



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**

180.41 Acres +/- Nodaway County, MO

Here's a Nodaway County farm with lots of good tillable acres and great hunting potential! It's a nice income producer through the cash rent contract with a solid farmer! There has been a steady hunting lease in place for the last two years and the hunting rights are available for lease for 2021!

LOCATION:

The farm is located six miles West of the town of Sheridan, one-mile West of the intersection of US Highway 246 and State Route E.

PRICE:

\$4,250.00/taxable acre or \$766,742.50 total.
This is also being sold as a tract in combo of 861.71 acres +/- Nodaway County, MO.

FSA INFORMATION:

See attached FSA information.

IMPROVEMENTS:

The tract is unimproved.

REAL ESTATE TAXES/TAXABLE ACRES:

2019 taxes were \$564.42 on 180.41 taxable acres.

MINERAL RIGHTS:

The current owner is not retaining any interest in the mineral estate beneath the surface.

RENTAL STATUS:

The tenant has a cash rent lease through 2022. The annual lease brings in \$198.00/ tillable acre or \$26,623.08/year on 134.46 tillable acres. The current Hunting Lease brings in \$5,000.00/year on 180 acres for a total lease income of approx. \$31,623.08

LISTING AGENTS:

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.



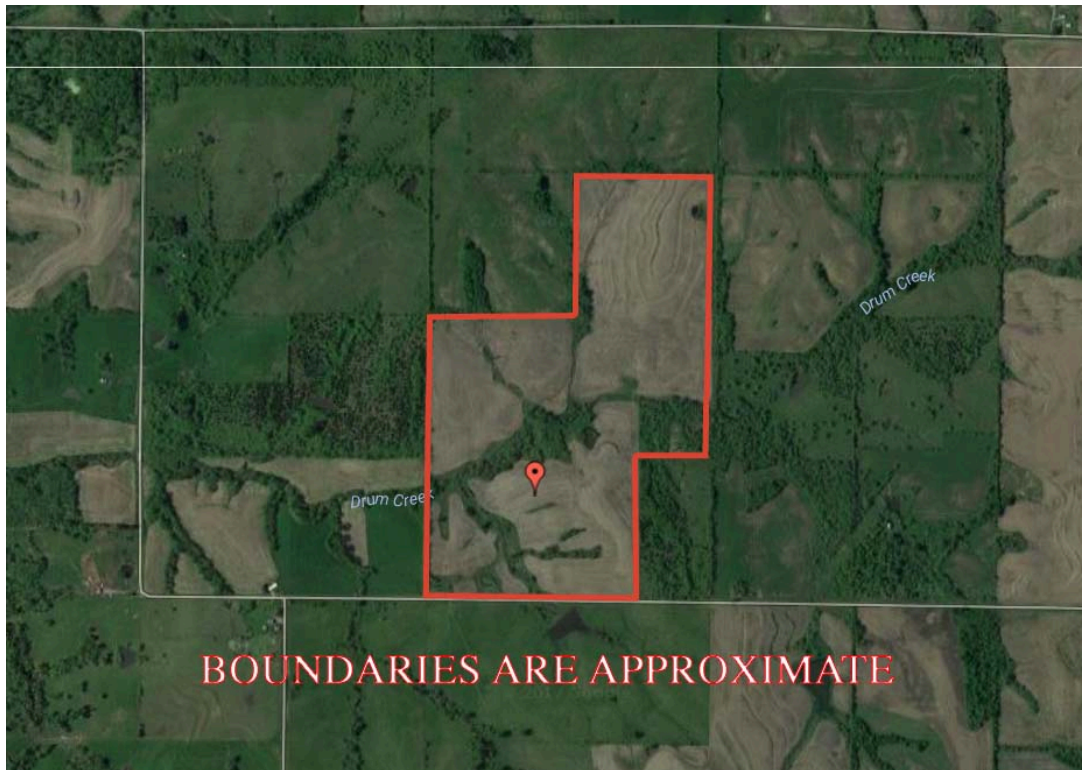
Setting the trend for how Real Estate is sold in the Midwest.

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.

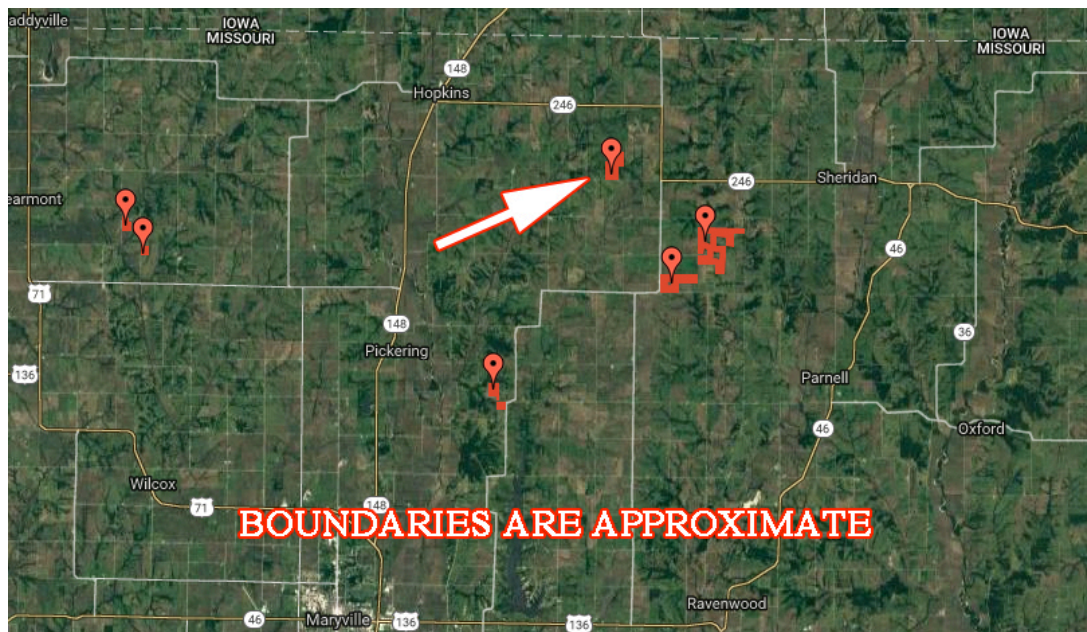
All inquiries, inspections, appointments, and offers must be sent through:

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

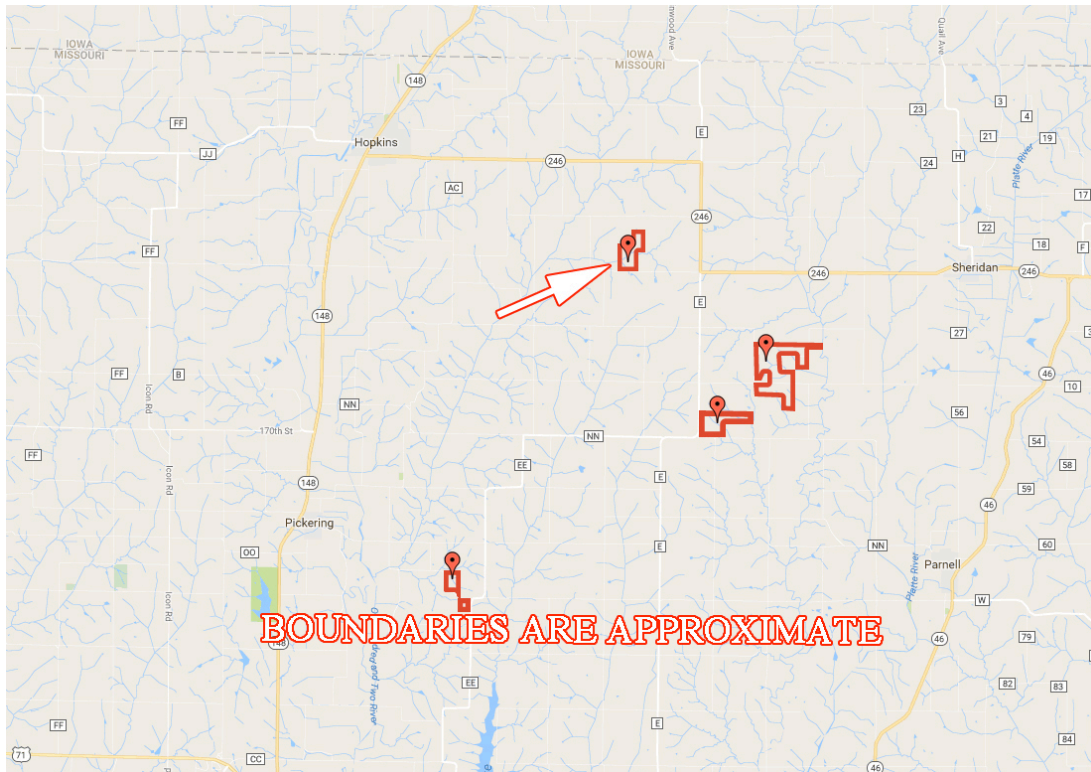
180.41 Acres +/- Nodaway County, MO
Google Aerial Map



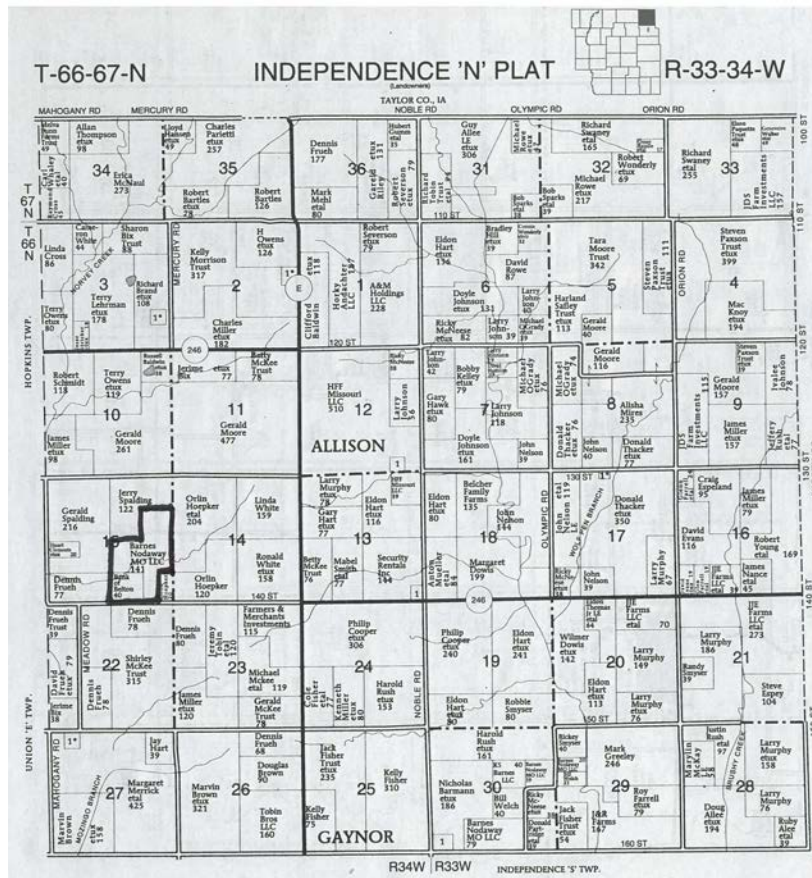
General Location Map



***180.41 Acres +/- Nodaway County, MO
Driving Map***

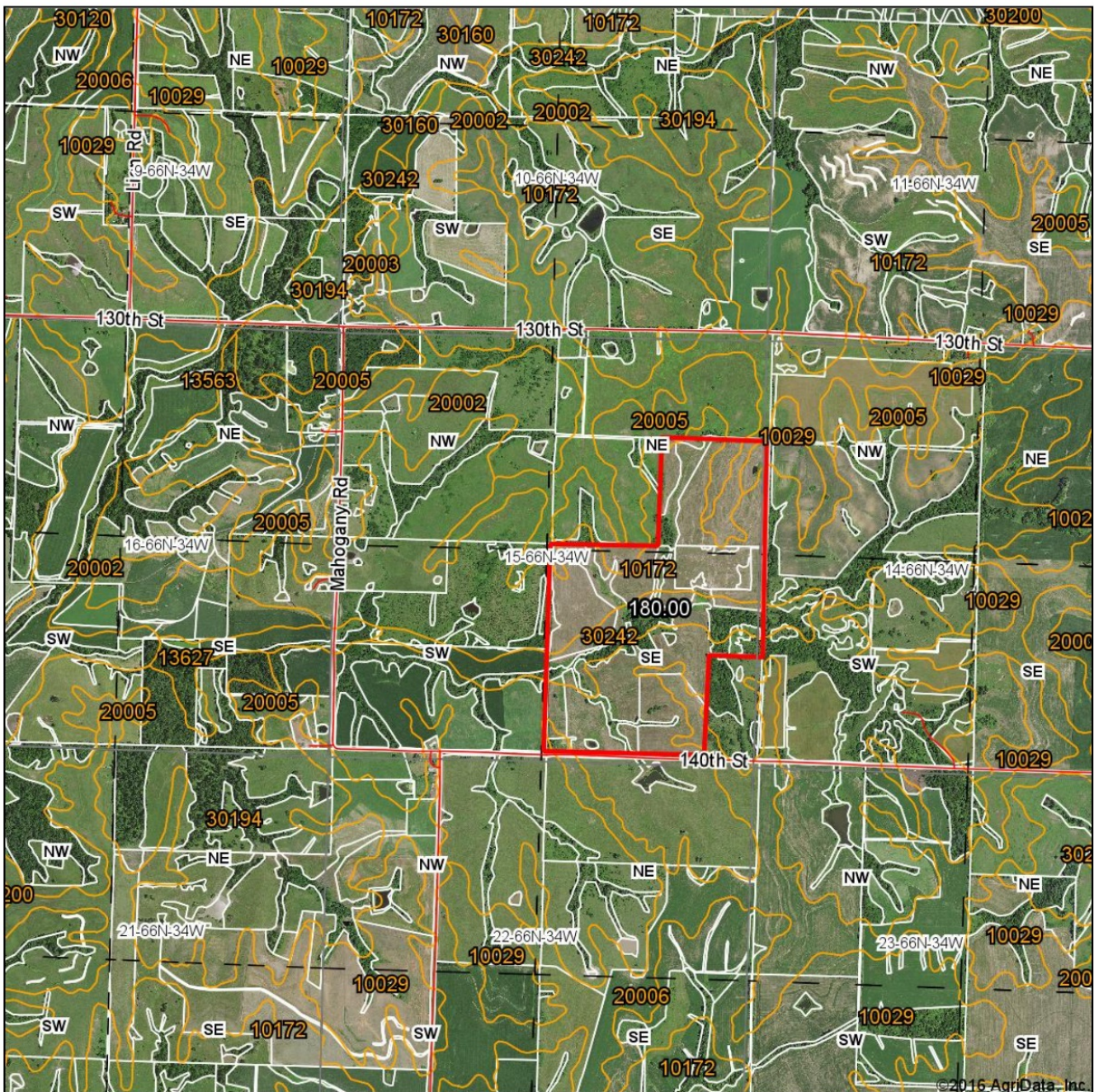


Platt Map



180.41 Acres +/- Nodaway County, MO
Surety Map

Aerial Map



map center: 40° 31' 26.21, -94° 44' 9.08

0ft 1932ft 3865ft

Maps Provided By:

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

15-66N-34W
Nodaway County
Missouri



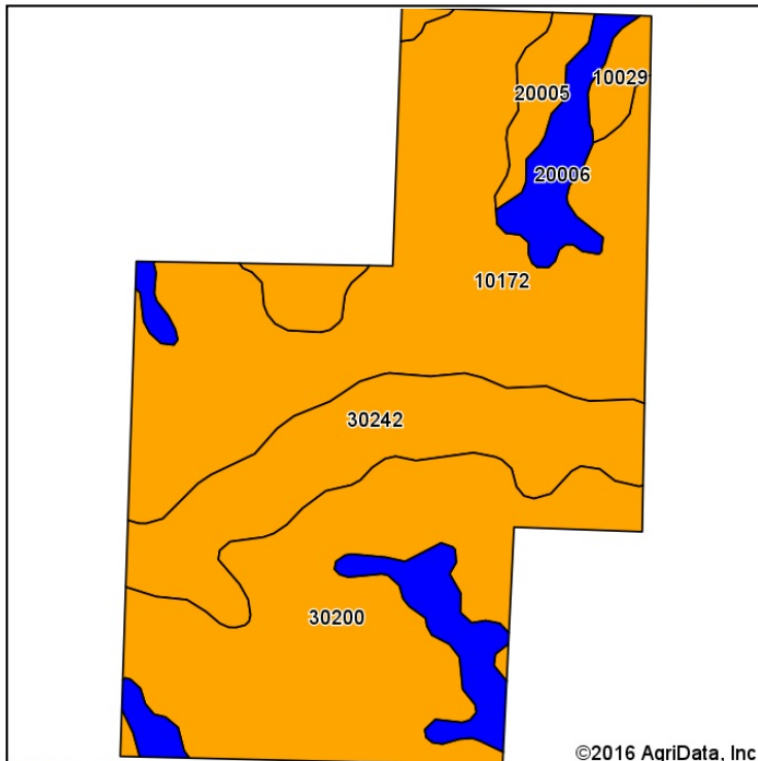
11/1/2016

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

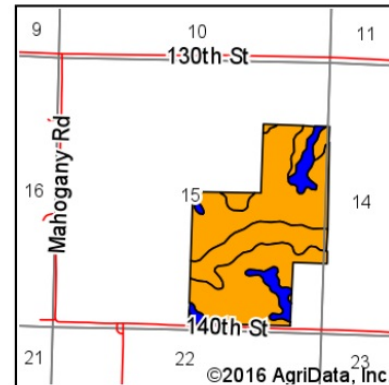
180.41 Acres +/- Nodaway County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **15-66N-34W**
 Township: **Independence**
 Acres: **180**
 Date: **11/1/2016**

Maps Provided By:



Area Symbol: MO147, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	68.67	38.2%		IIIe	62
30200	Shelby loam, 9 to 14 percent slopes	53.50	29.7%		IIIe	68
30242	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	29.43	16.4%		IIIw	89
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	16.86	9.4%		Ile	93
20005	Lamoni clay loam, 5 to 9 percent slopes	8.62	4.8%		IIIe	61
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	2.92	1.6%		IIIe	59
Weighted Average						*n 71

Area Symbol: MO147, Soil Area Version: 15

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

180.41 Acres +/- Nodaway County, MO
FSA Map farm 7731



**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.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
 C=Corn Yel GR ; WHC=Corn Wht GR
 SB=Soybean Com GR
 HRW=Wht HRW GR ; SRW=Wht SRW GR
 H=Mix IGS FG ; P=Mix IGS GZ
 LGM=Mix LGM FG
 FTA=Grass FTA GZ
 LS=Grass FTA LS

*Unless notated on Map

1 inch equals 400 feet



Program Year: 2017

Created: 11/23/2016

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 7731
Tract 10037**

180.41 Acres +/- Nodaway County, MO

FSA 156 EZ Farm 7731

Missouri
Nodaway

U.S. Department of Agriculture
Farm Service Agency

FARM: 7731

Prepared: 1/17/17 11:30 AM

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

DIV 570=7731+7732

2011 29147 123

Farms Associated with Operator:

4985, 6302, 6736, 7697, 7699, 7732, 8237, 8385

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.53	34.1	34.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	34.1	0.0	0.0	0.0			

ARC/PLC					PLC-Default	
ARC-IC	ARC-CO		PLC		NONE	
NONE	NONE		CORN			
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	4.1		83	0.0		
Total Base Acres:	4.1					

Tract Number: 10037 Description: S15-T66-R34

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
39.53	34.1	34.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	34.1	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	4.1		83	0.0		
Total Base Acres:	4.1					

Owners:

Other Producers: None

180.41 Acres +/- Nodaway County, MO

FSA 578 pg 1 Farm 7731

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 7731

Operator Name and Address

PROGRAM YEAR: 2016

DATE: 1-17-2017
PAGE: 1

Original: _____
Revision: _____
Cropland: 34.10
Farmland: 39.53

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

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	
10037	4	CORN	WHE	N	GR			C	N	I	A	9.00		Yes			4-7-2016	01		
		Producer							Share	50.00			RMA Unit					NAP Unit	3831	
	7	CORN	WHE	N	GR			C	N	I	A	2.81		Yes			4-7-2016	01		
		Producer							Share	50.00			RMA Unit					NAP Unit	3831	
	8	CORN	WHE	N	GR			C	N	I	A	10.00		Yes			4-7-2016	01		
		Producer							Share	50.00			RMA Unit					NAP Unit	3831	
	21	CORN	WHE	N	GR			C	N	I	A	1.00		Yes			4-7-2016	01		
		Producer							Share	50.00			RMA Unit					NAP Unit	3831	
	100	GRASS	FTA	N	LS			C	N	I	A	11.29		Yes			3-3-2003	01		
		Producer							Share	50.00			RMA Unit					NAP Unit	3831	
									Share	50.00										
PP 01	Cr/Co CORN	Var/Type WHE	Irr Prc N	Int Use GR	Non-Irr 22.81	Irr	PP 01	Cr/Co GRASS	Var/Type FTA	Irr Prc N	Int Use LS	Non-Irr 11.29	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
Photo Number/Legal Description: S15-T66-R34																				
Cropland: 34.10					Reported on Cropland: 34.10					Difference: 0.00					Reported on Non-Cropland: 0.00					

FSA 578 pg 2 Farm 7731

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 7731

Operator Name and Address

PROGRAM YEAR: 2016

DATE: 1-17-2017
PAGE: 2

Original: _____
Revision: _____
Cropland: 34.1
Farmland: 39.53

REPORT OF COMMODITIES FARM SUMMARY

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		
CORN			WHE			50.00			GRASS			FTA			50.00											
CORN			WHE			50.00			GRASS			FTA			50.00											
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	CORN	WHE	N	GR	22.81		01	GRASS	FTA	N	LS	11.29														

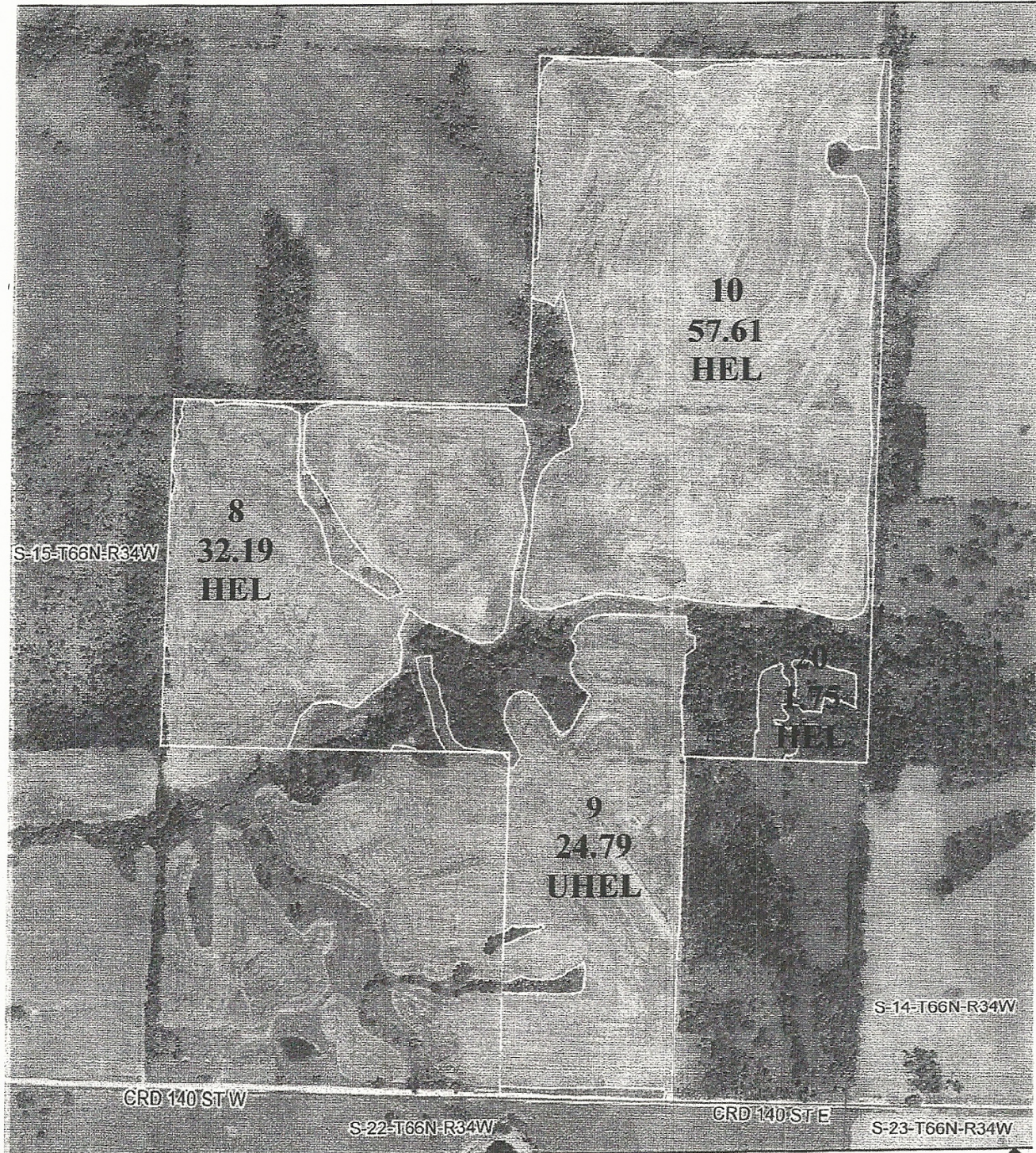
CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent 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 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 USDA's 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) 632-9992. 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.

180.41 Acres +/- Nodaway County, MO
FSA Map Farm 7732



Created: 02-15-2013

Nodaway County FSA

1 inch equals 486 feet

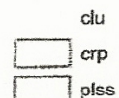


Wetland Determination Identifiers

- ☒ 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 wetland boundaries and determinations. or contact NRCS.

**All Measurements are
For FSA Programs Only**



**Farm 7732
Tract 10038**

180.41 Acres +/- Nodaway County, MO
FSA 156 EZ Farm 7732

Missouri

Nodaway

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7732

Prepared: 1/17/17 8:52 AM

Crop Year: 2017

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

DIV 570=7731+7732

2011 29147 123

Farms Associated with Operator:

4985, 6302, 6736, 7697, 7699, 8237, 8385

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
142.08	116.34	116.34	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod			
0.0	0.0	116.34	0.0	0.0	0.0			

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction
			ARC-4C NONE	ARC-CO CORN	
CORN	13.1			PLC Yield 83	0.0
Total Base Acres:	13.1				

Tract Number: 10038

Description: S15-T66-R34

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
142.08	116.34	116.34	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod	
0.0	0.0	116.34	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	13.1		83	0.0
Total Base Acres:	13.1			

Owners:

Other Producers: None

180.41 Acres +/- Nodaway County, MO
FSA 578 pg 1 Farm 7732

Nodaway, Missouri

PROGRAM YEAR: 2016

FSA - 578 (09-13-16)

**REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING**

DATE: 1-17-2017
PAGE: 1

Farm Number: 7732

Operator Name and Address

Original: _____
Revision: _____
Cropland: 116.34
Farmland: 142.08

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	
10038	6	CORN	WHE	N	GR			C	N	I	A	24.79		Yes			4-7-2016	01		
			Producer			Share	50.00		RMA Unit	NAP Unit			3831							
	8	CORN	WHE	N	GR			C	N	I	A	32.19		Yes		4-7-2016	01			
			Producer			Share	50.00		RMA Unit	NAP Unit			3831							
	10	CORN	WHE	N	GR			C	N	I	A	57.61		Yes		4-7-2016	01			
			Producer			Share	50.00		RMA Unit	NAP Unit			3831							
	20	GRASS	FTA	N	LS			C	N	I	A	1.75		Yes		3-3-2003	01			
Produce			Share			50.00	RMA Unit		NAP Unit	3831										
PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	CORN	WHE	N	GR	114.59		01	GRASS	FTA	N	LS	1.75								
Photo Number/Legal Description: S15-T66-R34																				
Cropland: 116.34					Reported on Cropland: 116.34					Difference: 0.00					Reported on Non-Cropland: 0.00					

FSA 578 pg 2 Farm 7732

Nodaway, Missouri

PROGRAM YEAR: 2016

FSA - 578 (09-13-16)

**REPORT OF COMMODITIES
FARM SUMMARY**

DATE: 1-17-2017
PAGE: 2

Farm Number: 7732

Operator Name and Address

Original: _____
Revision: _____
Cropland: 116.34
Farmland: 142.08

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
	CORN	WHE	50.00	GRASS	FTA	50.00						
	CORN	WHE	50.00	GRASS	FTA	50.00						

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	CORN	WHE	N	GR	114.59		01	GRASS	FTA	N	LS	1.75	

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) 632-9992. 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.

180.41 Acres +/- Nodaway County, MO
Aerial Photos



180.41 Acres +/- Nodaway County, MO



180.41 Acres +/- Nodaway County, MO

