



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

99.4 Acres +/- Andrew County, MO

NEED GRASS??

With 40 acres +/- in hay and surrounded by timber, this tract has rural water on the West boundary and good access!

LOCATION:

Property is located approximately four miles Northwest of Amazonia, Mo and approximately one-mile West of I-29. Property is just about 15 minutes Northwest of Saint Joseph Mo.

PRICE:

~~\$3,250.00/taxable acre or \$323,050.00 total~~

PRICE REDUCED! ~~\$3,000.00/taxable acre or~~
~~\$298,200.00 total~~

NEW PRICE! \$2,867.21/acre or \$285,000.00 total

FSA INFORMATION:

See attached FSA information.

IMPROVEMENTS:

Rural water access on NW corner of property!
(\$1,800.00 to have a meter set)

TAXES/TAXABLE ACRES:

2019 taxes were \$191.10 on 98.7 taxable acres.

RENTAL STATUS:

Available immediately for possession.
Owner Financing may possibly be an option!

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.

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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 him self 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 The listing may be withdrawn with or without approval.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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



99.4 Acres +/- Andrew County, MO
Aerial Photos



99.4 Acres +/- Andrew County, MO



99.4 Acres +/- Andrew County, MO
Recreational Photos



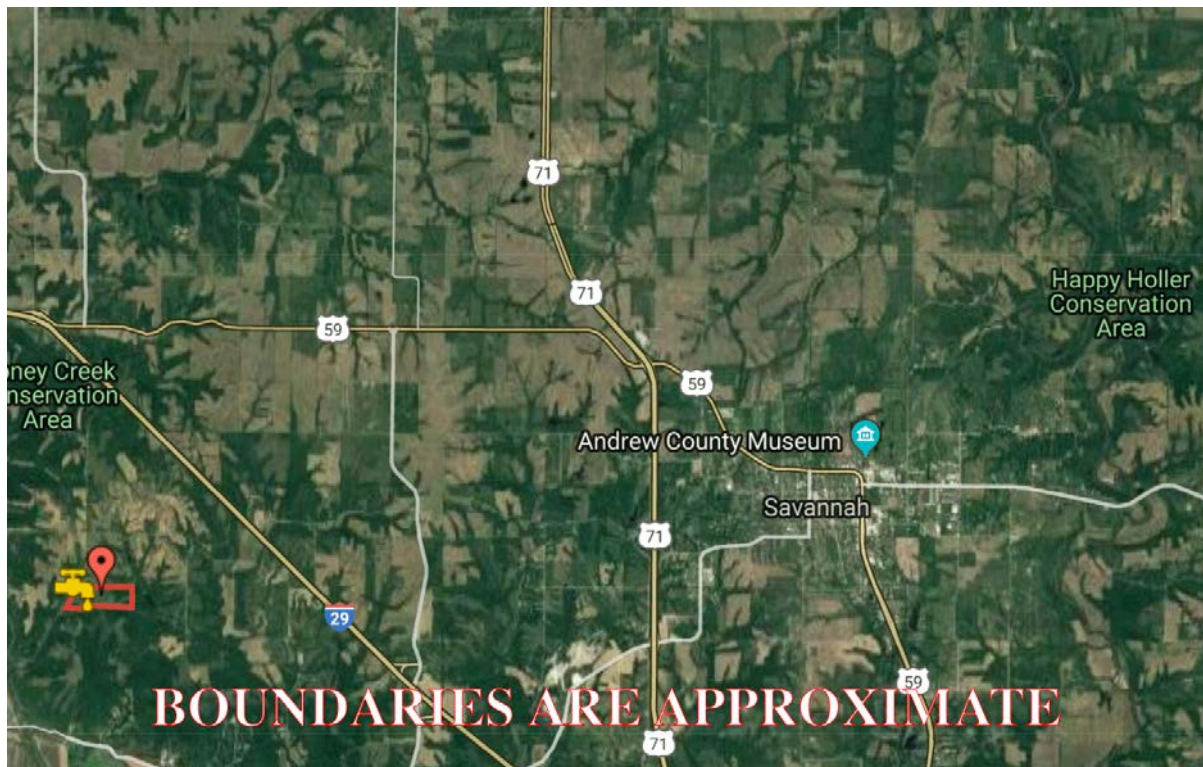
99.4 Acres +/- Andrew County, MO



99.4 Acres +/- Andrew County, MO
Google Aerial



General Location Map



99.4 Acres +/- Andrew County, MO
Driving Map

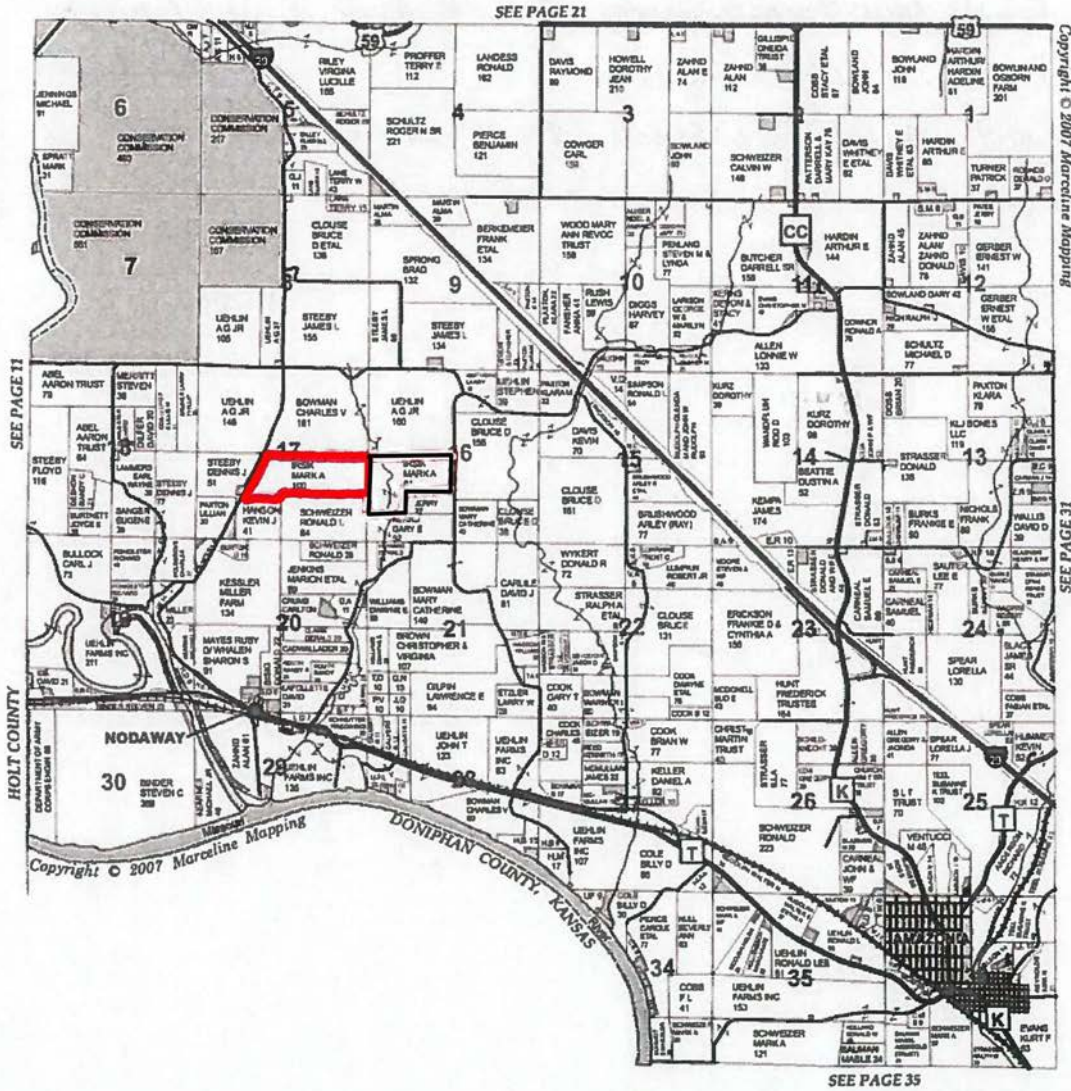


Tax Map



99.4 Acres +/- Andrew County, MO Plat Map

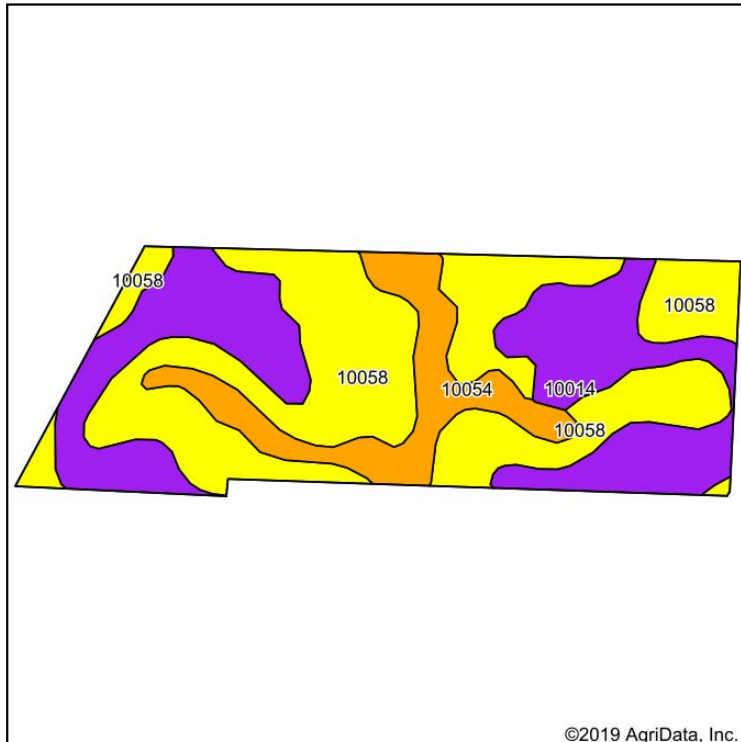
TOWNSHIP 59N • RANGE 36W



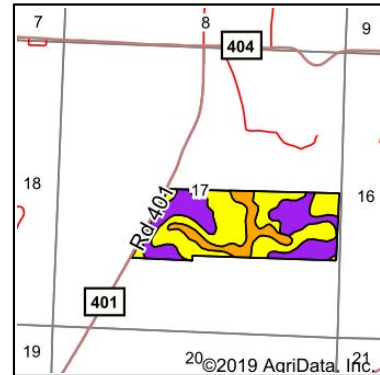
99.4 Acres +/- Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **20-59N-36W**
 Township: **Lincoln**
 Acres: **99.4**
 Date: **9/10/2019**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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www.AgrIDataInc.com



Area Symbol: MO003, Soil Area Version: 19									
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
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	51.26	51.6%		IVe	62	62	44	47
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	34.28	34.5%		VIIe	9	9	3	5
10054	Knox silt loam, 5 to 9 percent slopes	13.86	13.9%		IIIe	83	83	71	74
Weighted Average						*n 46.7	*n 46.7	*n 33.6	*n 36.3

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

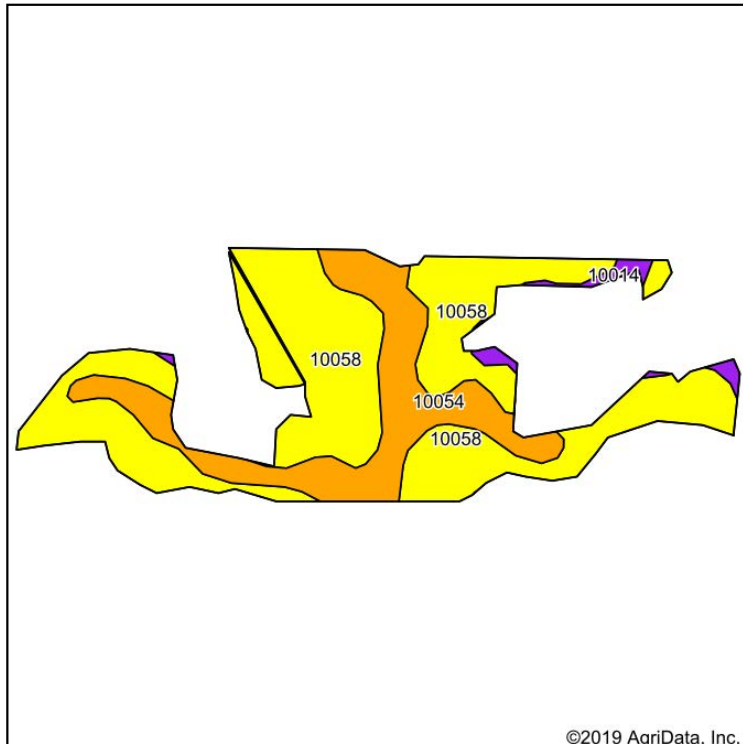
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

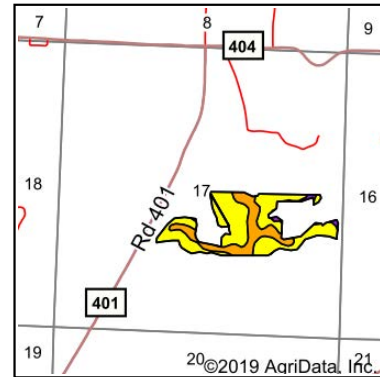
99.4 Acres +/- Andrew County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **20-59N-36W**
 Township: **Lincoln**
 Acres: **45.08**
 Date: **9/10/2019**

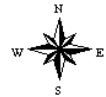


Maps Provided By:



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Area Symbol: MO003, Soil Area Version: 19									
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
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	31.76	70.5%		IVe	62	62	44	47
10054	Knox silt loam, 5 to 9 percent slopes	12.17	27.0%		IIIe	83	83	71	74
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	1.15	2.6%		VIIe	9	9	3	5
Weighted Average						*n 66.3	*n 66.3	*n 50.2	*n 53.2

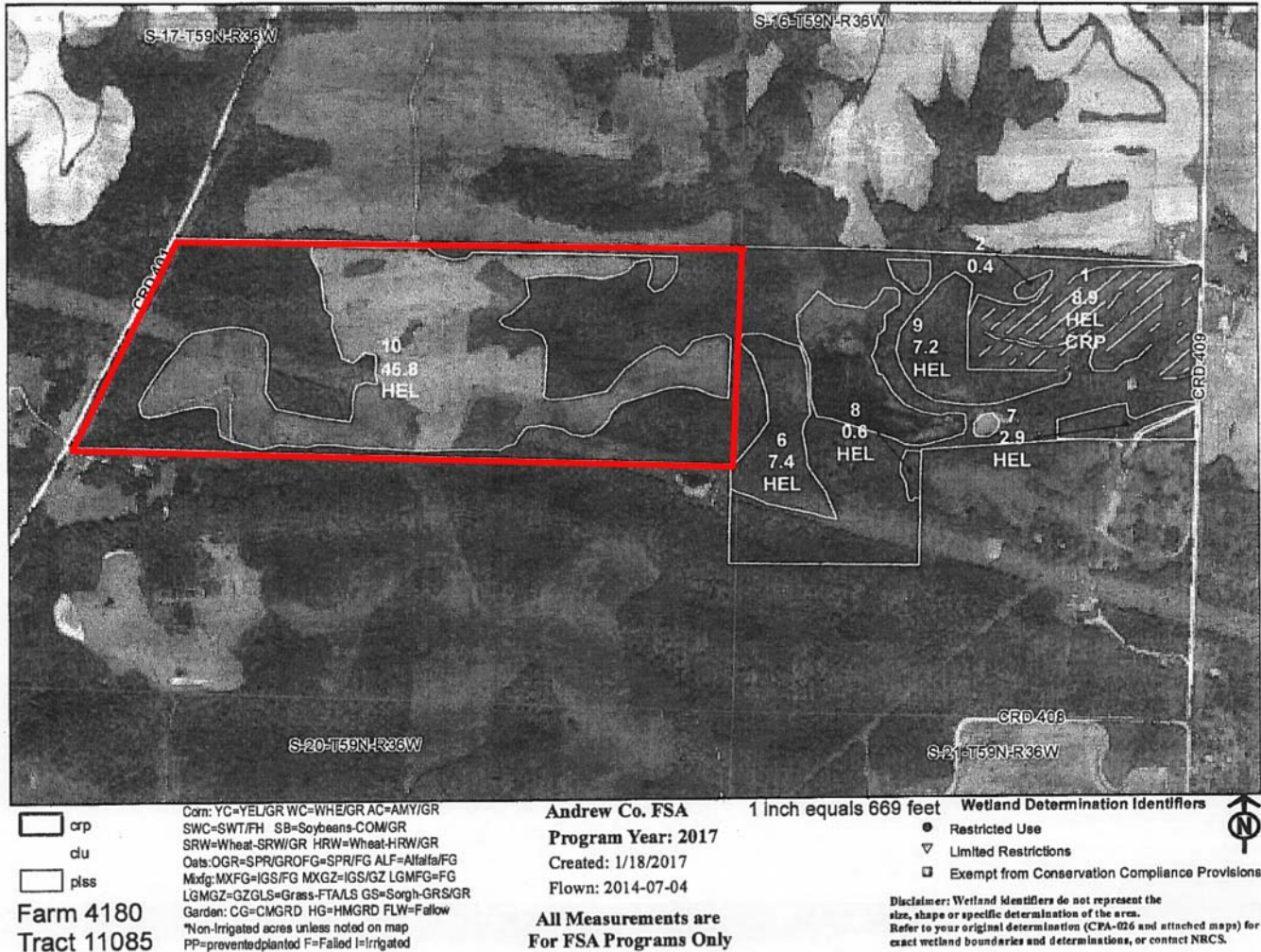
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

99.4 Acres +/- Andrew County, MO

FSA Map



FSA 578 pg 1

Andrew, Missouri

FSA - 578 (09-13-16)

Farm Number: 4180

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2016

DATE: 1-31-2017

PAGE: 1

Original: _____

Revision: _____

Cropland: 73.20

Farmland: 181.29

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	
11085	1A	CRP	001	N				C	N	I	A	8.60		Yes				01	2021	
			Producer						Share	100.00			RMA Unit					NAP Unit	275	
	1B	CRP	012	N				C	N	I	A	0.30		Yes				01	2021	
			Producer						Share	100.00			RMA Unit					NAP Unit	275	
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	CRP	012	N		0.30		01	CRP	001	N		8.60								
Photo Number/Legal Description: D7-4,5 S16,17-T59N-R36W																				
Cropland: 73.20												Reported on Cropland: 8.90		Difference: -64.30		Reported on Non-Cropland: 0.00				

Note: All cropland has not been reported.

99.4 Acres +/- Andrew County, MO

FSA 578 pg 2

Andrew, Missouri

FSA - 578 (09-13-16)

Farm Number: 4180

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2016

DATE: 1-31-2017

PAGE: 2

Original: _____

Revision: _____

Cropland: 73.2

Farmland: 181.29

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.

Privacy, and other statutes may be applicable to the information presented here.													
Producer Name				Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share				
				CRP	001	100.00	CRP	012	100.00				
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	CRP	012	N		0.30		01	CRP	001	N		8.60	

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 farms 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, type, 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

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 832-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

99.4 Acres +/- Andrew County, MO

FSA 156 EZ

Missouri
Andrew
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.

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

FARM: 4180
Prepared: 1/31/17 7:29 AM
Crop Year: 2017
Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
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Farms Associated with Operator:
None

CRP Contract Number(s): 10036

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
181.29	73.2	73.2	0.0	0.0	8.9	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	64.3	0.0	0.0				

ARC/PLC			
ARC-4C NONE	ARC-CO SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	34.1		37	0.0
Total Base Acres:	34.1			

Tract Number: 11085 **Description:** D7-4,5 S16,17-T59N-R36W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
181.29	73.2	73.2	0.0	0.0	8.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	64.3	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	34.1		37	0.0
Total Base Acres:	34.1			

Owners:

Other Producers: