



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

360 Acres +/- Cass County, MO

BRING US AN OFFER!

360 acres 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 cash rented 2018 and 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 driving map for more information.

PRICE:

\$4,995.00/taxable acre or \$1,798,200.00 total

BRING US AN OFFER!

FSA INFORMATION:

Please see FSA information below.

IMPROVEMENTS:

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

TAXES/TAXABLE ACRES:

2017 taxes were \$554.31 on 359.96 taxable acres.

RENTAL STATUS:

The farm is currently leased for the 2018 season to a local farmer to produce a 4% rate of return.

LISTING AGENT:

Rick Barnes

(660) 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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 The listing may be withdrawn with or without approval.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.



360 Acres +/- Cass County, MO
Google Aerial Map



General Location Map



360 Acres +/- Cass County, MO

Driving Map



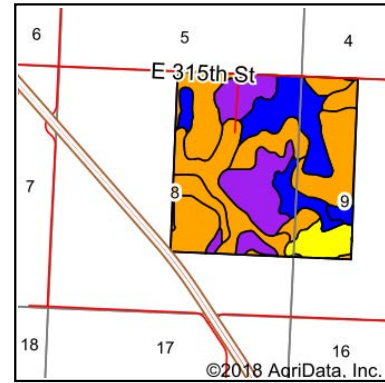
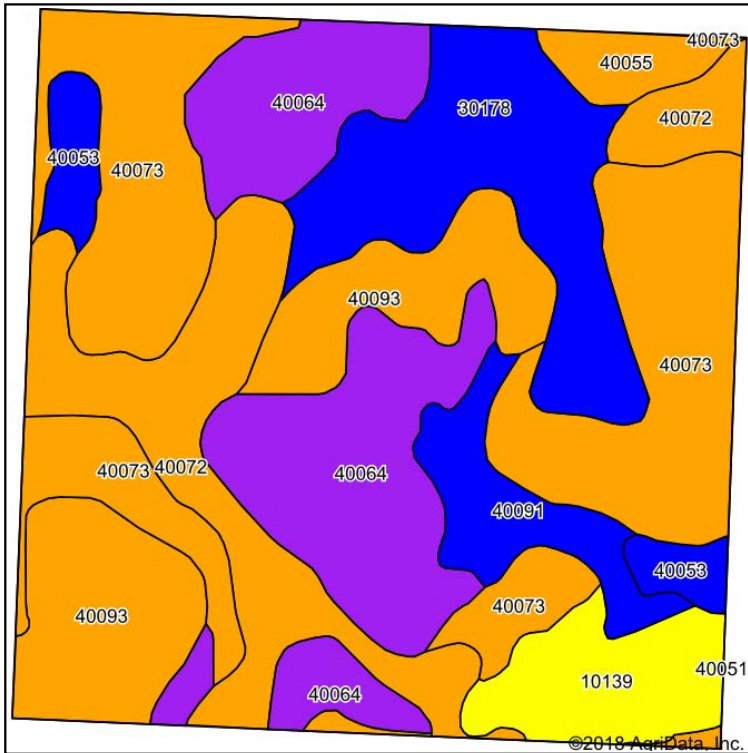
Tax Map



360 Acres +/- Cass County, MO

Soil Map

Soils Map



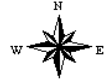
State: **Missouri**
 County: **Cass**
 Location: **8-43N-29W**
 Township: **Sherman**
 Acres: **360**
 Date: **9/7/2018**



Maps Provided By:



© AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: MO037, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
40073	Kenoma silt loam, 4 to 7 percent slopes	94.82	26.3%		IIIe	0	58	43	52	50	58
40064	Eram silty clay loam, 5 to 14 percent slopes	70.11	19.5%		VIe	0	54	54	44	38	46
40072	Kenoma silt loam, 1 to 3 percent slopes	50.79	14.1%		IIIe	3888	57	53	54	57	55
40093	Summit silty clay loam, 5 to 9 percent slopes	46.37	12.9%		IIIe	0	70	58	55	60	70
30178	Polo silt loam, 2 to 5 percent slopes	44.43	12.3%		Ile	0	73	73	69	64	0
10139	Snead silty clay loam, 5 to 14 percent slopes	19.97	5.5%		IVe	0	36	34	36	28	0
40091	Summit silty clay loam, 2 to 5 percent slopes	16.57	4.6%		Ile	0	69	58	57	62	69
40053	Deepwater silt loam, 2 to 5 percent slopes	10.00	2.8%		Ile	0	82	75	69	82	80
40055	Deepwater silt loam, 5 to 9 percent slopes	6.94	1.9%		IIIe	0	81	73	68	81	79
Weighted Average						548.5	60.9	53.8	53.3	52.5	47.9

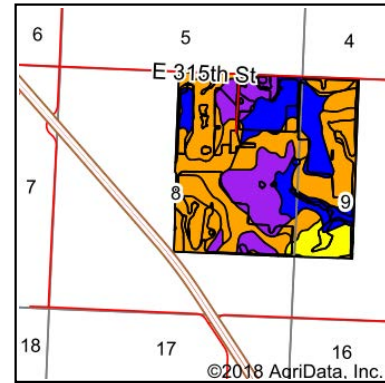
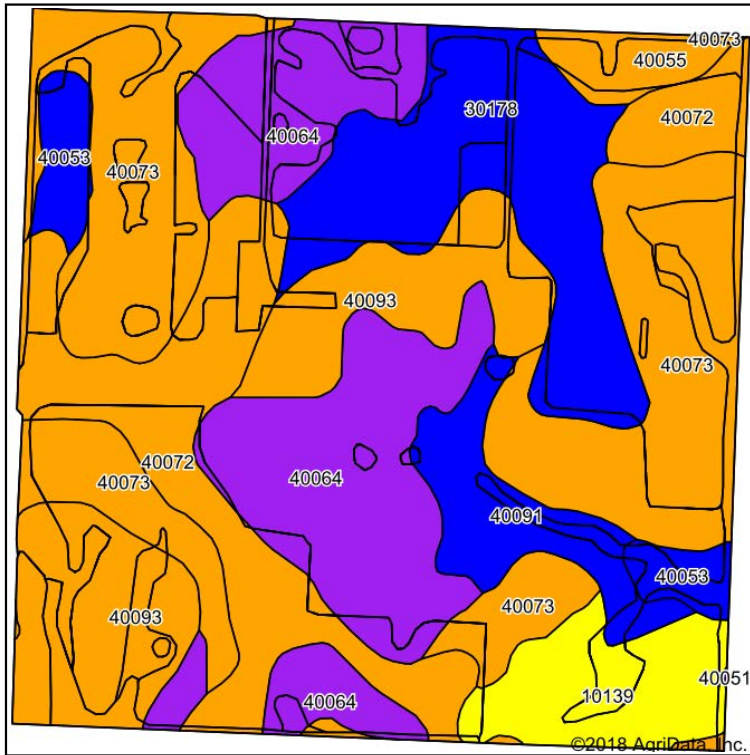
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

360 Acres +/- Cass County, MO

Soil Map Tillable

Soils Map



State: **Missouri**
 County: **Cass**
 Location: **8-43N-29W**
 Township: **Sherman**
 Acres: **355.65**
 Date: **9/7/2018**



Maps Provided By:



Area Symbol: MO037, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
40073	Kenoma silt loam, 4 to 7 percent slopes	93.58	26.3%		IIIe	0	58	43	52	50	58
40064	Eram silty clay loam, 5 to 14 percent slopes	69.78	19.6%		VIe	0	54	54	44	38	46
40072	Kenoma silt loam, 1 to 3 percent slopes	49.86	14.0%		IIIe	3888	57	53	54	57	55
40093	Summit silty clay loam, 5 to 9 percent slopes	45.15	12.7%		IIIe	0	70	58	55	60	70
30178	Polo silt loam, 2 to 5 percent slopes	44.26	12.4%		Ile	0	73	73	69	64	0
10139	Snead silty clay loam, 5 to 14 percent slopes	19.63	5.5%		IVe	0	36	34	36	28	0
40091	Summit silty clay loam, 2 to 5 percent slopes	16.57	4.7%		Ile	0	69	58	57	62	69
40053	Deepwater silt loam, 2 to 5 percent slopes	10.08	2.8%		Ile	0	82	75	69	82	80
40055	Deepwater silt loam, 5 to 9 percent slopes	6.74	1.9%		IIIe	0	81	73	68	81	79
Weighted Average						545.1	60.9	53.9	53.3	52.5	47.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

360 Acres +/- Cass County, MO FSA Map



Created: 4/16/2015

Cass County FSA
1000 W. Wall
Harrisonville, MO 64701
Phone: (816)884-4432
Fax: (855) 835-0068
email: moharrison-fsa@one.usda.gov

1:7,920



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)
or exact wetland boundaries and determinations, or contact NRCS.

All Measurements are
For FSA Programs Only

- clu
- crp
- pss

Farm 6709
Tract 29101

360 Acres +/- Cass County, MO

FSA 156 EZ

Form: FSA-156EZ

LJSDA United States Department of Agriculture
Farm Service Agency

Program Year: 2015

Date : Apr 30, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 6709

County : CASS

Operator Name :

Farms Associated with Operator: 29-037-423, 29-037-424, 29-037-433, 29-037-499, 29-037-542, 29-037-2079, 29-037-2425, 29-037-5364, 29-037-6189, 29-037-6621, 29-037-6633, 29-037-6634, 29-037-6709, 29-037-6781, 29-037-7025, 29-037-7043, 29-037-7091, 29-037-7208, 29-037-7473

CRP contract numbers :

Farm Land Data

Farmland	Cropland	CCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
356.97	304.53	304.53	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective CCP Cropland	Double Cropped	MPL	FWP	FAVIWR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	304.53	1.30	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	53.00	0.00	0.00	34	34
Corn	68.50	0.00	0.00	84	84
Grain Sorghum	10.70	0.00	0.00	74	74
TOTAL	132.20	0.00	0.00		

NOTES

State : MISSOURI

Farm Number : 6709

County : CASS

Tract Number : 29101

Description : P11 S8-T43N-R29W

FVIWR 11/1/10

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations :

Owners :

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
356.97	304.53	304.53	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	304.53	1.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	53.00	0.00	0.00	34	34

360 Acres +/- Cass County, MO

FSA 158

Cass, Missouri

PROGRAM YEAR: 2014

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 4-30-2015

PAGE: 1

Farm Number: 6709

Original: _____

Revision: _____

Operator Name and Address

Cropland: 320.18

Farmland: 356.97

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
29101	5	SOYBN	COM	N	GR			I	A	3.76		Yes			6-1-2014	01	
		Producer	CORN		YEL				Share	100.00		RMA Unit			NAP Unit	2711	
	12	N			GR			I	A	5.59		Yes			4-20-2014	01	
		Producer	RYAN K STREICHER						Share	100.00		RMA Unit			NAP Unit	2711	
	16	CORN	YEL	N	GR			I	A	3.86		Yes			4-20-2014	01	
		Producer							Share	100.00		RMA Unit			NAP Unit	2711	
	25A	CORN	YEL	N	GR			I	A	75.93		Yes			4-20-2014	01	
		Producer	SOYBN		COM				Share	100.00		RMA Unit			NAP Unit	2711	
	25B	N	GR					I	A	27.75		Yes			6-1-2014	01	
		Producer	CORN		YEL				Share	100.00		RMA Unit			NAP Unit	2711	
	32	N	GR Producer		CORN			I	A	55.08		Yes			4-20-2014	01	
		YEL	N	GR Producer					Share	100.00		RMA Unit			NAP Unit	2711	
	33							I	A	30.54		Yes			4-20-2014	01	
									Share	100.00		RMA Unit			NAP Unit	2711	
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
SOYBN	COM	N	GR	31.51		CORN	YEL	N	GR	171.00							
Photo Number/Legal Description: P11 S8-T43N-R29W																	
Cropland: 320.18						Reported on Cropland: 202.51						Difference: -117.67					
												Reported on Non-Cropland: 0.00					

Note: All cropland has not been reported.

Aerial Photos



360 Acres +/- Cass County, MO



360 Acres +/- Cass County, MO



360 Acres +/- Cass County, MO



360 Acres +/- Cass County, MO

