



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

63.3 Acres +/- Andrew County, MO

This tract is affordable and offer all the amenities! Timber, tillable, electricity, and rural water are here! Income and recreation with no building restrictions, and located on the end of a county road, so they are SECLUDED!!

LOCATION:

Property is approx. 6 miles West of Savannah, MO. Head approx. 3.5 miles on Hwy T to I-29 and head North. Go approx. 2.5 miles North on I-29 to County Road 411. Property is on the right side of the road.

PRICE:

PRICE REDUCED! \$3,000.00/taxable acre or \$189,900.00 total

FSA INFORMATION:

See Attached

IMPROVEMENTS:

This land is unimproved.

TAXES/TAXABLE ACRES:

2018 taxes were \$278.03 on 63.3 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

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 The listing may be withdrawn with or without approval.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.

63.3 Acres +/- Andrew County, MO
Aerial Photos



63.3 Acres +/- Andrew County, MO



63.3 Acres +/- Andrew County, MO



63.3 Acres +/- Andrew County, MO



63.3 Acres +/- Andrew County, MO



Google Aerial Map

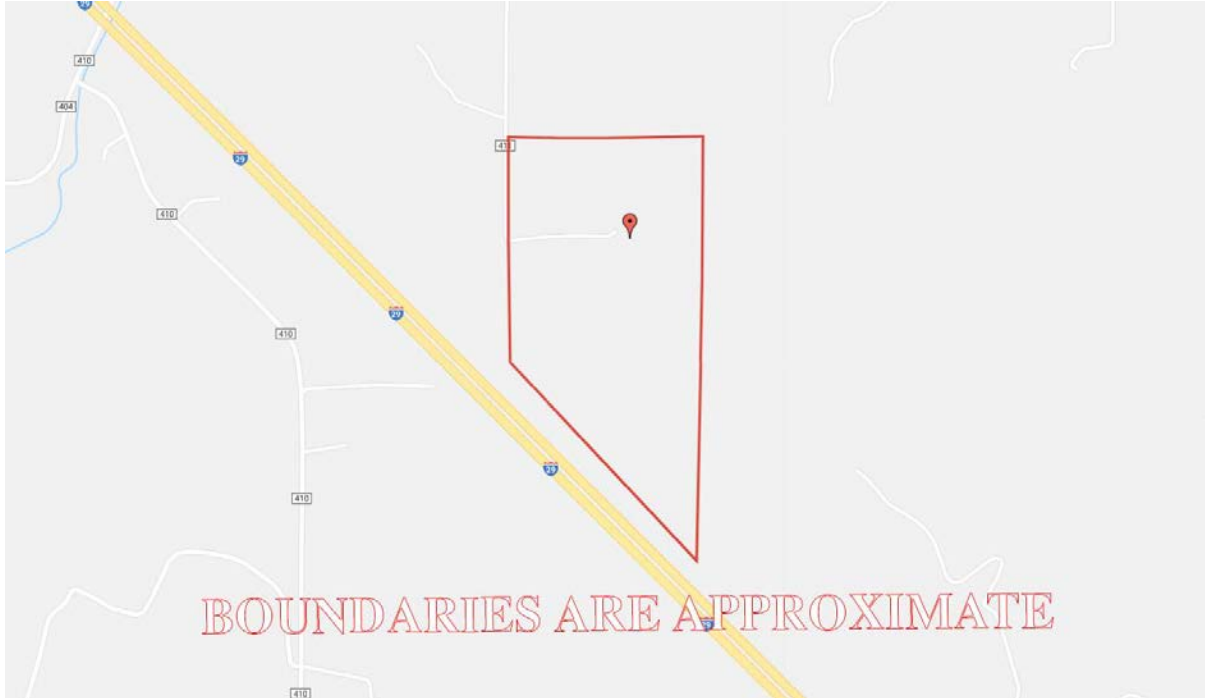


General Location Map

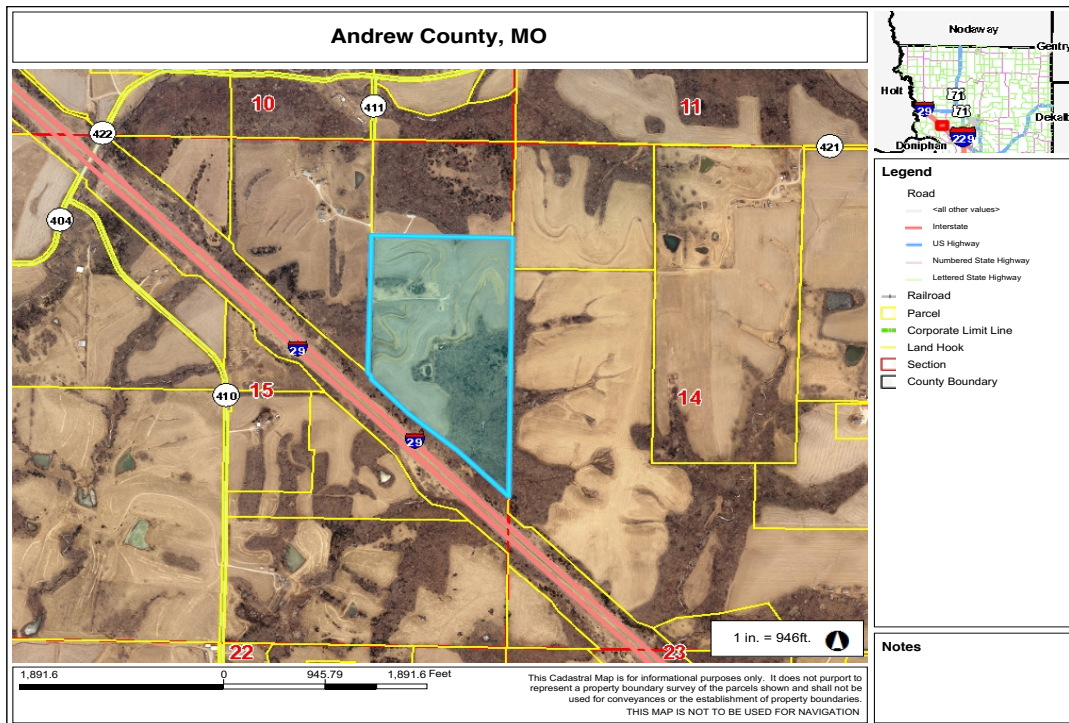


63.3 Acres +/- Andrew County, MO

Driving Map



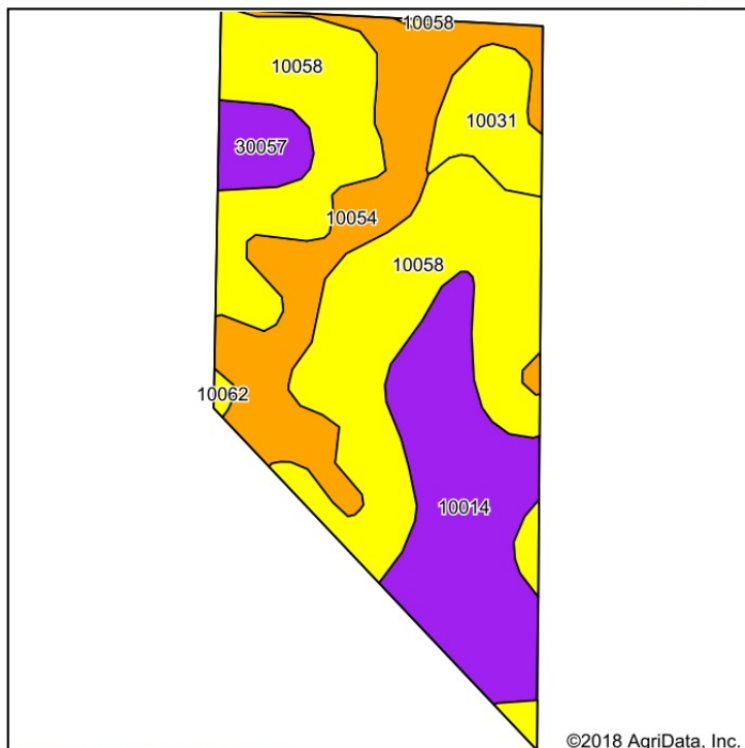
Tax Map



63.3 Acres +/- Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **14-59N-36W**
 Township: **Lincoln**
 Acres: **63.3**
 Date: **8/23/2018**



Maps Provided By:



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Area Symbol: MO003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	28.57	45.1%		IVe	62	62	44	47
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	14.45	22.8%		VIIe	9	9	3	5
10054	Knox silt loam, 5 to 9 percent slopes	13.54	21.4%		IIIe	83	83	71	74
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	3.97	6.3%		IVe	56	56	36	54
30057	Gara loam, 14 to 18 percent slopes	2.54	4.0%		VIe	68	68	55	51
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	0.23	0.4%		IVe	63	63	52	59
Weighted Average						54.3	54.3	40.4	43.8

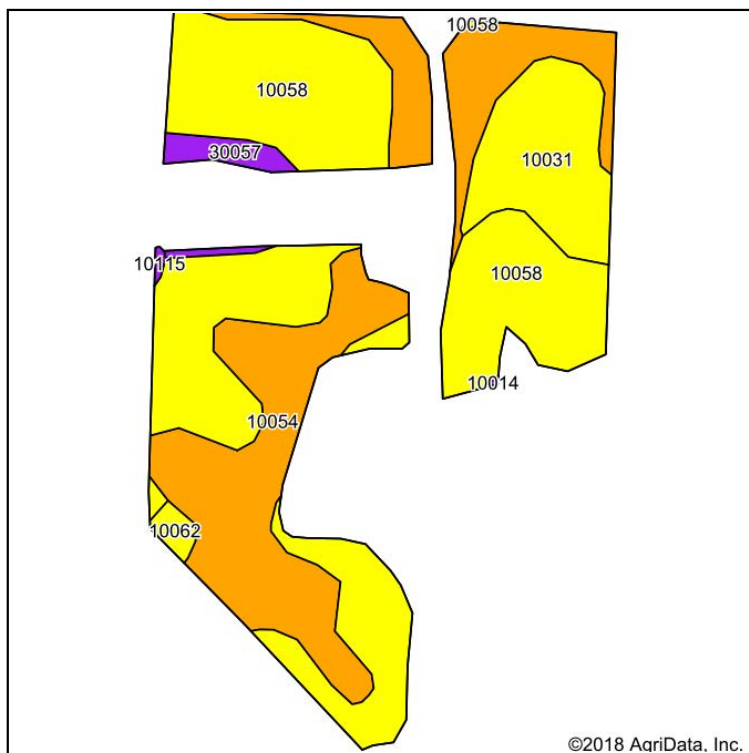
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

63.3 Acres +/- Andrew County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **14-59N-36W**
 Township: **Lincoln**
 Acres: **32.58**
 Date: **8/23/2018**



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	16.67	51.2%		IVe	62	62	44	47
10054	Knox silt loam, 5 to 9 percent slopes	11.05	33.9%		IIIe	83	83	71	74
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	3.84	11.8%		IVe	56	56	36	54
30057	Gara loam, 14 to 18 percent slopes	0.72	2.2%		VIe	68	68	55	51
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	0.30	0.9%		IVe	63	63	52	59
Weighted Average						68.6	68.6	52.5	57.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

63.3 Acres +/- Andrew 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)

Andrew Co. FSA

C=Corn-Yel-gr CW=Corn-Whe-gr
Amy=Corn-Amy-gr Wxy=Corn-Wxy-gr
SB=Soybn-com-gr Milo=Sorgh-grs-gr
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=prevented planted F=Failed I=Irrigated
*Blue indicated areas unless noted on map

1 inch equals 347 feet



Program Year: 2018

Created: 8/8/2018

Flown: 2016-06-15

- du
- crp
- plss

Farm 5547
Tract 11890

63.3 Acres +/- Andrew County, MO

FSA 156EZ

Missouri U.S. Department of Agriculture FARM: 5547
 Andrew Farm Service Agency Prepared: 8/27/18 1:47 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2018
 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:
 289

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
64.33	32.57	32.57	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	32.57	0.0	0.0				

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC	
			ARC-IC NONE	ARC-PLC WHEAT, CORN, SOYBN
			PLC NONE	PLC-Default NONE
WHEAT	5.9		42	0.0
CORN	8.7		81	0.0
SOYBEANS	15.2		30	0.0
Total Base Acres:	29.8			

Tract Number: 11890 Description: S15-T59N-R36W

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
64.33	32.57	32.57	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.57	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.9		42	0.0
CORN	8.7		81	0.0
SOYBEANS	15.2		30	0.0
Total Base Acres:	29.8			

Owners:

Other Producers: None