



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

400 Acres +/- Cass County, MO

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.

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:

\$5,500.00/taxable acre or 2,200,000.00

IMPROVEMENTS:

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

TAXES/TAXABLE ACRES:

2019 taxes were \$684.49 on 399.96 taxable acres.

RENTAL STATUS:

Farm is rented for 2020 on a share crop basis.

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 The listing may be withdrawn with or without approval.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.

400 Acres +/- Cass County, MO
Aerial Photos



400 Acres +/- Cass County, MO



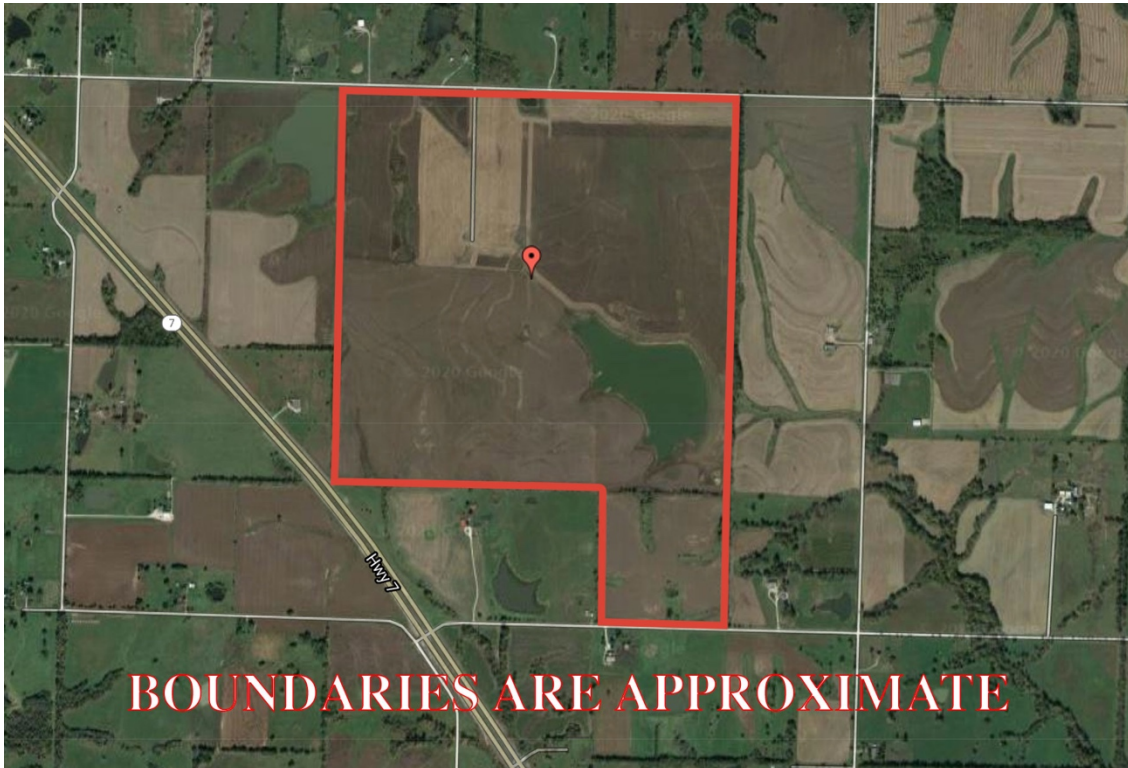
400 Acres +/- Cass County, MO



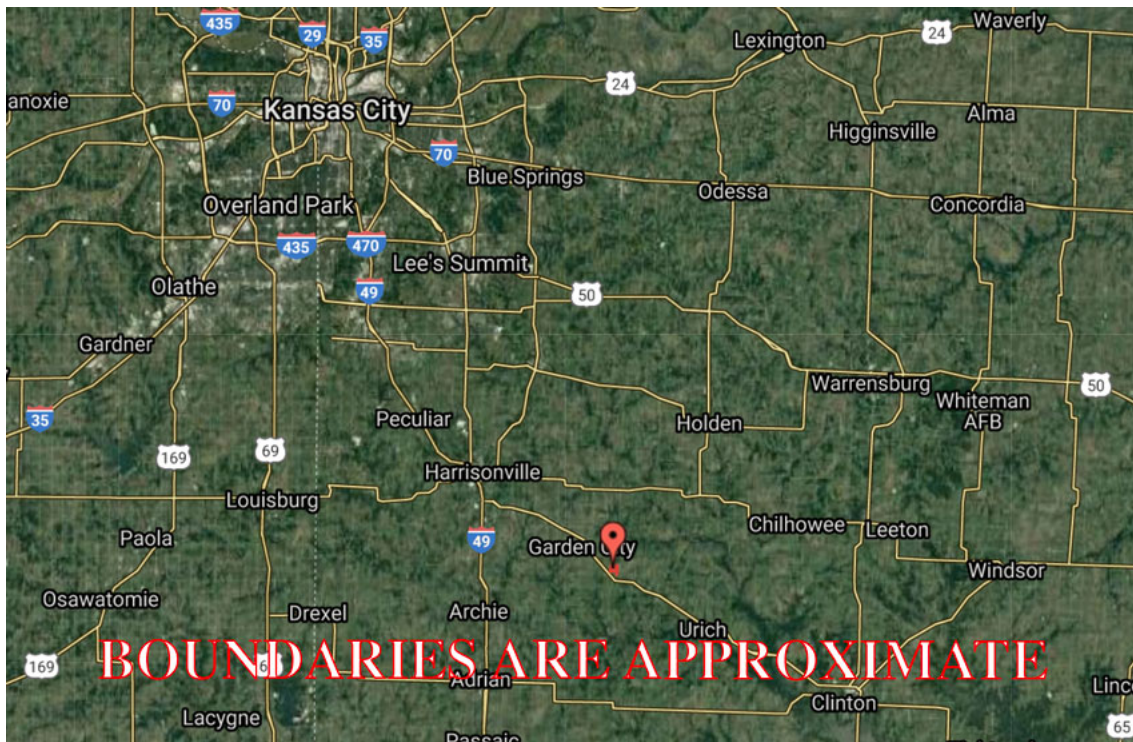
400 Acres +/- Cass County, MO



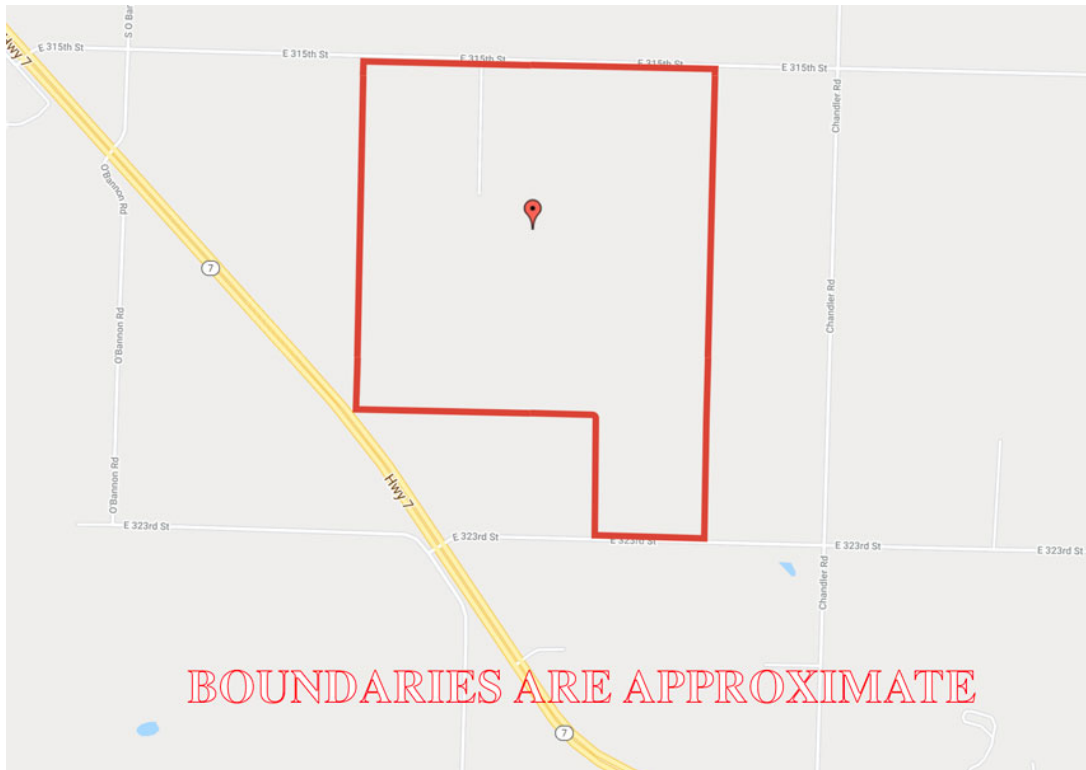
400 Acres +/- Cass County, MO
Google Aerial Map



General Location Map



400 Acres +/- Cass County, MO Driving Map



Tax Maps



400 Acres +/- Cass County, MO Plat Map

Creighton
(660) 499-2421

Urich
(660) 638-4731

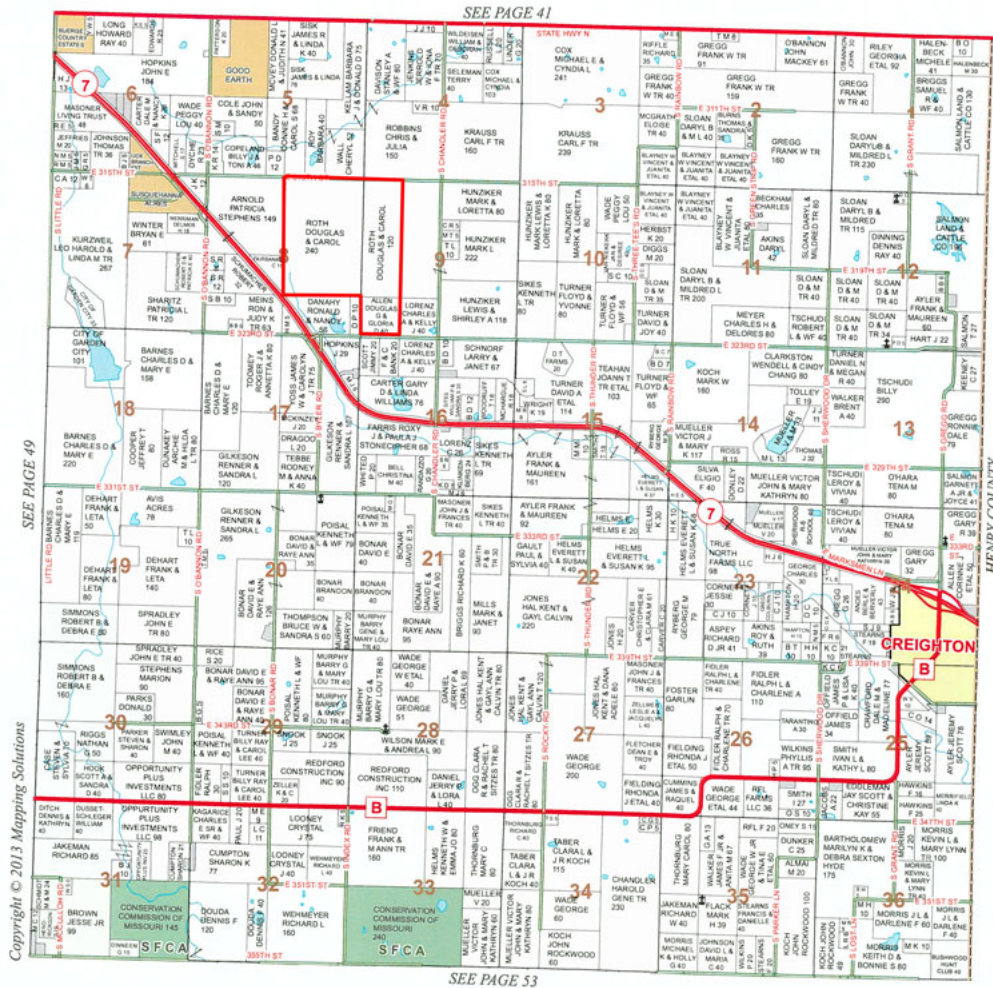


Member FDIC

Garden City
(816) 862-6040

Harrisonville
(816) 380-5783

TOWNSHIP 43N • RANGE 29W

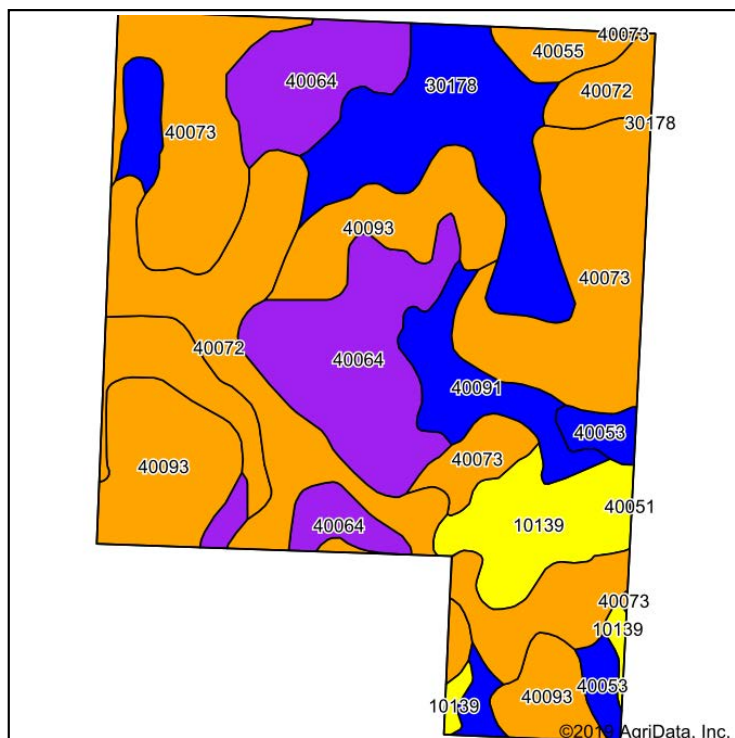


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

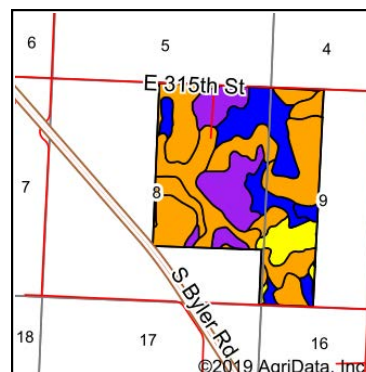
400 Acres +/- Cass County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **8-43N-29W**
 Township: **Sherman**
 Acres: **400**
 Date: **2/10/2020**



Maps Provided By:



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surety
 CUSTOMIZED ONLINE MAPPING
 www.AgriDataInc.com



Area Symbol: MO037, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40073	Kenoma silt loam, 4 to 7 percent slopes	95.93	24.0%		IIIe	0	62	54	53	56	62
40064	Eram silty clay loam, 5 to 14 percent slopes	69.93	17.5%		VIe	0	51	51	44	35	42
40072	Kenoma silt loam, 1 to 3 percent slopes	65.60	16.4%		IIIe	3888	58	53	54	58	55
40093	Summit silty clay loam, 5 to 9 percent slopes	57.95	14.5%		IIIe	0	70	57	55	60	70
30178	Polo silt loam, 2 to 5 percent slopes	44.31	11.1%		Ile	0	72	72	69	64	0
10139	Snead silty clay loam, 5 to 14 percent slopes	25.97	6.5%		IVe	0	36	29	36	22	0
40053	Deepwater silt loam, 2 to 5 percent slopes	17.01	4.3%		Ile	0	83	75	69	83	80
40091	Summit silty clay loam, 2 to 5 percent slopes	16.57	4.1%		Ile	0	69	58	57	61	69
40055	Deepwater silt loam, 5 to 9 percent slopes	6.73	1.7%		IIIe	0	83	73	68	83	79
Weighted Average						637.6	*n 61.5	*n 55.5	*n 53.6	*n 53.7	*n 49

*n: The aggregation method is "Weighted Average using major components"

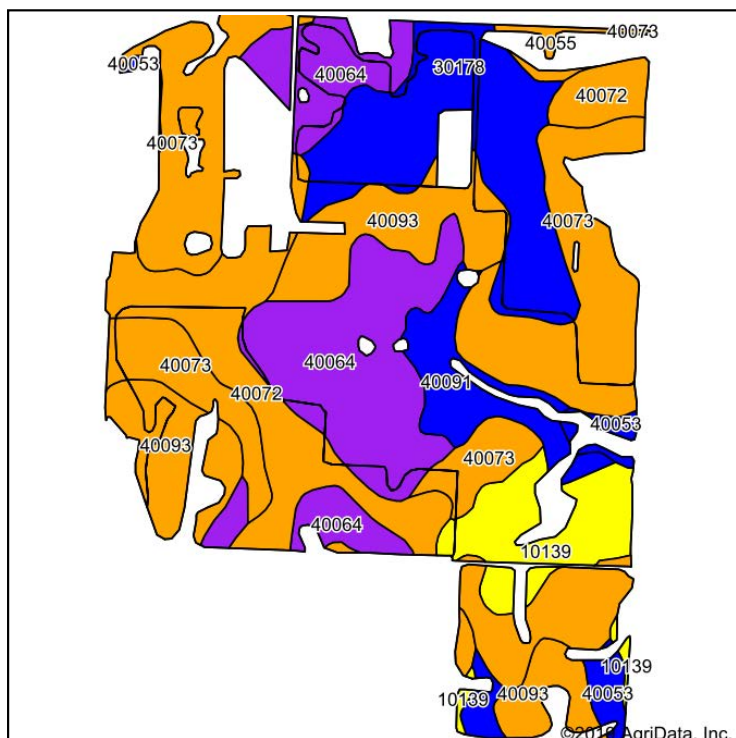
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

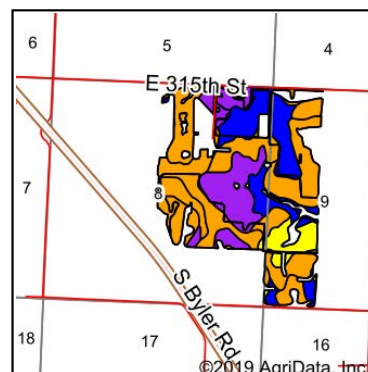
400 Acres +/- Cass County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **8-43N-29W**
 Township: **Sherman**
 Acres: **315.47**
 Date: **2/10/2020**



Maps Provided By:



Area Symbol: M0037, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40073	Kenoma silt loam, 4 to 7 percent slopes	73.31	23.2%		IIIe	0	62	54	53	56	62
40064	Eram silty clay loam, 5 to 14 percent slopes	60.75	19.3%		VIe	0	51	51	44	35	42
40072	Kenoma silt loam, 1 to 3 percent slopes	53.44	16.9%		IIIe	3888	58	53	54	58	55
30178	Polo silt loam, 2 to 5 percent slopes	42.46	13.5%		Ile	0	72	72	69	64	0
40093	Summit silty clay loam, 5 to 9 percent slopes	41.32	13.1%		IIIe	0	70	57	55	60	70
10139	Snead silty clay loam, 5 to 14 percent slopes	20.27	6.4%		IVe	0	36	29	36	22	0
40091	Summit silty clay loam, 2 to 5 percent slopes	14.12	4.5%		Ile	0	69	58	57	61	69
40053	Deepwater silt loam, 2 to 5 percent slopes	7.83	2.5%		Ile	0	83	75	69	83	80
40055	Deepwater silt loam, 5 to 9 percent slopes	1.97	0.6%		IIIe	0	83	73	68	83	79
Weighted Average						658.6	*n 60.9	*n 55.3	*n 53.4	*n 52.8	*n 46.5

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.