



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

220 Acres +/- Daviess County, MO

*This tract has fantastic access and the Owner is good with divide options! There's a neat old railroad crossing and a nice pond on the North tract that would be a great place to stock with fish!
This is a great location call Jamie today for more information!*

LOCATION:

Approx. one-mile NE of Winston MO. on Hwy 69. Property is on both sides of Hwy 69.

PRICE:

~~\$4,995.00/taxable acre or \$1,094,054.85 total.~~
**REDUCED PRICE! \$4,750.00/taxable acre or
\$1,045,000.00 total.**

FSA INFORMATION:

Please see attached information.

IMPROVEMENTS:

This tract of land is unimproved.

TAXES/TAXABLE ACRES:

2018 taxes were \$567.93 on 219.03 taxable acres.

RENTAL STATUS:

Property is available for full possession at the time of closing. CRP contract in place until 9-30-2023.
CRP Contract will need to be assumed by all Buyers.

LISTING AGENT:

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.

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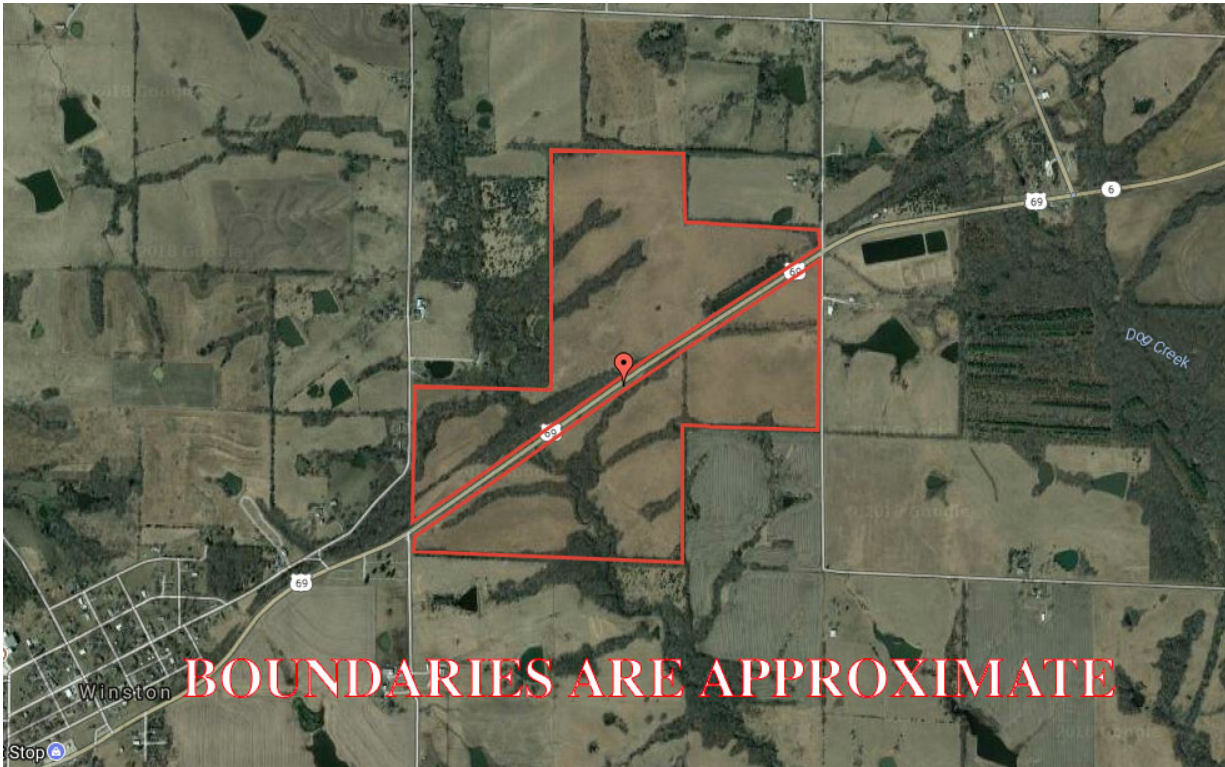
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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



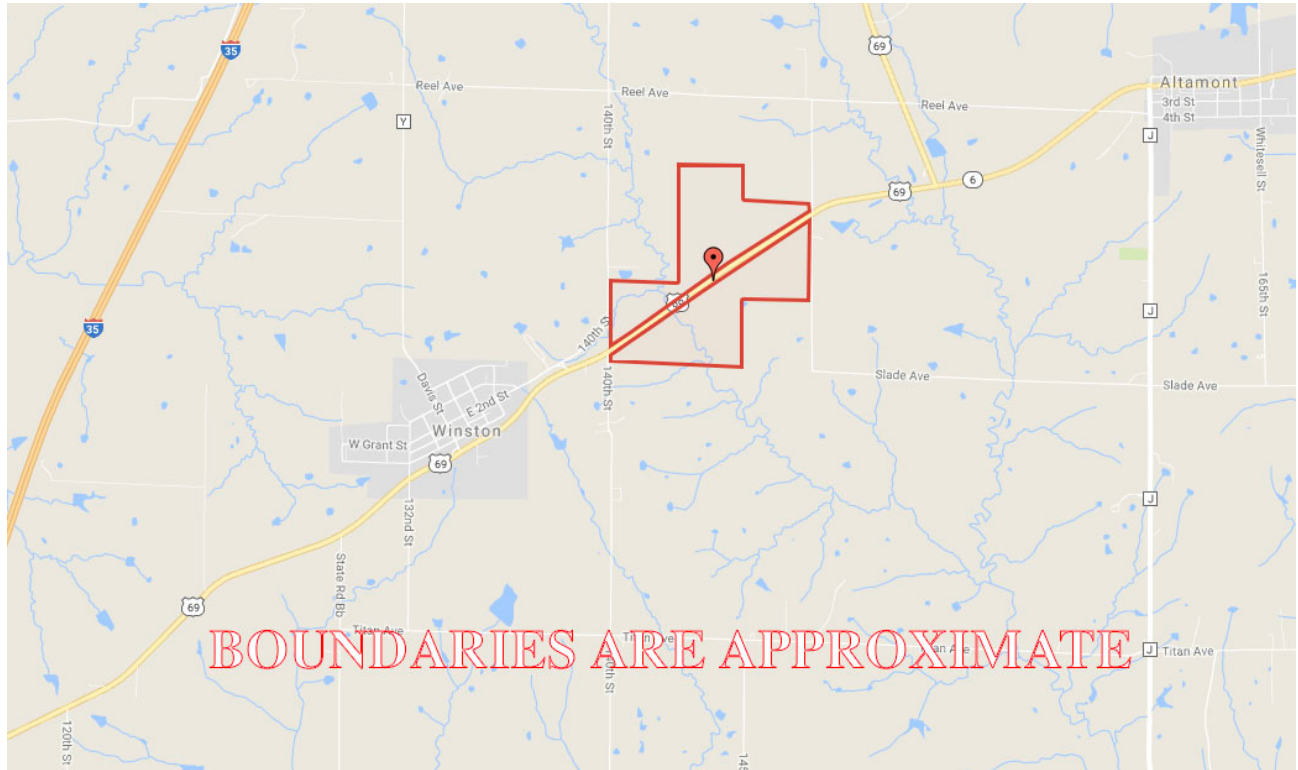
220 Acres +/- Daviess County, MO
Google Aerial Map



General Location Map

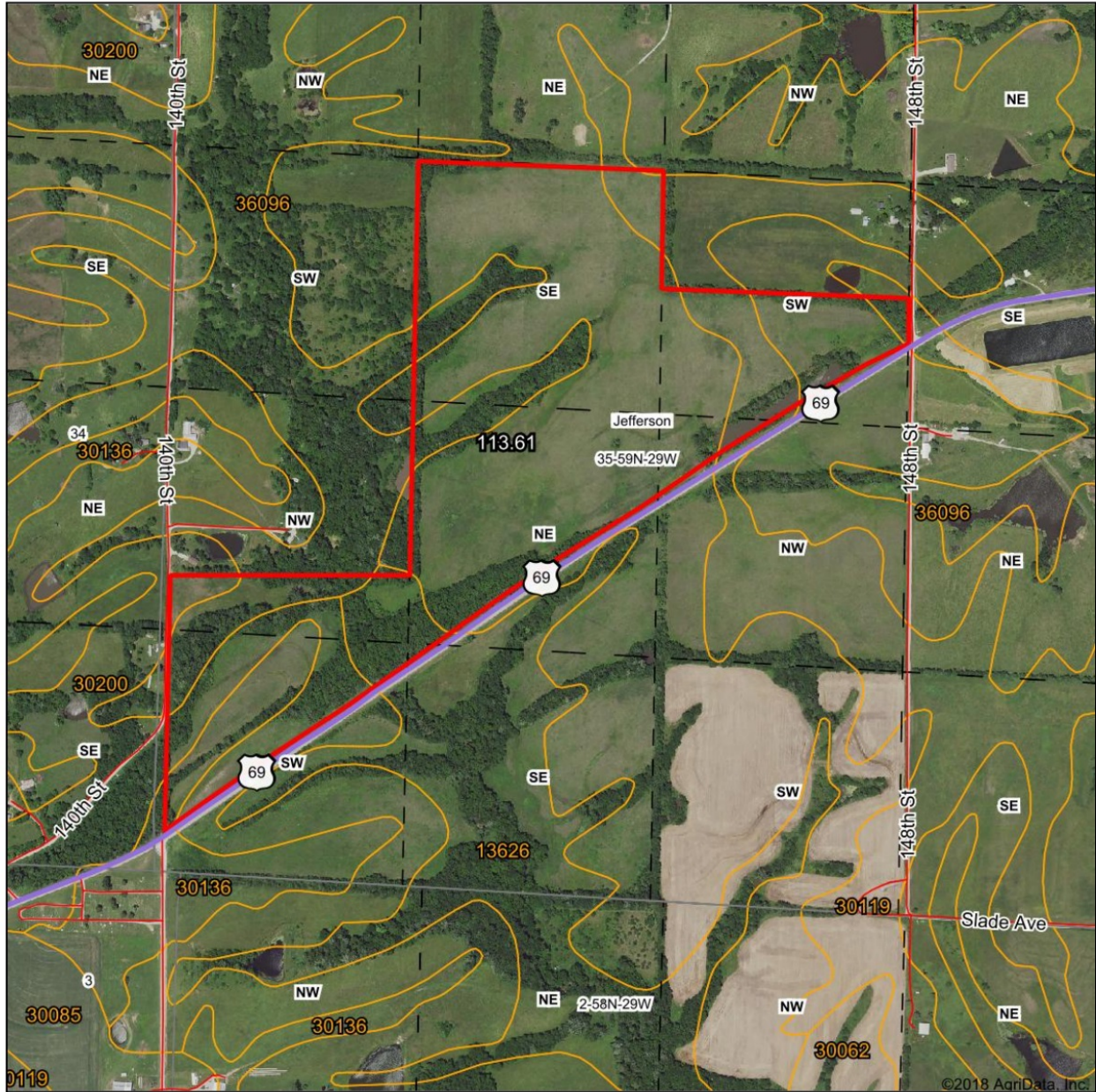


220 Acres +/- Daviess County, MO
Driving Map



220 Acres +/- Daviess County, MO
North Tract 113.60 Ac. +/-
Surety Map

Aerial Map



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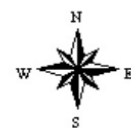
Maps Provided By:



map center: 39° 52' 42.75, -94° 7' 22.22

0ft 837ft 1673ft

35-59N-29W
Daviess County
Missouri



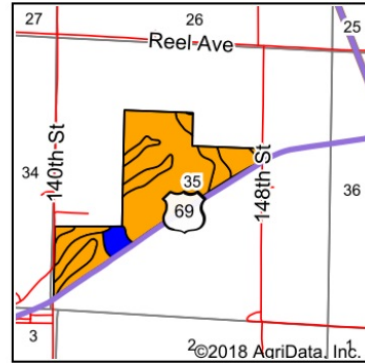
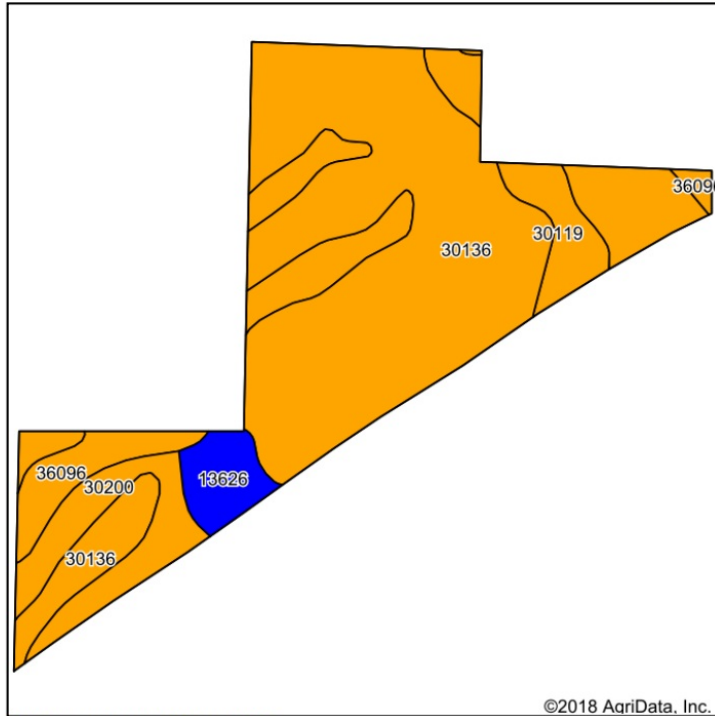
3/15/2018

220 Acres +/- Daviess County, MO

North Tract 113.60 Ac. +/-

Soil Map

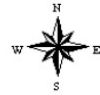
Soils Map



State: **Missouri**
 County: **Daviess**
 Location: **35-59N-29W**
 Township: **Jefferson**
 Acres: **113.61**
 Date: **3/15/2018**



Maps Provided By:



Area Symbol: MO061, Soil Area Version: 19

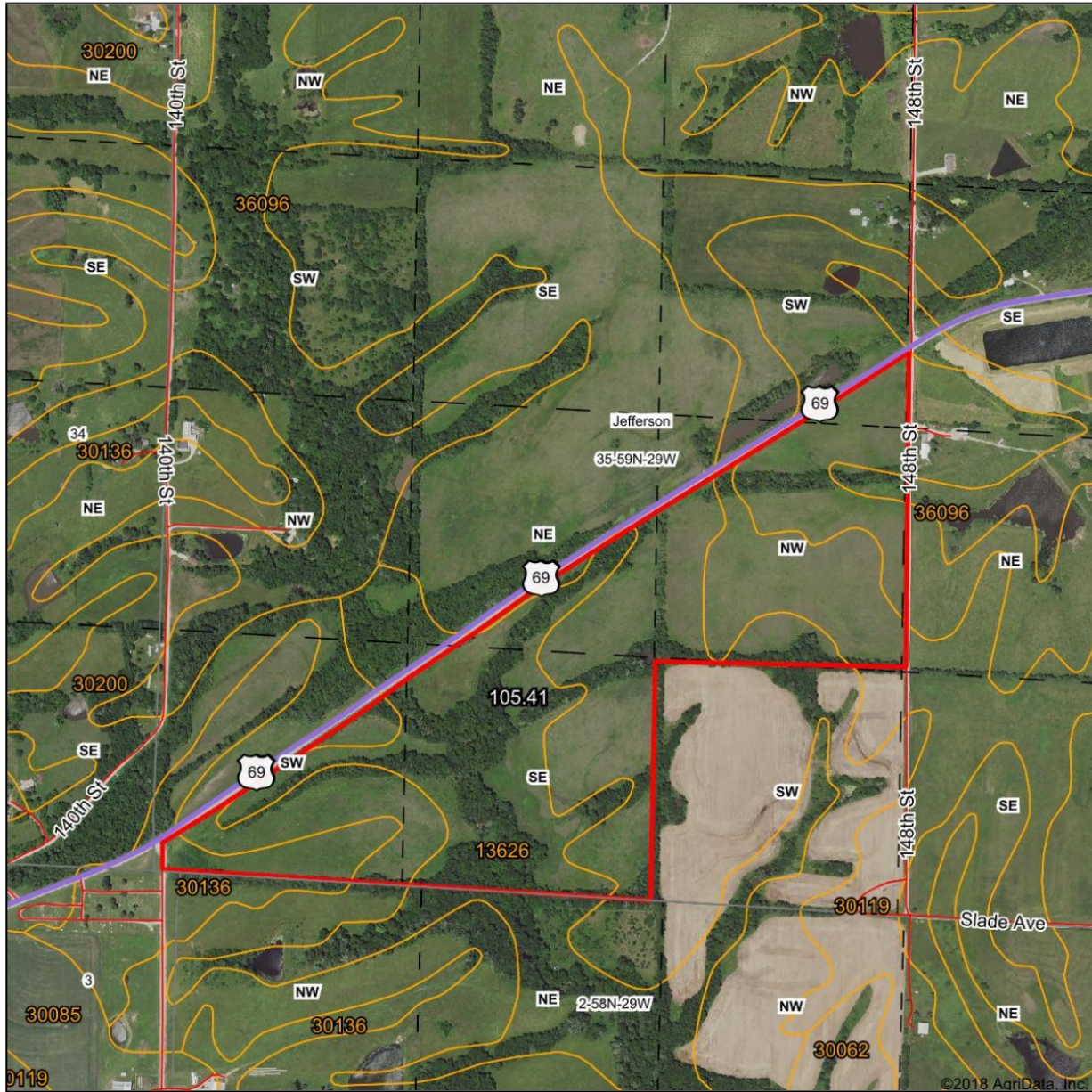
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30136	Lamoni loam, 5 to 9 percent slopes	74.95	66.0%		IIIe	57	50	45
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	14.32	12.6%		IIIw	76	76	34
30200	Shelby loam, 9 to 14 percent slopes	11.69	10.3%		IIIe	68	68	55
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	7.59	6.7%		IIIe	49	44	33
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	5.06	4.5%		IIw	76	75	56
Weighted Average						60.8	55.8	44.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

220 Acres +/- Daviess County, MO
South Tract 105.43 Ac. +/-
Surety Map

Aerial Map



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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map center: 39° 52' 42.75, -94° 7' 22.22

0ft 837ft 1673ft

35-59N-29W
Daviess County
Missouri



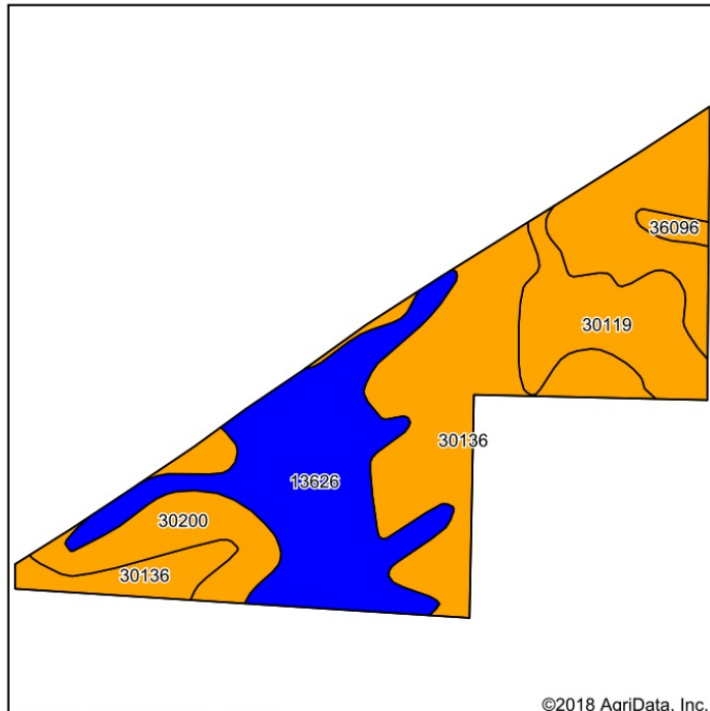
3/15/2018

220 Acres +/- Daviess County, MO

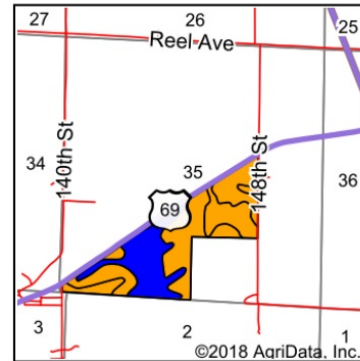
South Tract 105.43 Ac. +/-

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Daviess**
 Location: **35-59N-29W**
 Township: **Jefferson**
 Acres: **105.41**
 Date: **3/15/2018**



Maps Provided By:

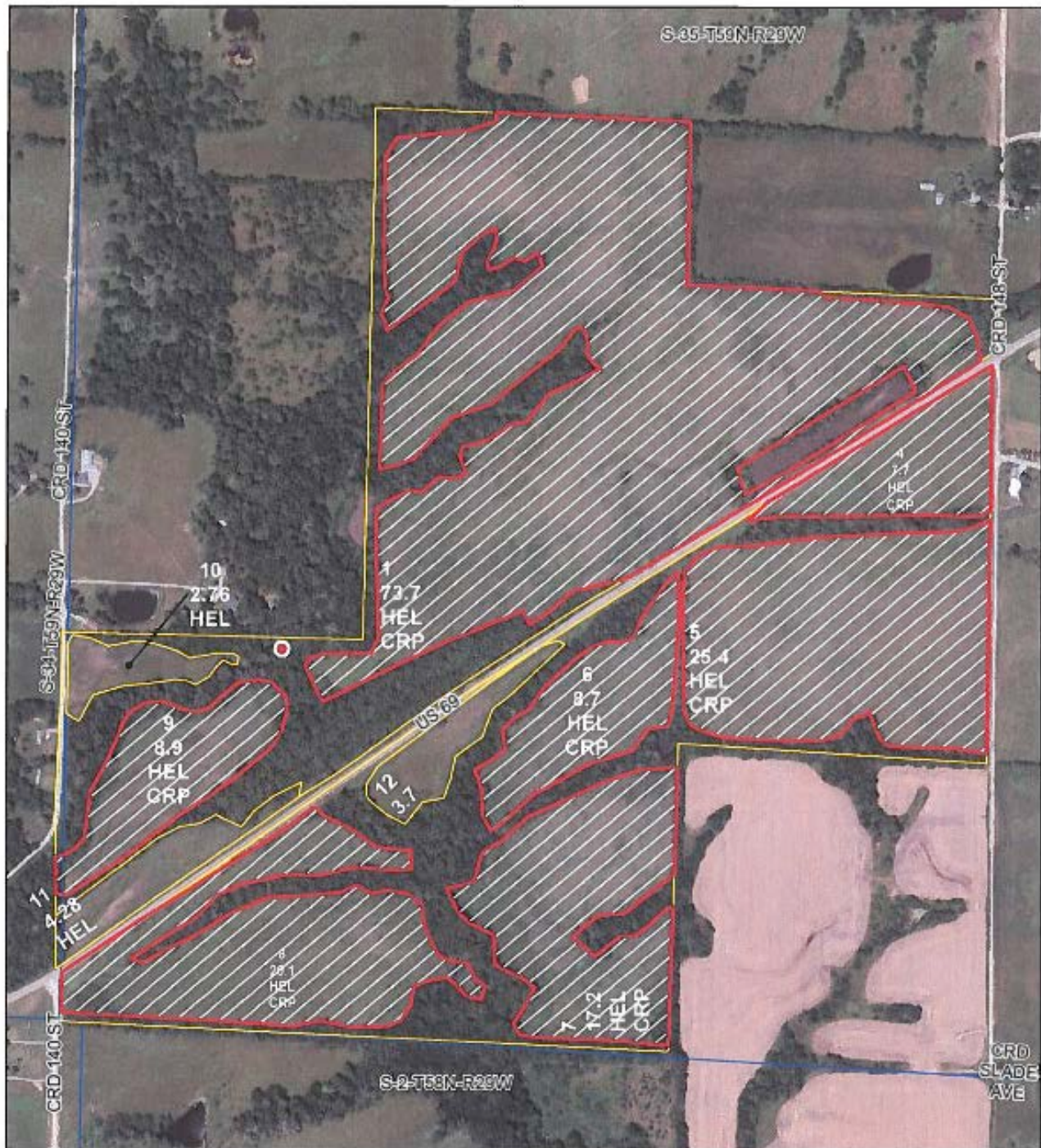


Area Symbol: MO061, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30136	Lamoni loam, 5 to 9 percent slopes	47.56	45.1%		IIIe	57	50	45
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	31.05	29.5%		IIw	76	75	56
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	14.12	13.4%		IIIe	49	44	33
30200	Shelby loam, 9 to 14 percent slopes	11.38	10.8%		IIIe	68	68	55
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	1.30	1.2%		IIIw	76	76	34
Weighted Average						62.9	58.8	47.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

220 Acres +/- Daviess 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.

Daviess Co. FSA

C=Corn-Yel-GR; SB=Soybn-Corn-GR;
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;
Milo=Sorgh-GRS-GR;
H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ
Alf=Alfalfa-FG; LS=MIXFG-IGS-LS
Non Irrigated unless noted on map
For other Crops include-Crop-Type-Use

1:6,510

Program Year: 2018

Created: 2/21/2018

Flown: 2014-07-04

- du
- crp
- plss

Farm 931
Tract 626



220 Acres +/- Daviess County, MO

FSA 156 EZ

MISSOURI
DAVISS



United States Department of Agriculture
Farm Service Agency

FARM : 931

Prepared : Apr 5, 2018

Crop Year : 2018

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 29-061-931
CRP Contract Number(s) : 10496
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
227.12	172.44	172.44	0.00	0.00	161.70	0.00	0.00	Active	1
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	10.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	73.80	0	0	
Corn	10.40	1.60	0	89	
TOTAL	10.40	75.40			

NOTES

Tract Number : 626
Description : D10 S35-T59-R29
FSA Physical Location : MISSOURI/DAVISS
ANSI Physical Location : MISSOURI/DAVISS
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
227.12	172.44	172.44	0.00	0.00	161.70	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	10.74	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
Wheat	0.00	73.80	0	0
Corn	10.40	1.60	0	89

220 Acres +/- Daviess County, MO FSA 158

Daviess, Missouri

FSA - 578 (09-13-16)

Farm Number: 931

Operator Name and Address

1

PROGRAM YEAR: 2017

DATE: 4-5-2018

PAGE: 1

Original: _____

Revision: _____

Cropland: 172.15

Farmland: 227.13

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

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
626	1	CRP	025	N				C	N	I	A	73.70		Yes				01	2023
			Producer					Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200					
	4	CRP	025	N			C	N	I	A	7.70		Yes				01	2023	
			Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200						
	5	CRP	025	N			C	N	I	A	25.40		Yes				01	2023	
			Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200						
	6	CRP	025	N			C	N	I	A	8.70		Yes				01	2023	
			Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200						
	7	CRP	025	N			C	N	I	A	17.20		Yes				01	2023	
			Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200						
	8	CRP	025	N			C	N	I	A	20.10		Yes				01	2023	
			Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200						
9	CRP	025	N			C	N	I	A	8.90		Yes				01	2023		
		Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200							
10	MIXFG	IGS	N	GZ			C	N	I	A	2.67		Yes			2-8-2016	01	CC	
		Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200							
11	MIXFG	IGS	N	GZ			C	N	I	A	4.28		Yes			2-8-2016	01	CC	
		Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200							
12	MIXFG	IGS	N	GZ			C	N	I	A	3.44		Yes			2-8-2016	01	CC	
		Producer				Share	100.00		FSA Physical Location: Daviess, Missouri			NAP Unit 200							

PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	CRP	025	N		161.70		01	MIXFG	IGS	N	GZ	10.39								

Photo Number/Legal Description: D10 S35-T59-R29

Cropland: 172.15

Reported on Cropland: 172.09

Difference: -0.06

Reported on Non-Cropland: 0.00

Aerial Photos



220 Acres +/- Daviess County, MO



220 Acres +/- Daviess County, MO



220 Acres +/- Daviess County, MO



220 Acres +/- Daviess County, MO



220 Acres +/- Daviess County, MO



220 Acres +/- Daviess County, MO

