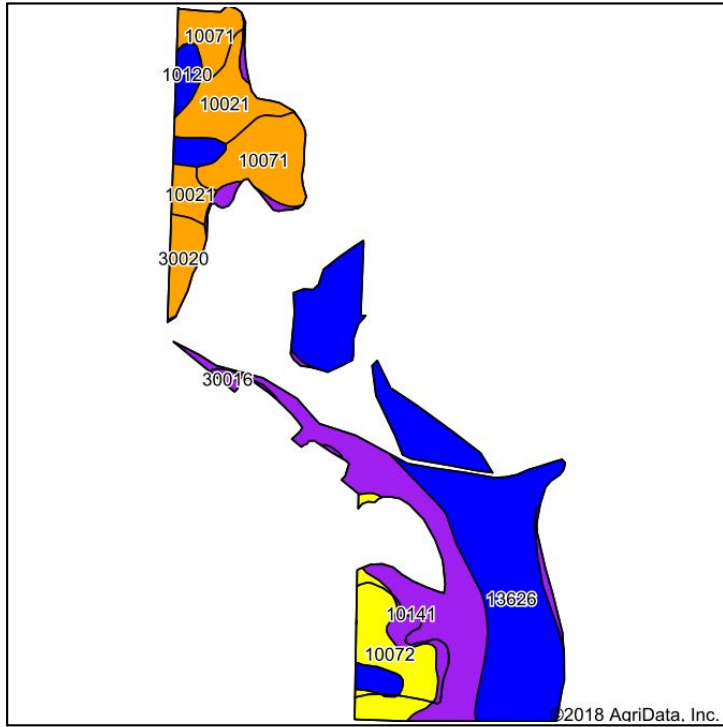
Soils data provided by USDA and NRCS.



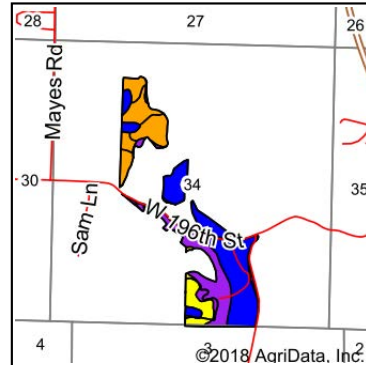
# 176 Acres +/- Ray County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Ray**  
 Location: **34-54N-28W**  
 Township: **Knoxville**  
 Acres: **80.44**  
 Date: **5/24/2018**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
 www.AgriDataInc.com



Area Symbol: MO177, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	31.64	39.3%		Ilw	83	83	63
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	18.75	23.3%		Vle	16	13	5
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.25	11.5%		Ille	49	49	36
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.14	8.9%		IVe	47	47	34
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	6.87	8.5%		Ille	47	47	32
10120	Sharpsburg silt loam, 2 to 5 percent slopes	3.78	4.7%		Ile	75	75	69
30020	Armster loam, 5 to 9 percent slopes, eroded	2.49	3.1%		Ille	58	58	39
30016	Armster clay loam, 9 to 20 percent slopes, severely eroded	0.52	0.6%		Vle	35	35	20
<b>Weighted Average</b>						<b>55.7</b>	<b>55</b>	<b>40.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 176 Acres +/- Ray County, MO 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 (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Ray Co. FSA

SB=Soybeans-Corn-GR-Nlr:C=Corn-Yel-GR-Nlr  
SBI=Soybeans-Corn-GR-lr:CI=Corn-Yel-GR-lr  
WHT=Wheat-SoftRed-GR-Nlr  
WHTI=Wheat-SoftRed-GR-lr  
Milo=Sorghum-GRS-GR-Nlr  
GZ=Mixfg-IGS-Graze-FG=Mixfg-IGS-Forage  
LS=Mixfg-IGS-LeftStanding  
U21=Unimproved-GZ:T31=Timber-GZ  
\*Unless notated on Map

1:7,920



Program Year: 20\_\_

Created: 4/5/2018

Flown: 2016-06-09

- clu
- crp
- plss

Farm 2523  
Tract 1339



# 176 Acres +/- Ray County, MO

## FSA 156 EZ

<b>MISSOURI</b> <b>RAY</b> Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 2523</b> Prepared : Aug 1, 2018 Crop Year : 2018
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<b>Operator Name</b> : <b>Farms Associated with Operator</b> : 29-177-2460, 29-177-2523, 29-177-3165 <b>CRP Contract Number(s)</b> : None <b>Recon ID</b> : None
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Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
583.62	61.63	61.63	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	61.63	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	5.30	0.00	0	101	
Grain Sorghum	3.00	0.00	0	66	
Soybeans	7.60	0.00	0	26	
<b>TOTAL</b>	<b>15.90</b>	<b>0.00</b>			

NOTES

<b>Tract Number</b> : 1123 <b>Description</b> : E&S18, 19 T52N R28W <b>FSA Physical Location</b> : MISSOURI/RAY <b>ANSI Physical Location</b> : MISSOURI/RAY <b>BIA Unit Range Number</b> : <b>HEL Status</b> : HEL field on tract.Conservation system being actively applied <b>Wetland Status</b> : Tract does not contain a wetland <b>WL Violations</b> : None <b>Owners</b> : <b>Other Producers</b> : <b>Recon ID</b> : None
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Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
413.15	37.17	37.17	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	37.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	3.00	0.00	0	101

PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	CriCo	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	MIXFG	IGS	N	FG	12.61		01	CORN	YEL	N	GR	8.00		01	MIXFG	IGS	N	GZ	15.56	
Photo Number: Legal Description: E&S18,19 T52N R28W																				
Cropland: 37.17						Reported on Cropland: 37.17						Difference: 0.00			Reported on Non-Cropland: 0.00					
1339	1	MIXFG	IGS	N	GZ		C	N	I	A		17.43		Yes			5-5-2013	01	CC	
			Producer					Share	100.00					FSA Physical Location: Ray, Missouri				NAP Unit	2970	
	3	ALFAL		N	FG		C	N	I	A		5.90		Yes			5-5-2013	01	2020	
			Producer					Share	100.00					FSA Physical Location: Ray, Missouri				NAP Unit	2970	
	5	MIXFG	IGS	N	LS		C	N	I	A		1.13		Yes			4-4-2004	01	CC	

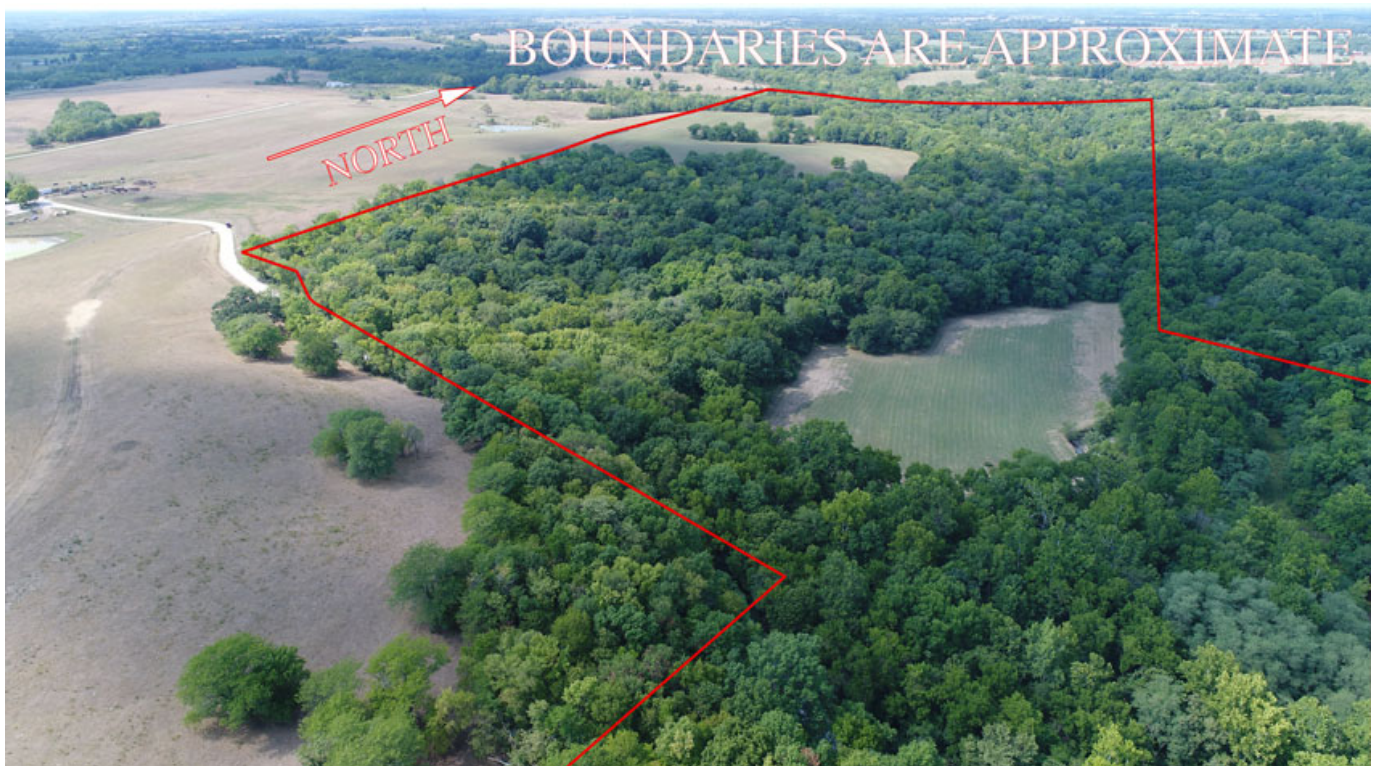


*176 Acres +/- Ray County, MO*  
*Aerial Photos*





*176 Acres +/- Ray County, MO*





***176 Acres +/- Ray County, MO***





***176 Acres +/- Ray County, MO***





*176 Acres +/- Ray County, MO*





*176 Acres +/- Ray County, MO*

