

# **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

## 27.3 Acres +/- Buchanan County, MO 8.24 Acres +/- DeKalb County, MO 10 Acres +/- Clinton County, MO

Tract one is in an excellent location with land for recreation or a cash rent income opportunity. It is also close to Cameron and St. Joseph, MO. for easy access to bigger city amenities. Tract two is split acreage on Hwy 36. Tract 3 is a nice recreational tract with timber. All of these tracts are good homesites and very close together even though in three different counties and in good school districts!

#### LOCATION:

These three tracts are located just approx. 8 miles East of St. Joseph, Mo. on Hwy 36. Tract 1 is approx. 0.2 miles North of Hwy 36 on State Hwy Ab. Tract 2 lays on both the North and South side of Hwy 36 on SE 144<sup>th</sup> Rd. Tract three is adjoining the South side of Tract 2 on SE 144<sup>th</sup> Rd.

#### PRICE:

27.3 Acres +/- Tract 1: \$7,450.00/taxable acre or \$203,385.00 total.
TRACT 1 UNDER CONTRACT!

**8.24** Acres +/- Tract 2: \$7,995.00/taxable acre or \$65,878.80 total. **10** Acres +/- Tract 3: \$7,995.00/taxable acre or \$79,950.00 total.

#### **FSA INFORMATION:**

See attached FSA information

#### **IMPROVEMENTS:**

Tract 1: Barn w/accessible utilities

Tract 2: Accessible utilities

Tract 3: Accessible utilities

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

2018 taxes were for \$119.54 on 46.89 taxable acres

#### **RENTAL STATUS:**

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

#### **LISTING AGENTS:**

CW Frizell

(816) 945-4103 or cwfrizell@barnesrealty.com

Jamie Barnes

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

#### 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.

Aerial Photos Tract 1 27.3 Acres +/- Buchanan Co. MO



## Aerial Photos North Side of Tract 2 8.24 Acres +/- DeKalb Co. MO





### Aerial Photos South Side of Tract 2 8.24 Acres +/- DeKalb Co. MO



Aerial Photos Tract 3
10 Acres +/- Clinton Co. MO



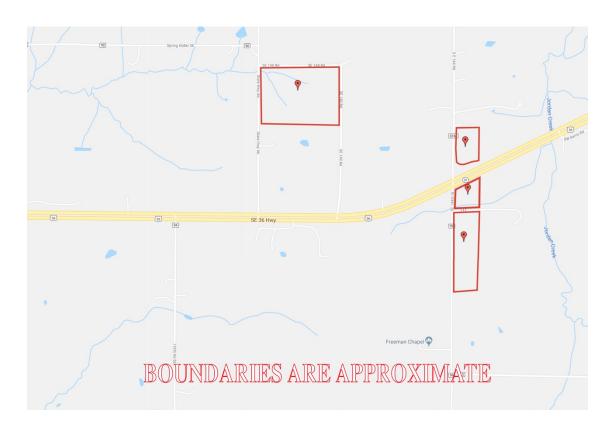
### Google Aerial Map All Three Tracts



General Location Map All Three Tracts



# Driving Map All Three Tracts



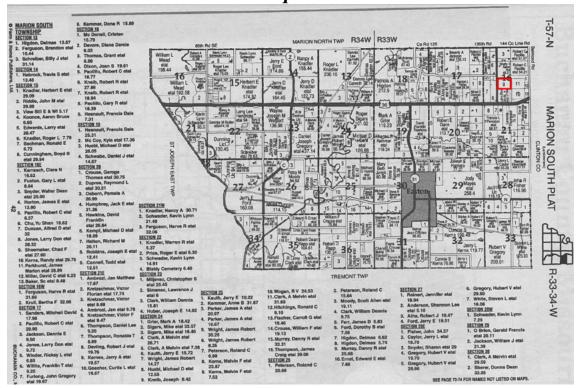
Tax Map Tract 1



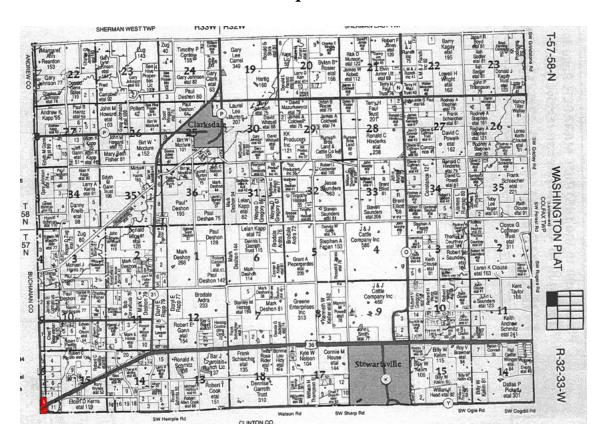
Tax Map Tract 3



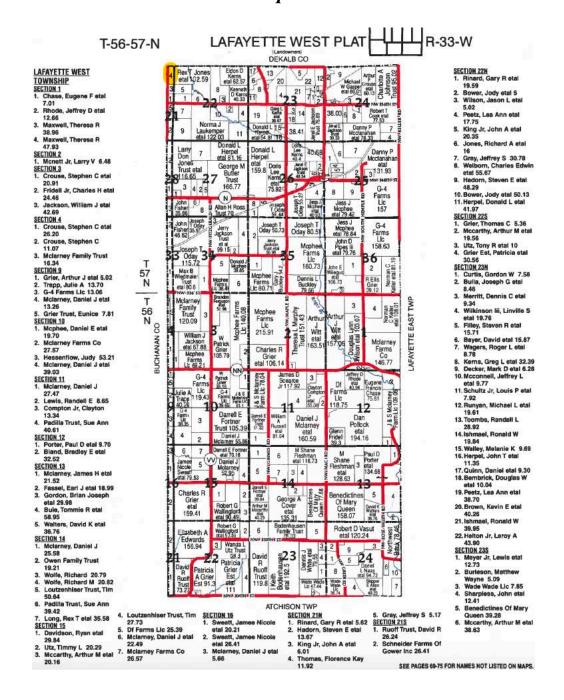
# Plat Map Tract 1



# Plat Map Tract 2



### Plat Map Tract 3



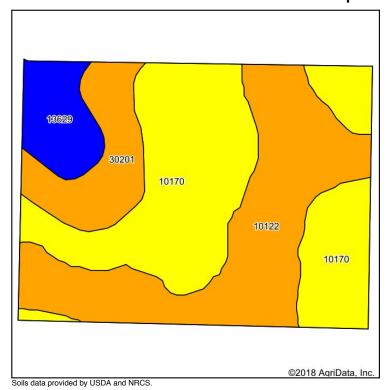
# Surety Map Tract 1

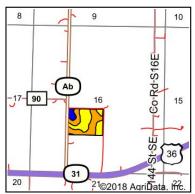
#### **Aerial Map**



# Soil Map Tract 1

#### **Soils Map**





State: Missouri
County: Buchanan
Location: 16-57N-33W
Township: Marion
Acres: 27.59



\*n 68.6

Date:



\*n 68.6

\*n 47.5

11/27/2018



\*n 55

Area	Symbol: MO021, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10170	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.42	45.0%		IVe	69	69	45	49
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	9.59	34.8%		Ille	68	68	52	60
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.31	12.0%		Ille	58	58	44	52
13629	Colo silt loam, 1 to 4 percent slopes, occasionally	2.27	8.2%		llw	84	84	47	71

Weighted Average

Soils data provided by USDA and NRCS.

<sup>\*</sup>n: The aggregation method is "Weighted Average using major components"

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

# Surety Map Tract 2

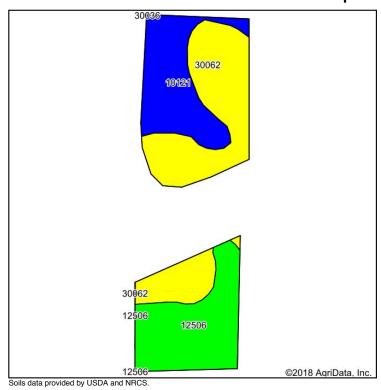
#### **Aerial Map**

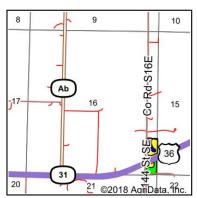


Field borders provided by Farm Service Agency as of 5/21/2008.

# Soil Map Tract 2

#### **Soils Map**





State: Missouri
County: De Kalb
Location: 16-57N-33W
Township: Washington

Acres: 9.3

Date: 11/27/2018







Area Symbol: MO021, Soil Area Version: 19 Area Symbol: MO049, Soil Area Version: 20 Area Symbol: MO063, Soil Area Version: 19

Area	Symbol: MO063, Soil Area Version	ո։ 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30062	Gara loam, 9 to 14 percent slopes	4.07	43.8%		IVe	74	74	59	60	0
12506	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	2.79	30.0%		lw	85	81	77	85	9
10121	Sharpsburg silt loam, 2 to 5 percent slopes, eroded	2.44	26.2%		lle	69	69	53	62	0
				Weighte	ed Average	*n 76	*n 74.8	*n 62.8	*n 68	*n 2.7

 $<sup>\</sup>ensuremath{^{\star}}\xspace$  n: The aggregation method is "Weighted Average using major components"

Soils data provided by USDA and NRCS.

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

# Surety Map Tract 3

#### **Aerial Map**

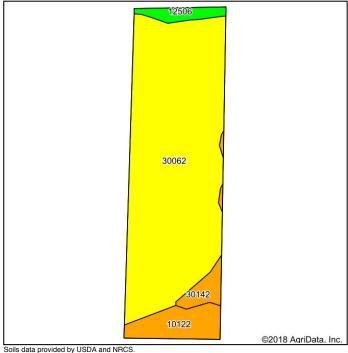


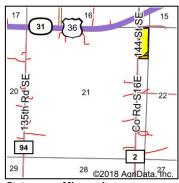
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 3 is in Clinton County, MO

# Soil Map Tract 3

#### Soils Map





State: Missouri
County: Buchanan
Location: 21-57N-33W
Township: Marion
Acres: 10

Date: 11/27/2018







Soils data	provided	by	USDA	and NRCS	

Area	Symbol: MO049, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30062	Gara loam, 9 to 14 percent slopes	8.41	84.1%		IVe	74	74	59	60	0
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	0.86	8.6%		Ille	68	68	52	60	0
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.40	4.0%		Ille	65	65	44	49	0
	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	0.33	3.3%		lw	85	81	77	85	9
				Weighte	d Average	*n 73.5	*n 73.4	*n 58.4	*n 60.4	*n 0.3

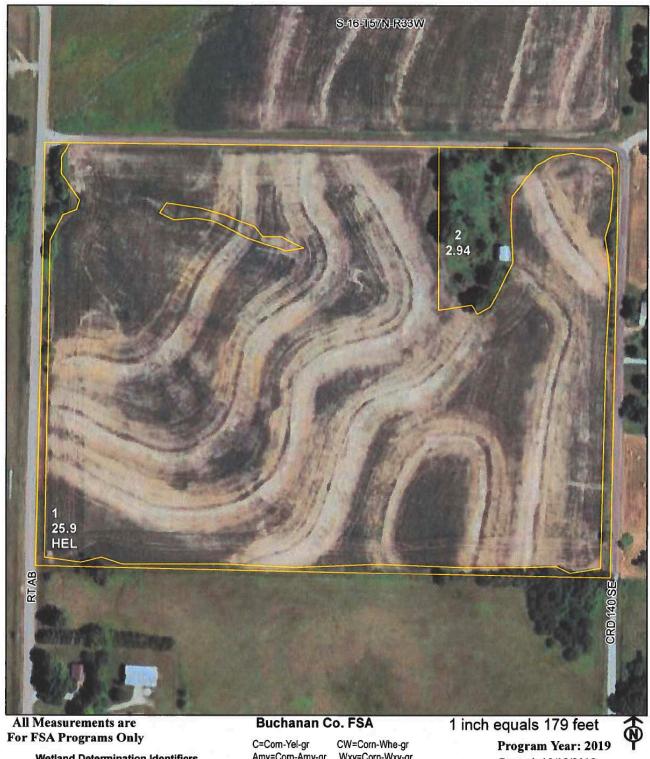
<sup>\*</sup>n: The aggregation method is "Weighted Average using major components"

Soils data provided by USDA and NRCS.

# Tract 3 is in Clinton County, MO

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

### FSA Map



#### 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)

Wxy=Corn-Wxy-gr Amy=Com-Amy-gr Milo=Sorgh-grs-gr SB=Soybn-com-gr HRW=Wheat-hrw-gr SRW=Wheat-srw-gr H=Mixfg-IGS-fg P=Mixfg-IGS-gz Gz=Mixfg-LGM-gz Fg=Mixfg-LGM-fg Alf=Alfalfa-fg GLS=Grass-FTA-LS PP=preventedplanted F=Failed I=Irrigated \*Mon-Irrinated acree unless noted on

Created: 10/18/2018 Flown: 2016-06-15

clu crp plss

Farm 827 **Tract 1123** 

#### FSA 156

**FARM: 827** 

Missouri

U.S. Department of Agriculture

Prepared: 12/26/18 8:46 AM

Buchanan

Report ID: FSA-156EZ

Farm Service Agency

Crop Year: 2019

**Abbreviated 156 Farm Record** 

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** 

Farm Identifier

**Recon Number** 

Farms Associated with Operator:

5075

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
29.03	28.84	28.84	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	28.84	0.0	0.0				

Tract Number: 1123

Description: SEC 16-57-33

**BIA Range Unit Number:** 

**HEL Status:** HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	Cropland	GRP
29.03	28.84	28.84	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	28.84	0.0	0.0		

Owners:

Other Producers: None

### FSA 578 pg 1

Buchanan, Missouri

Producer Name and Address

FSA - 578 (Producer Print)

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2018

DATE: 12/26/2018 PAGE: 1

NOTE:

The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Commodity	Var/ y Type		Act In Use Pr						Det Crop Qty Land			End Prode Date Sha		Producer Name		FSA Physical Location	NAP Unit	Signature Date	Field ID
827	1123	1	CORN	YEL	GR	N	С	N	- 1	Α	25.90	Yes	4/29/18	01	100	.00	in .		Buchanan, Missouri	3809	07/10/2018	
		2	GRASS	FTA	LS	N	С	N	IV	A	2.94	Yes	1/1/18	01	100	.00			Buchanan, Missouri	3809	07/10/2018	3
		3	CORN	YEL	GR	N	С	N	1	А	0.19	Yes	4/29/18	01	100.	.00			Buchanan, Missouri	3809	07/10/2018	
Photo	Number	r/Legal De	scription: SEC	2 16-57	-33				Fam	nland:	29.03	Cropland	:28.84	В	Reported or	n Cro	pland: 29.03	Difference: -0.19	Reported on	Non-Cros	nland:0.00	

Plan Peri	nting iod	Crop/ Commodi	Var/	Irrig Prac	ation tice	Int Use		Repoi Quan				ermined antity	Preve Repor Quan	ted	Preve Deter Quan	mined		rimental orted ntity	Experimental Determined Quantity	Volunteer Reported Quantity	Determined	N/A Reporte Quantit		
	01 01	CORN GRASS	YEL FTA	N		GR LS		26	5.09											2.94			V-5	
Farm	Tract	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use		Irr. O Pr. St					Rpt Qty	Det Crop Qty Land		g P/P	End		r Produce Name	г		FSA Physical Location	NAP Unit	Signature Date	Field
5075	4561	2	CORN	YEL	GR		N C	;	N	ı	Α	1.67	Yes	5/1/18	01		100.00	)			DeKalb,	3809	07/10/2018	3
		5	CORN	YEL	GR		N C	. 1	N	1	Α	0.43	Yes	5/1/18	01		100.00				Missouri DeKalb, Missouri	3809	07/10/2018	3
Phot	o Numb	er/Legal Des	scription: D10	S17-1	757-R3	2			8	Farm	nland:6	5.52	Cropland	:2.10		Repo	rted on C	ropland:2.	10 Differen	nce:0.00	Reported on	Non-Crop	oland: 0.00	
5075	4562	1	CORN	YEL	GR		N C	1	N	ı	Α	2.70	Yes	5/1/18	01		100.00				DeKalb,	3809	07/10/2018	3
		2	CORN	YEL	GR		N C	1	N	ı	Α	1.53	Yes	5/1/18	01		100.00	)			Missouri DeKalb,	3809	07/10/2018	3
		3	CORN	YEL	GR		N C	1	N	I	Α	6.19	Yes	5/1/18	01		100.00				Missouri DeKalb, Missouri	3809	07/10/2018	3

### FSA 578 pg 2

DUCTIALIANI, IVIISSUUTI

FSA - 578 (Producer Print)

Producer Name and Address

REPORT OF COMMODITIES

PROGRAM YEAR: 2018

DATE: 12/26/2018 PAGE:

FARM AND TRACT DETAIL LISTING

Farm	Tract	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Act I					Rpt Qty	Det Crop Qty Land	Planting Date	P/P	End Date	Producer Share	Producer Name		FSA Physical Location	NAP Unit	Signature Date	Field ID
5075	4562	4	CORN	YEL	GR	1	v c	N	ı	Α	0.44	Yes	5/1/18	01		100.00		2	DeKalb, Missouri	3809	07/10/2018	
		5	CORN	YEL	GR	1	N C	N	ı	Α	6.40	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
		44	GRASS	FTA	LS	1	N C	Ν	IV	Α	1.22	Yes	3/3/03	01	CC	100.00			DeKalb, Missouri	3809	08/25/2017	
		51A	CORN	YEL	GR	1	N C	N	1	Α	0.20	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
		53A	CORN	YEL	GR	1	N C	N	ı	Α	0.60	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
		59	CORN	YEL	GR	1	N C	N	ı	Α	54.00	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
		67	CORN	YEL	GR	1	N C	N	I	Α	0.14	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
		68	CORN	YEL	GR	1	N C	Ν	1	Α	1.54	Yes	5/1/18	01		100.00			DeKalb, Missouri	3809	07/10/2018	
Photo	Number	/Legal De	scription: D10	S17-T	57-R3	2			Fan	mland:	91.01	Cropland	:72.48	-	Report	ted on Cro	opland:74.96	Difference: -2.48	Reported on	Non-Cro	pland:0.00	

Prevented Experimental Experimental N/A N/A Prevented Volunteer Reported Quantity Irrigation Reported Quantity Reported Quantity Reported Quantity Reported Quantity Crop/ Commodity Determined Determined Determined Determined Determined Period Type Practice Use Quantity Quantity Quantity Quantity Quantity GR 01 CORN 75.84 GRASS FTA 01 LS 1.22 **Farming Operation Totals** Volunteer Prevented Determined N/A Reported Experimental Determined N/A Irrigatio Practice Reported Quantity Determined Reported Reported Determined Reported Determined Use Period Type Quantity Quantity Quantity Quantity Quantity Quantity Quantity Quantity Quantity 01 CORN YEL GR 101.93 01 GRASS FTA Ν LS

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm(s) as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased. I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) Date

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, manital status, Itamily/parental status, income derived from a public assistance political beliefs, or reprisal or retailation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filling deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint\_filing\_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.