



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

20.29 Acres +/- Andrew County, MO

*Here is an affordable tract with amenities and a Quonset and it is only 20 minutes North of St. Joseph, MO!
This property has a nice timbered hillside and open areas for crops or pasture and is under 5k/acre!
Act fast!*

LOCATION:

Tract is located approx. 2 miles NW of Fillmore, MO along the West side of Hwy 45.

PRICE:

\$4,750.00/taxable acre or \$95,000.00 total

FSA INFORMATION:

Coming soon!

IMPROVEMENTS:

Small hunting cabin w/no water/electric
Shed
Water access
Electric access
Sewer access
Telephone access

TAXES/TAXABLE ACRES:

2019 taxes were \$83.87 on 20.29 taxable acres.

RENTAL STATUS:

Property is available for possession day 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 The listing may be withdrawn with or without approval.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.



[CLICK HERE FOR AERIAL VIDEOS](#)

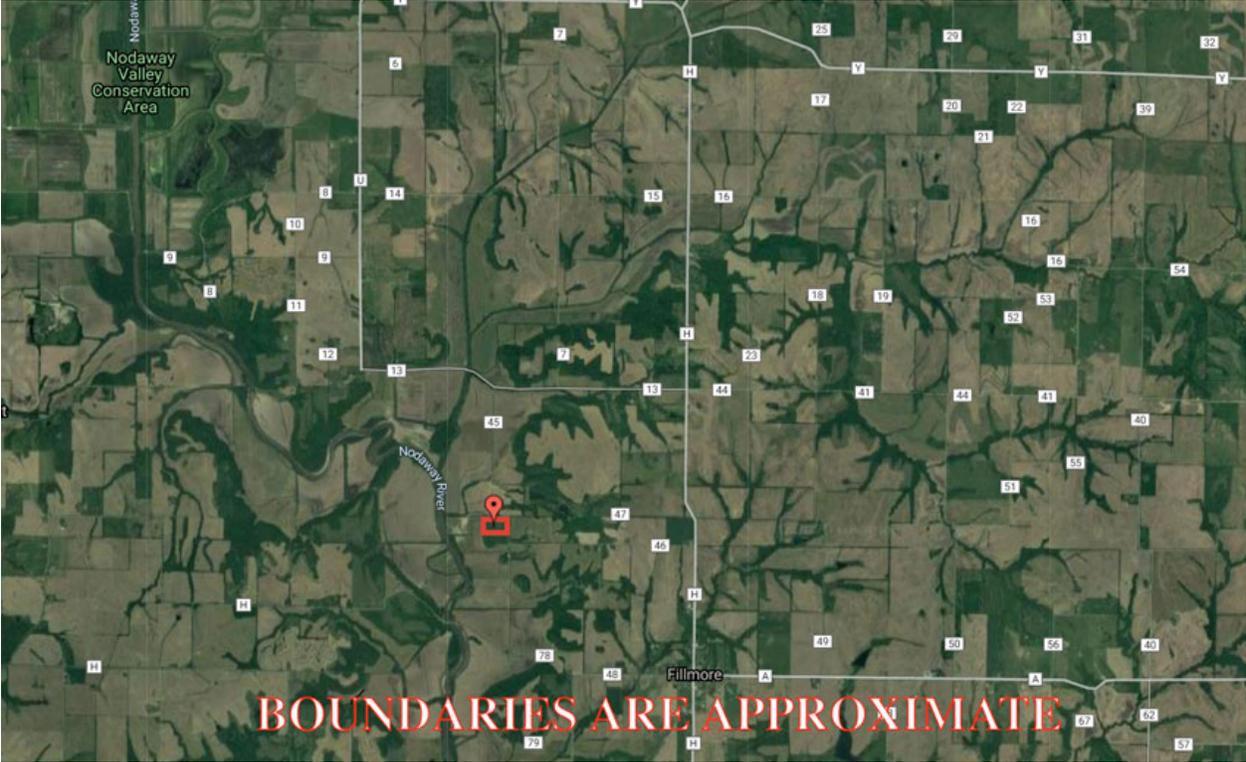
***20 Acres +/- Andrew County, MO
Aerial Photo***



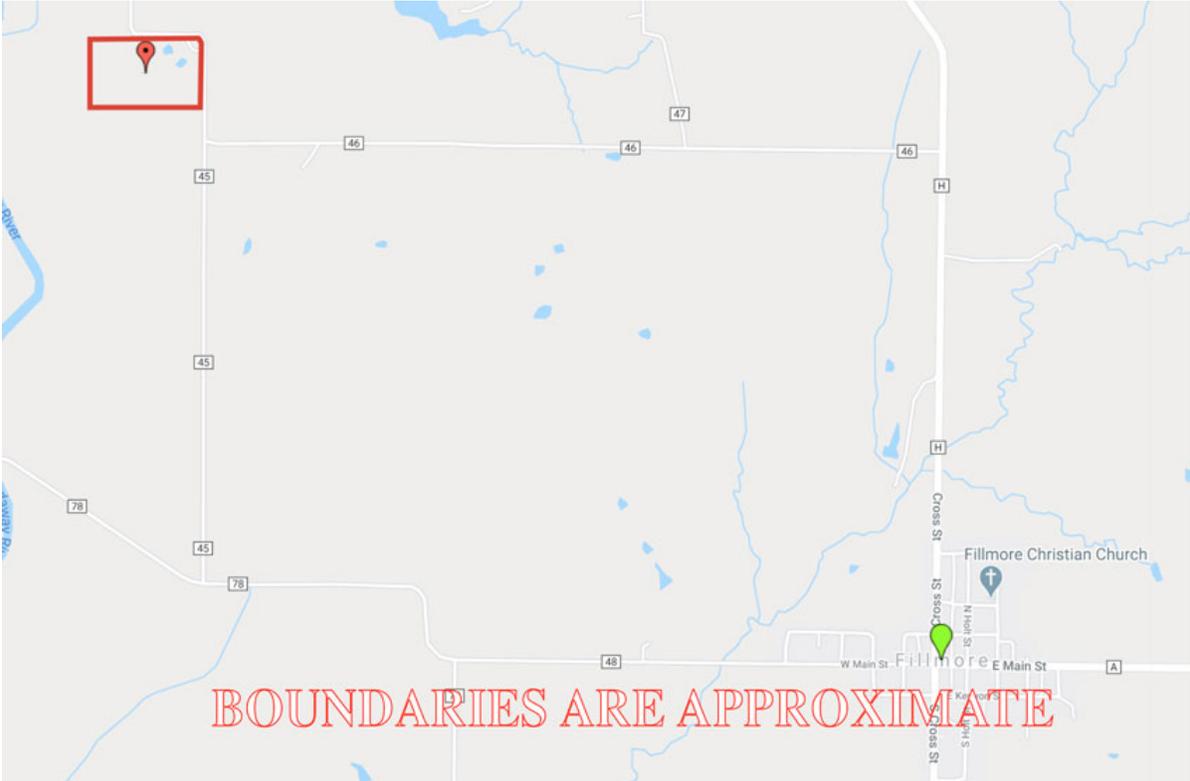
Google Aerial Map



*20 Acres +/- Andrew County, MO
General Location Map*



Driving Map



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

20 Acres +/- Andrew County, MO Tax Map

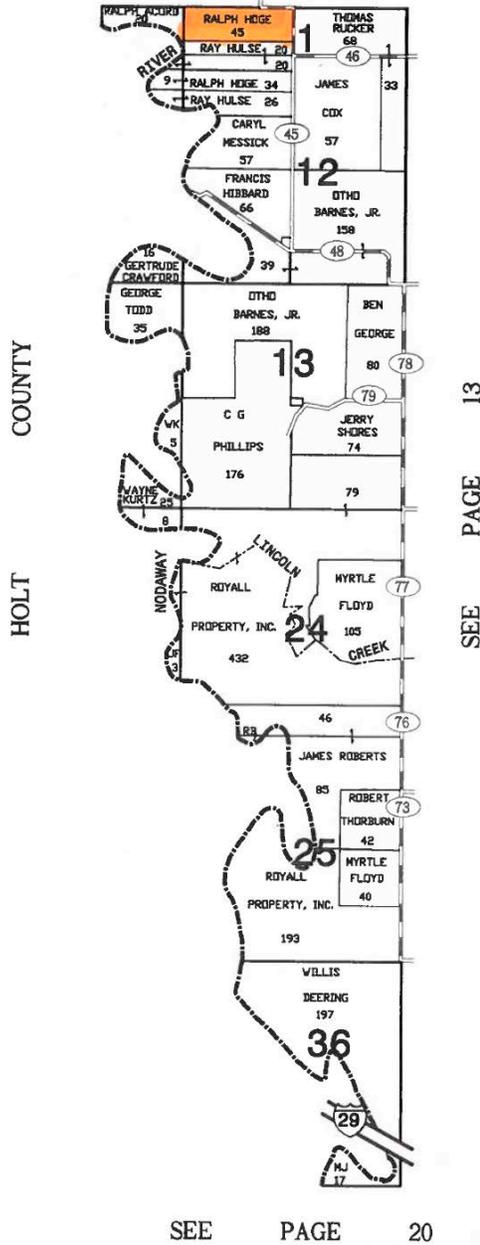


20 Acres +/- Andrew County, MO Plat Map

TOWNSHIP 60N • RANGE 37W

JACKSON

SEE PAGES 4 & 5



20 Acres +/- Andrew County, MO Surety Map

Aerial Map



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Maps Provided By:



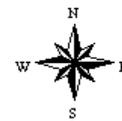
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 2' 30.5, -95° 0' 10.43

0ft 220ft 440ft

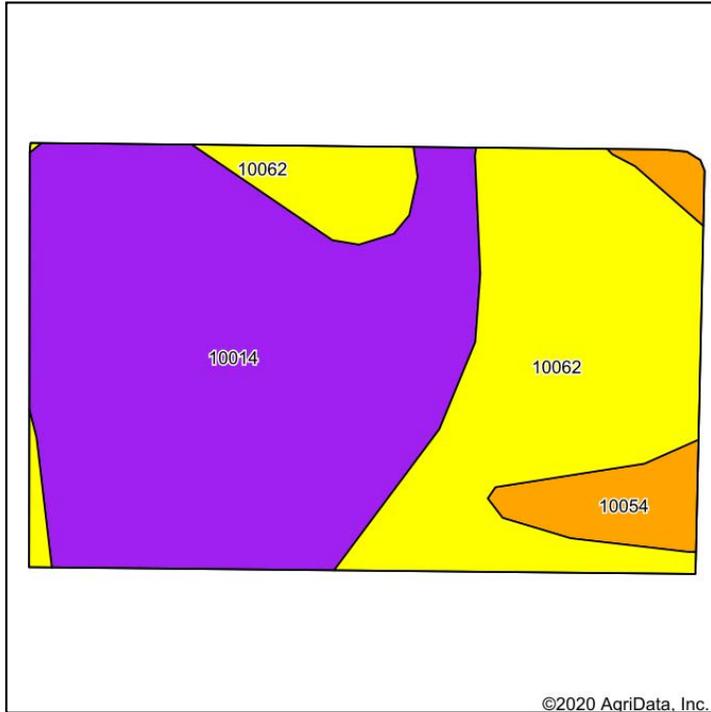
1-60N-37W
Andrew County
Missouri



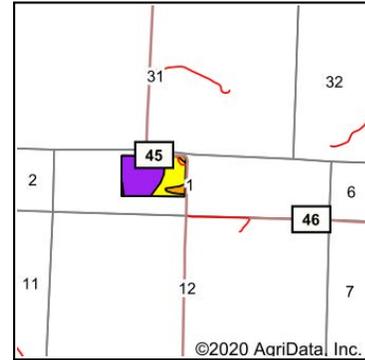
7/9/2020

20 Acres +/- Andrew County, MO Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **1-60N-37W**
 Township: **Jackson**
 Acres: **20**
 Date: **7/9/2020**



Maps Provided By:



| Area Symbol: MO003, 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 |
| 10014 | Brussels very flaggy silty clay loam, 14 to 50 percent slopes | 11.20 | 56.0% | | Vlle | 9 | 9 | 3 | 5 |
| 10062 | Knox silty clay loam, 9 to 14 percent slopes, eroded | 7.57 | 37.8% | | IVe | 62 | 62 | 52 | 58 |
| 10054 | Knox silt loam, 5 to 9 percent slopes | 1.23 | 6.2% | | IIle | 83 | 83 | 71 | 74 |
| Weighted Average | | | | | | *n 33.6 | *n 33.6 | *n 25.7 | *n 29.3 |

*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.