



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

113 Acres +/- Buchanan County, MO

This tract has two divide option possibilities, one with State Route T frontage that any buyer could benefit from. Both are above 20 acres so you don't have to get them through planning and zoning.

LOCATION:

Southeast of St Joseph, MO. on Hwy 169. South to State Highway T. East Approximately 1.5 miles.
See driving map for more information.

PRICE:

113 Acres +/-:

\$3,840.78/taxable acre or \$440,000.00 total.

OPTION: West Tract 24 Acres +/-:

\$174,000.00 total

OPTION: East Tract 20 Acres +/-:

\$145,000.00 total

FSA INFORMATION:

Please see information below.

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2019 Taxes were \$442.35 on 112.56 taxable acres.

RENTAL STATUS:

Property is available for full possession for the 2020 farming season. The 2019 rent could be prorated at closing. Inquire with the listing Agent for details!

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.

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 The listing may be withdrawn with or without approval.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.



*113 Acres +/- Buchanan County, MO
Aerial Photos*



113 Acres +/- Buchanan County, MO



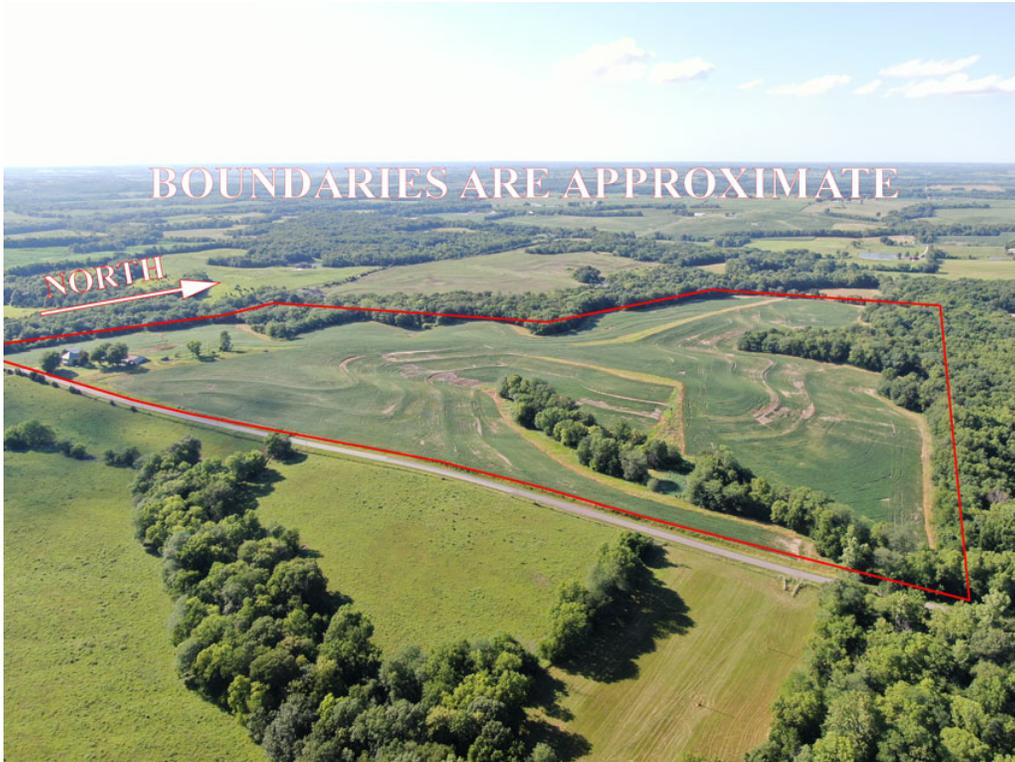
113 Acres +/- Buchanan County, MO



113 Acres +/- Buchanan County, MO



113 Acres +/- Buchanan County, MO



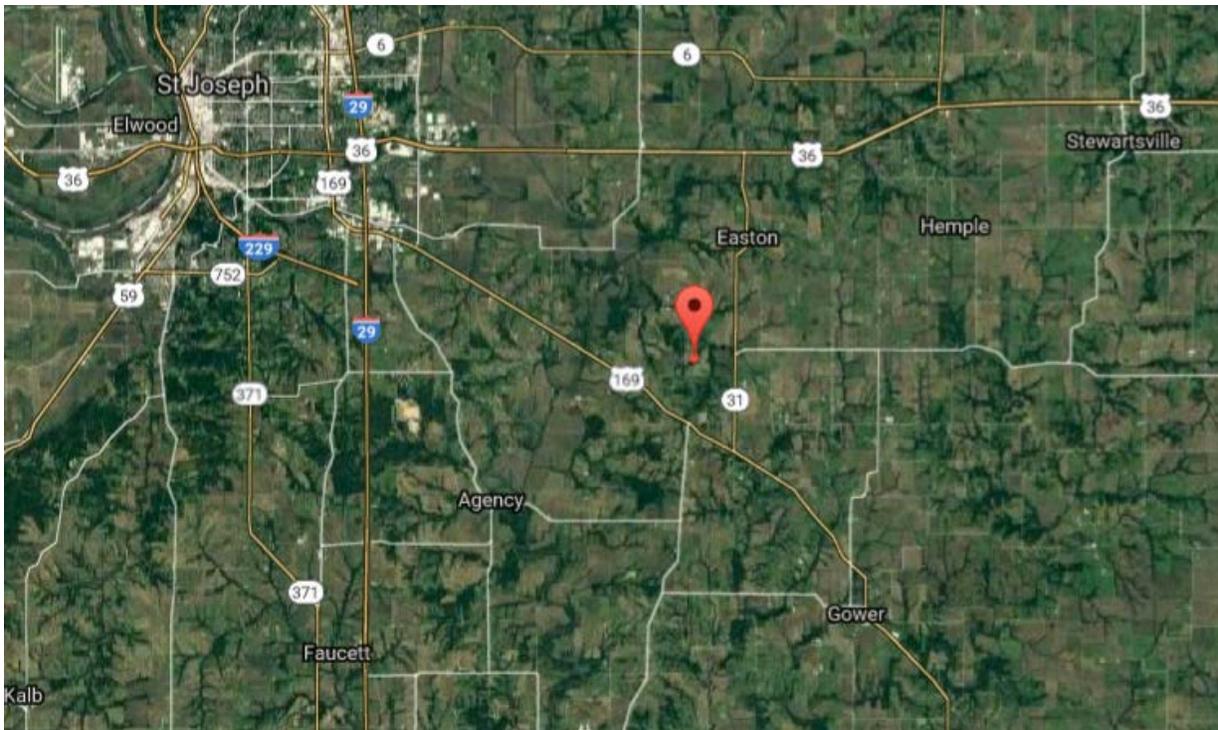
Google Aerial



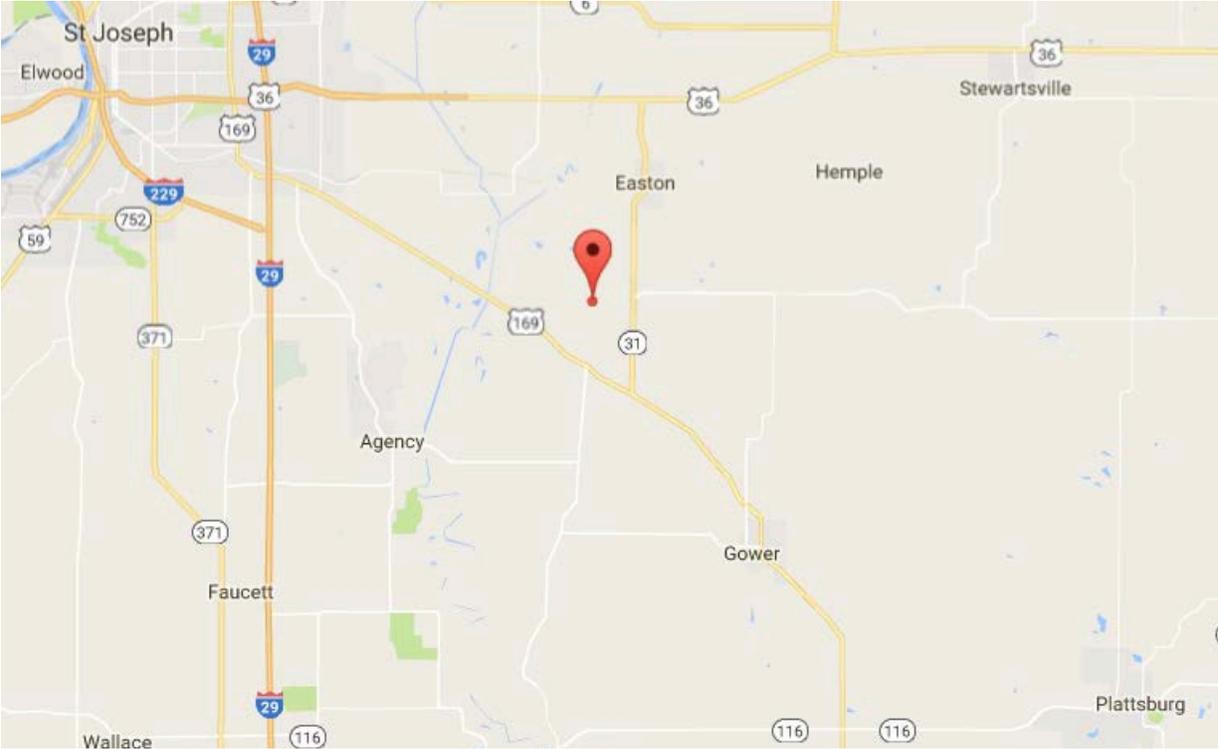
*113 Acres +/- Buchanan County, MO
Divide Options*



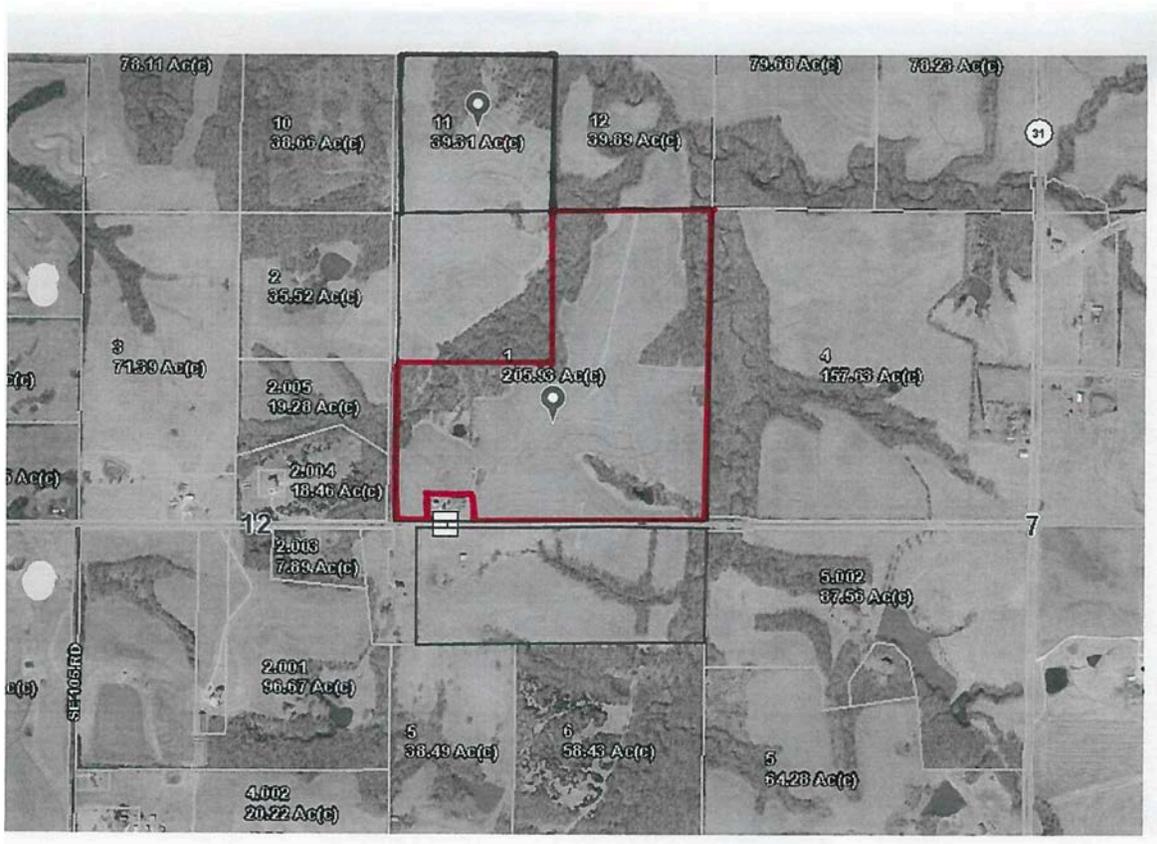
General Location Map



113 Acres +/- Buchanan County, MO Driving Map



Tax Map



113 Acres +/- Buchanan County, MO Surety Map

Aerial Map



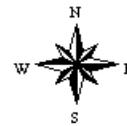
map center: 39° 40' 54.97, -94° 39' 54.93

0ft 817ft 1634ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

12-56N-34W
Buchanan County
Missouri



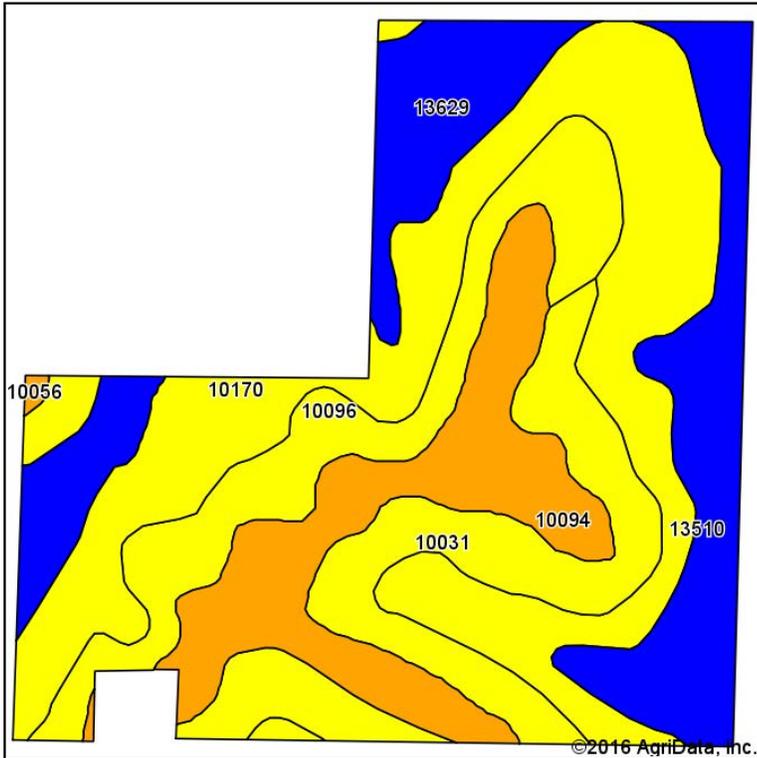
1/16/2017

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

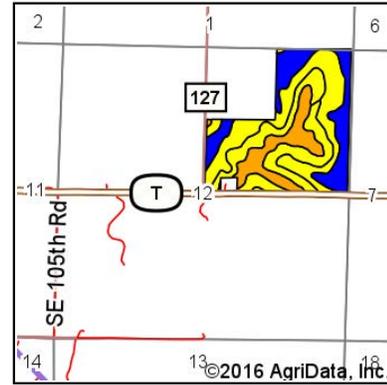
113 Acres +/- Buchanan County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **12-56N-34W**
 Township: **Tremont**
 Acres: **113**
 Date: **1/16/2017**



Area Symbol: MO021, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|------------------|---------------|
| 10170 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 36.91 | 32.7% | | IVe | 69 |
| 10094 | Marshall silt loam, 5 to 9 percent slopes, eroded | 18.24 | 16.1% | | IIIe | 71 |
| 10031 | Higginsville silty clay loam, 9 to 14 percent slopes, eroded | 17.39 | 15.4% | | IVe | 56 |
| 10096 | Marshall silt loam, 9 to 14 percent slopes, eroded | 14.10 | 12.5% | | IVe | 68 |
| 13510 | Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 14.01 | 12.4% | | IIw | 94 |
| 13629 | Colo silt loam, 1 to 4 percent slopes, occasionally flooded | 12.14 | 10.7% | | IIw | 84 |
| 10056 | Knox silt loam, 9 to 14 percent slopes, eroded | 0.21 | 0.2% | | IIIe | 69 |
| Weighted Average | | | | | | 71.9 |

Area Symbol: MO021, Soil Area Version: 17

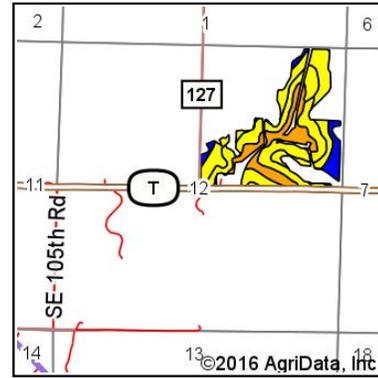
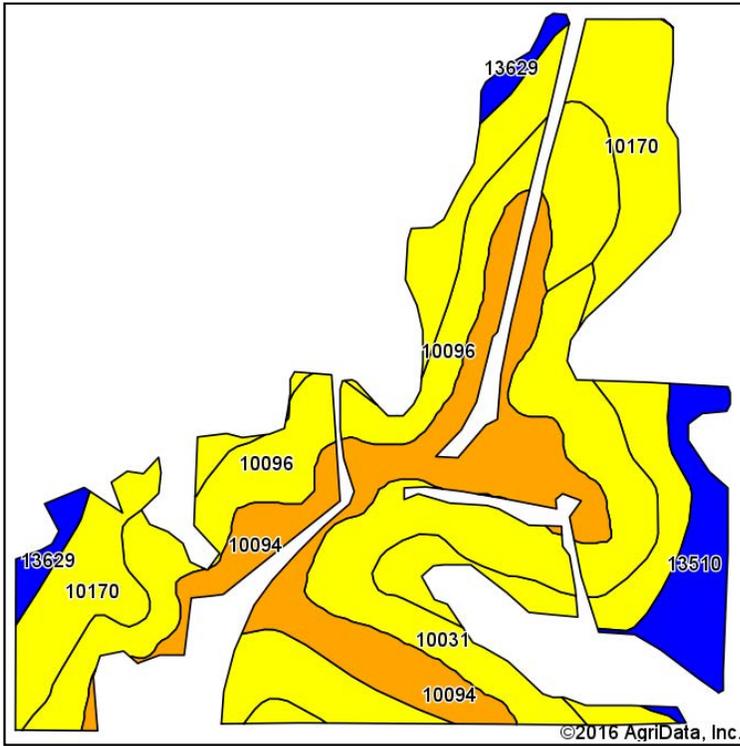
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

113 Acres +/- Buchanan County, MO

Soil Map Tillable

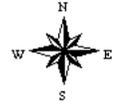
Soils Map



State: **Missouri**
 County: **Buchanan**
 Location: **12-56N-34W**
 Township: **Tremont**
 Acres: **69.5**
 Date: **1/10/2017**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO021, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|------------------|---------------|
| 10170 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 20.02 | 28.8% | | IVe | 69 |
| 10031 | Higginsville silty clay loam, 9 to 14 percent slopes, eroded | 15.93 | 22.9% | | IVe | 56 |
| 10094 | Marshall silt loam, 5 to 9 percent slopes, eroded | 14.52 | 20.9% | | IIIe | 71 |
| 10096 | Marshall silt loam, 9 to 14 percent slopes, eroded | 13.05 | 18.8% | | IVe | 68 |
| 13510 | Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 4.37 | 6.3% | | IIw | 94 |
| 13629 | Colo silt loam, 1 to 4 percent slopes, occasionally flooded | 1.61 | 2.3% | | IIw | 84 |
| Weighted Average | | | | | | 68.2 |

Area Symbol: MO021, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

113 Acres +/- Buchanan 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.

Buchanan 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=preventedplanted | F=Failed I=Irrigated |

*Non-Irrigated acres unless noted on map

1 inch equals 363 feet

Program Year: 2018

Created: 11/8/2017

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 5273
Tract 4755**



113 Acres +/- Buchanan County, MO

FSA 156 EZ

Missouri
Buchanan

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5273
Prepared: 12/19/17 8:07 AM
Crop Year: 2018
Page: 1 of 1

Report ID: FSA-156EZ

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:

381, 786, 789, 884, 970, 1280, 1294, 1517, 1530, 3555, 3653, 3752, 3869, 3936, 3992, 4553, 4610, 4701, 4777, 4833, 4835, 5028, 5029, 5095, 5141, 5172,

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|----------------|---------------------|
| 116.22 | 84.02 | 84.02 | 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 | 84.02 | 0.0 | 0.0 | | | | |

| ARC/PLC | | | | |
|----------------|--------------------------|----------------------------|----------------------|----------------------------------|
| ARC-IC NONE | ARC-CO CORN, SOYBN | PLC NONE | PLC-Default NONE | |
| | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
| | CORN | 5.41 | 129 | 0.0 |
| | SOYBEANS | 5.2 | 44 | 0.0 |
| | Total Base Acres: | 10.61 | | |

Tract Number: 4755 Description:

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 |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|
| 116.22 | 84.02 | 84.02 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 84.02 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|-----------------|--------------------|--------------|--------------------------|
| CORN | 5.41 | | 129 | 0.0 |
| SOYBEANS | 5.2 | | 44 | 0.0 |
| Total Base Acres: | 10.61 | | | |

Owners:

Other Producers: None

113 Acres +/- Buchanan County, MO

FSA 578 Pg 1

Buchanan, Missouri

PROGRAM YEAR: 2017

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 12-19-2017

Farm Number: 1349

PAGE: 1

Operator Name and Address

Original: _____
Revision: _____
Cropland: 173.48
Farmland: 236.01

| 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 |
|--------------|-----------|----------------|--------------|---------|---------|------------|----------|----------------|------------|------------|----------------|---|---------------------|-----------|----------|-------------------|---------------|-----------------|---------------|
| 607 | 3 | SOYBN | COM | N | GR | | | C | N | I | A | 15.00 | | Yes | | | 5-13-2017 | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2558 |
| 4A | | MIXFG | IGS | N | FG | | | C | N | I | A | 28.49 | | Yes | | | 3-3-2003 | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2934 |
| 4B | | GRASS | FTA | N | LS | | | C | N | IV | A | 5.91 | | Yes | | | | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2934 |
| 4C | | GRASS | FTA | N | LS | | | C | N | IV | A | 1.98 | | Yes | | | | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2934 |
| 5 | | GRASS | FTA | N | LS | | | C | N | IV | A | 3.00 | | Yes | | | | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2934 |
| 9 | | SOYBN | COM | N | GR | | | C | N | I | A | 1.21 | | Yes | | | 5-13-2017 | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2558 |
| 109 | | GRASS | FTA | N | LS | | | C | N | IV | A | 13.70 | | Yes | | | | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2558 |
| 110 | | SOYBN | COM | N | GR | | | C | N | I | A | 54.50 | | Yes | | | 5-13-2017 | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2558 |
| 112 | | SOYBN | COM | N | GR | | | C | N | I | A | 49.69 | | Yes | | | 5-13-2017 | 01 | |
| | | Producer | | | | | | | Share | 100.00 | | FSA Physical Location: Buchanan, Missouri | | | | | | | NAP Unit 2558 |

| PP | Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irr | Irr | PP | Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irr | Irr | PP | Cr/Co | Var/Type | Irr Prc | Int Use | Non-Irr | Irr |
|----|-------|----------|---------|---------|---------|-----|----|-------|----------|---------|---------|---------|-----|----|-------|----------|---------|---------|---------|-----|
| 01 | MIXFG | IGS | N | FG | 28.49 | | 01 | SOYBN | COM | N | GR | 120.40 | | 01 | GRASS | FTA | N | LS | 24.59 | |

Photo Number/Legal Description: 06/2A SEC12.1 T56N R34W
 Cropland: 173.48 Reported on Cropland: 173.48 Difference: 0.00 Reported on Non-Cropland: 0.00

FSA 578 Pg 2

Buchanan, Missouri

PROGRAM YEAR: 2017

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM SUMMARY

DATE: 12-19-2017

Farm Number: 1349

PAGE: 2

Operator Name and Address

Original: _____
Revision: _____
Cropland: 173.48
Farmland: 236.01

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 is voluntary. However, failure to furnish the requested information may result in a denial of the producers 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.

| Producer Name | Crop/Commodity | Variety/Type | Share | Crop/Commodity | Variety/Type | Share | Crop/Commodity | Variety/Type | Share | Crop/Commodity | Variety/Type | Share |
|--------------------------|----------------|--------------|--------|----------------|--------------|-------|----------------|--------------|-------|----------------|--------------|-------|
| | MIXFG | IGS | 100.00 | GRASS | FTA | 44.29 | | | | | | |
| FERGUSON HOLDING COMPANY | SOYBN | COM | 100.00 | GRASS | FTA | 55.71 | | | | | | |

| Planting Period | Crop/Commodity | Variety/Type | Irr Prac | Int Use | Rpt Exp | Det Exp | Rpt Pvt | Det Pvt | Rpt Vol | Det Vol | Rpt NA | Det NA |
|-----------------|----------------|--------------|----------|---------|---------|---------|---------|---------|---------|---------|--------|--------|
| 01 | GRASS | FTA | N | LS | | | | | 24.59 | | | |

| Planting Period | Crop/Commodity | Variety/Type | Irrigation Practice | Intended Use | Reported Quantity | Determined Quantity | Planting Period | Crop/Commodity | Variety/Type | Irrigation Practice | Intended Use | Reported Quantity | Determined Quantity |
|-----------------|----------------|--------------|---------------------|--------------|-------------------|---------------------|-----------------|----------------|--------------|---------------------|--------------|-------------------|---------------------|
| 01 | MIXFG | IGS | N | FG | 28.49 | | 01 | SOYBN | COM | N | GR | 120.40 | |

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 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, 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.

Operator's Signature (By)

Date

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