



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

277 Acres +/- Nodaway County, MO

*Here is a good low-cost row crop farm with lots of potential and a good rate of return!
It will make someone a good starter farm or a good "get away from it all" farm.*

LOCATION:

Located just approximately 2 miles West of Sheridan, MO. NE corner of the tract rests at the Orion Rd. and 130th St. intersection.

PRICE: ~~\$3,395.00/taxable acre or \$940,415.00 Total~~

PRICE REDUCED & DIVIDE OPTIONS!

East 149 Acres \$3,350.00/taxable acre or \$499,150.00 Total

West 128 Acres \$3,050.00/taxable acre or \$390,400.00 Total

FSA INFORMATION:

See attached information

IMPROVEMENTS:

There is an older set of improvements on the NW corner of the farm that could be fixed up with a little (lot) of "sweat equity"

TAXES/TAXABLE ACRES:

2019 taxes were \$1,065.12 on 270.33 taxable acres.

RENTAL STATUS:

The farm is currently rented;

166.24 acres @ \$140.00/Acre & 63.55 acres @ \$70.00/Acre (this had never been farmed until this year)

Total income this year of \$27,722.00

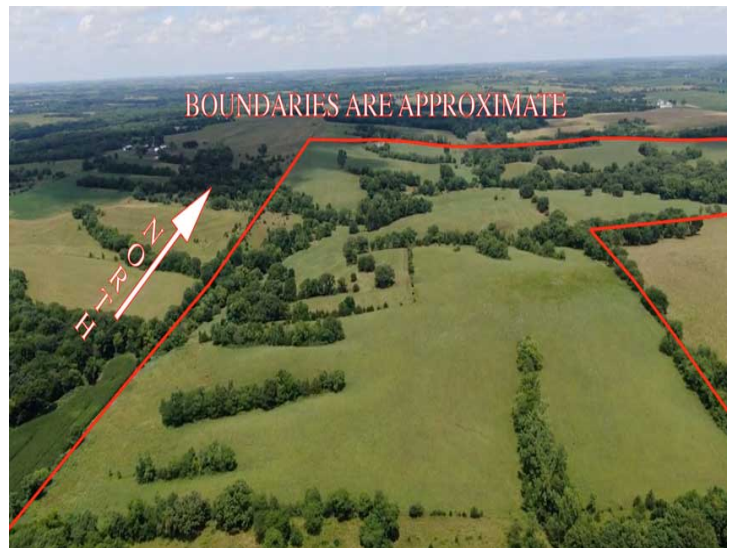
LISTING AGENT:

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.



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 The listing may be withdrawn with or without approval.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.

277 Acres +/- Nodaway County, MO
Aerial Photos



277 Acres +/- Nodaway County, MO



277 Acres +/- Nodaway County, MO



277 Acres +/- Nodaway County, MO



Google Aerial Map

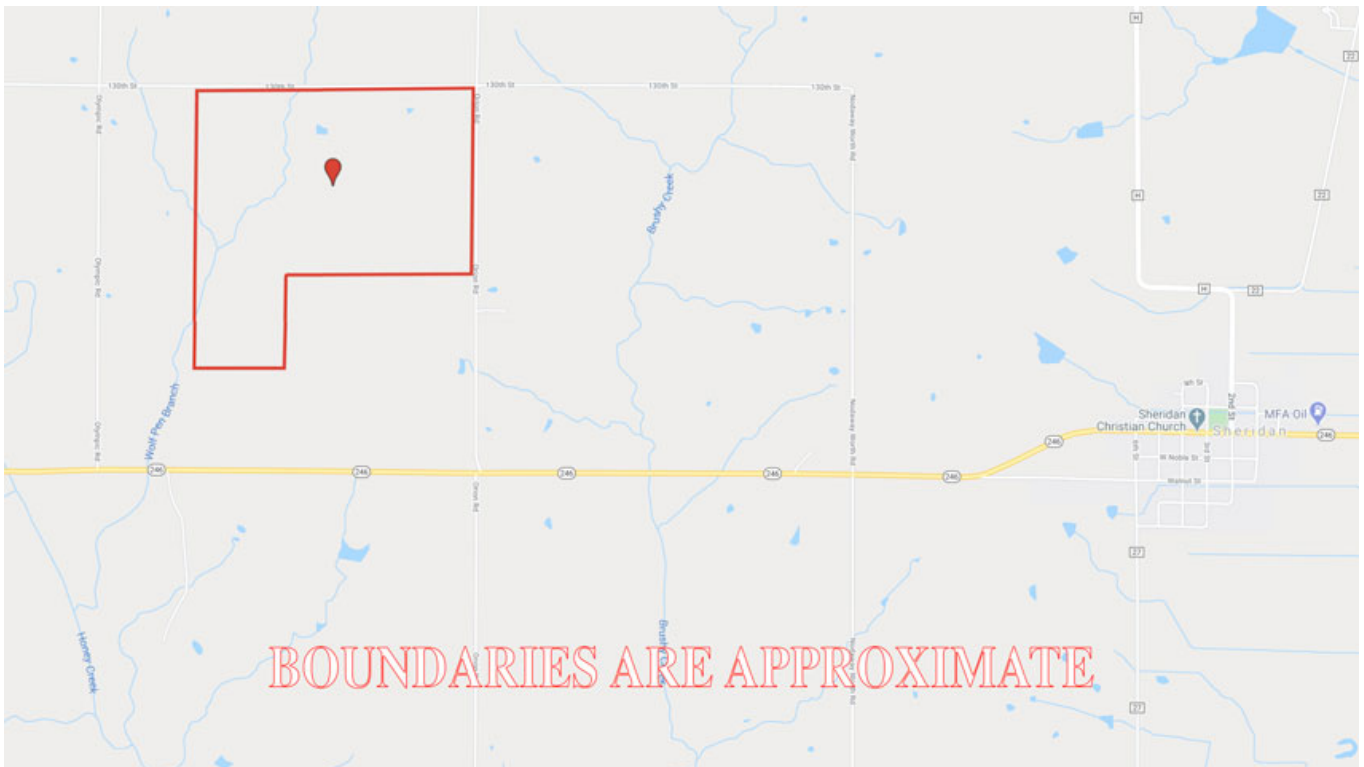


277 Acres +/- Nodaway County, MO

General Location Map



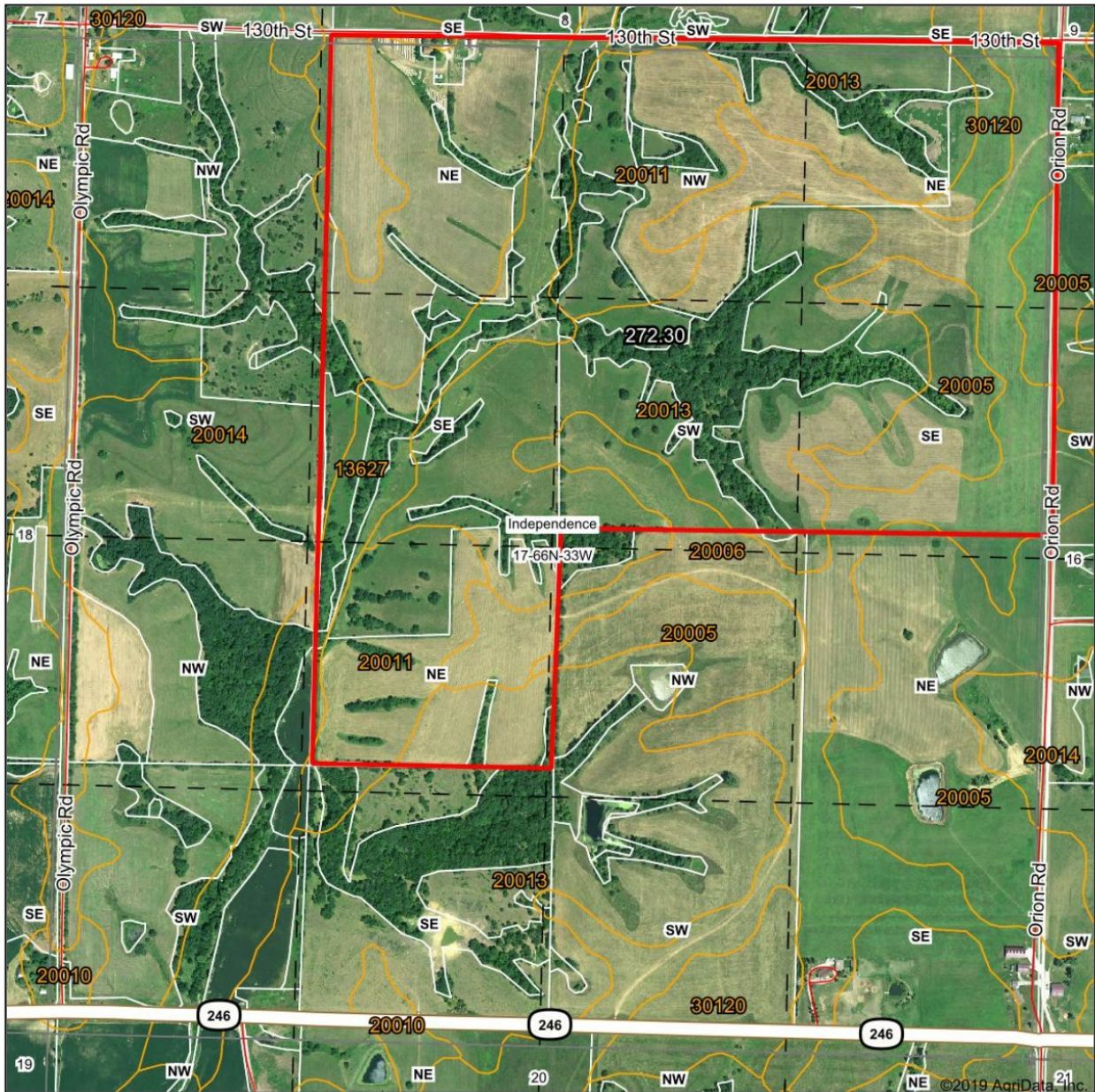
Driving Map



277 Acres +/- Nodaway County, MO

Surety Map

Aerial Map



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Maps Provided By:



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Map Center: 40° 31' 24.55, -94° 39' 36.52

0ft 830ft 1660ft

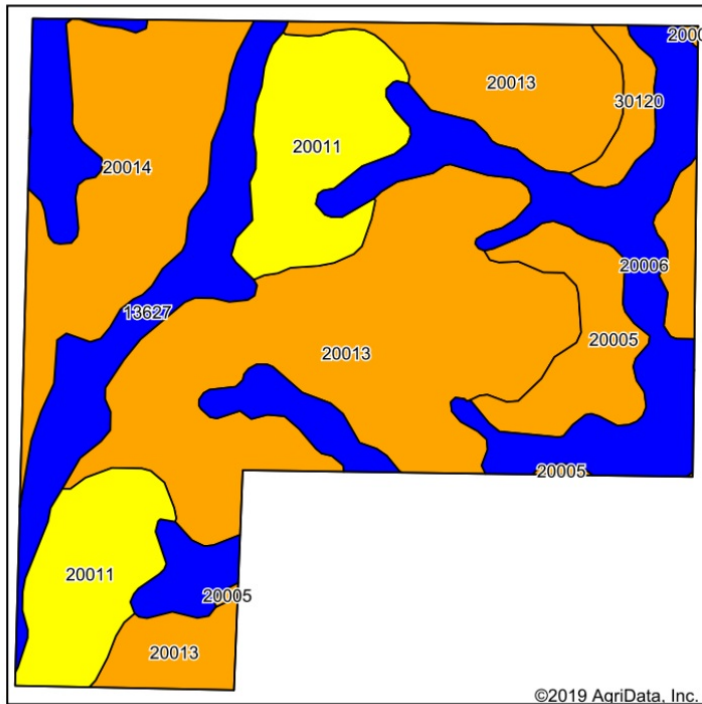
17-66N-33W
Nodaway County
Missouri



3/30/2020

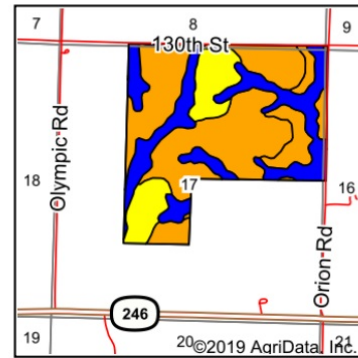
277 Acres +/- Nodaway County, MO

Soil Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Missouri**
 County: **Nodaway**
 Location: **17-66N-33W**
 Township: **Independence**
 Acres: **272.3**
 Date: **3/30/2020**



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Area Symbol: MO147, 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
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	98.03	36.0%		IIIe	83	83	57	61
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	53.18	19.5%		Ile	93	93	65	77
20011	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	40.18	14.8%		IVe	64	64	40	48
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	35.68	13.1%		IIIe	67	67	43	51
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	21.68	8.0%		IIw	80	80	40	64
20005	Lamoni clay loam, 5 to 9 percent slopes	18.92	6.9%		IIIe	61	61	39	55
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.63	1.7%		IIIe	58	58	38	54
Weighted Average						*n 77.9	*n 77.9	*n 51.3	*n 60.6

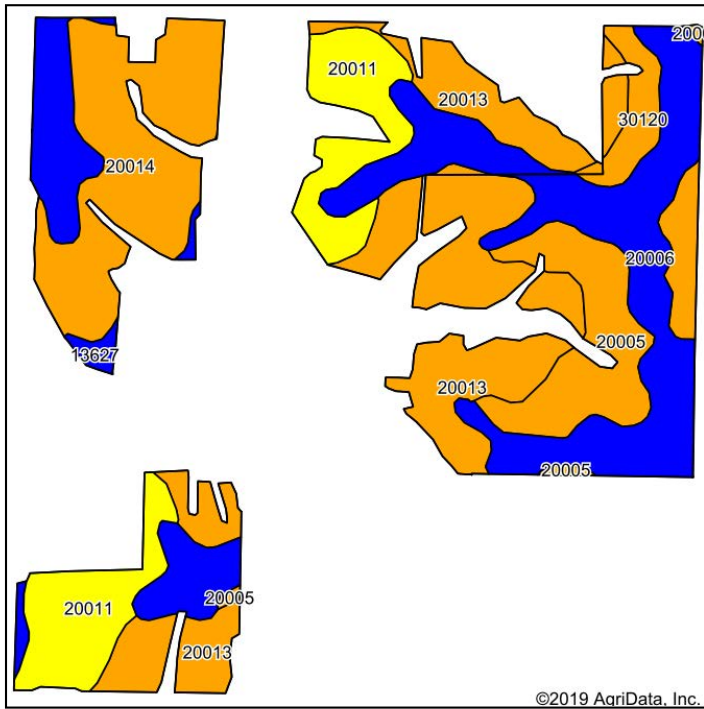
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

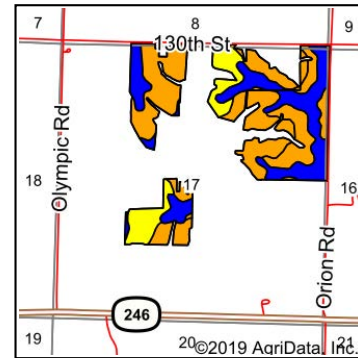
Soils data provided by USDA and NRCS.

277 Acres +/- Nodaway County, MO

Soil Map Tillable



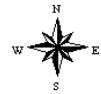
Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **17-66N-33W**
 Township: **Independence**
 Acres: **160.28**
 Date: **3/30/2020**



Maps Provided By:



Area Symbol: MO147, 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
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	46.07	28.7%		IIe	93	93	65	77
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	41.71	26.0%		IIIe	83	83	57	61
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	26.36	16.4%		IIIe	67	67	43	51
20011	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	21.90	13.7%		IVe	64	64	40	48
20005	Lamoni clay loam, 5 to 9 percent slopes	17.81	11.1%		IIIe	61	61	39	55
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.42	2.8%		IIIe	58	58	38	54
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	2.01	1.3%		IIw	80	80	40	64
Weighted Average						*n 77.5	*n 77.5	*n 51.9	*n 61.4

*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.

277 Acres +/- Nodaway 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.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
C=Com Yel GR ; CW=Com Whe GR
SB=Soybn Com GR
HRW=Wht HRW GR ; SRW=Wht SRW GR
H=MIXFG IGS FG ; P=MIXFG IGS GZ
FG=MIXFG LGM FG
FTA=Grass FTA GZ ; LS=Grass FTA LS
AGM=MIXFG AGM FG ; ALF=Alfal FG
*Unless notated on Map

1 inch equals 644 feet

Program Year: 2020

Created: 12/5/2019

Flown: 2018-07-20

- clu
- crp
- plss

**Farm 646
Tract 2911**

277 Acres +/- Nodaway County, MO

FSA 156 EZ pg 1 of 2

Missouri U.S. Department of Agriculture FARM: 646
 Nodaway Farm Service Agency Prepared: 3/30/20 3:34 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 1 of 2
 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					
Farms Associated with Operator:								
70, 5807								
ARC/PLC G/IF Eligibility: Eligible								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
348.89	293.08	293.08	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	293.08	0.0	0.0	0.0			
ARC/PLC								
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default			
NONE	WHEAT, CORN	NONE	NONE	NONE	NONE			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction					
WHEAT	50.9	33	0.0					
CORN	28.1	72	0.0					
Total Base Acres:	79.0							

Tract Number: 2911 Description R-2 S8,17-T66-R33
 FSA Physical Location : Nodaway, MO ANSI Physical Location: Nodaway, MO
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
348.89	293.08	293.08	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	293.08	0.0	0.0	0.0	

FSA 156 EZ pg 2 of 2

Missouri U.S. Department of Agriculture FARM: 646
 Nodaway Farm Service Agency Prepared: 3/30/20 3:34 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 2 of 2
 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.

Other Producers:

277 Acres +/- Nodaway County, MO

FSA 158 pg 1 of 3

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 646

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 03/31/2020
PAGE: 1

Original: TB
Revision: TB
Cropland: 293.08
Farmland: 348.89

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sed	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2911	1	MIXFG	IGS	GZ		N	C	N	I	A	12.94		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 07/18/2019		
	2	MIXFG	IGS	FG		N	C	N	I	A	42.81		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 11/22/2019		
	6	MIXFG	IGS	GZ		N	C	N	I	A	29.55		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	8	MIXFG	IGS	GZ		N	C	N	I	A	5.96		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	10	MIXFG	IGS	GZ		N	C	N	I	A	4.47		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	11	MIXFG	IGS	GZ		N	C	N	I	A	15.30		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	12	MIXFG	IGS	GZ		N	C	N	I	A	24.15		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	13	MIXFG	IGS	GZ		N	C	N	I	A	35.20		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	15	MIXFG	IGS	GZ		N	C	N	I	A	13.57		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	16	MIXFG	IGS	GZ		N	C	N	I	A	26.03		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	17	MIXFG	IGS	FG		N	C	N	I	A	2.42		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 11/22/2019		
	18	MIXFG	IGS	FG		N	C	N	I	A	1.63		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 11/22/2019		
	19	MIXFG	IGS	FG		N	C	N	I	A	2.51		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 11/22/2019		
	20	MIXFG	IGS	GZ		N	C	N	I	A	0.98		Yes		N	3/3/2003	01	CC
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 1313	Signature Date 07/18/2019		
	23	MIXFG	IGS	GZ		N	C	N	I	A	4.57		Yes		N	3/3/2003	01	
	Producer CHRISTOPHER MICHAEL CLARK				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		

FSA 158 pg 2 of 3

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 646

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 03/31/2020
PAGE: 2

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sed	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2911	25	MIXFG	IGS	GZ		N	C	N	I	A	1.49		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		
	26	MIXFG	IGS	GZ		N	C	N	I	A	69.50		Yes		N	3/3/2003	01	
	Producer				Share 100.00		FSA Physical Location Nodaway, Missouri								NAP Unit 4957	Signature Date 11/22/2019		

Tract 2911 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	MIXFG	IGS	FG	N	A	49.37	01	MIXFG	IGS	GZ	N	A	243.71							
Photo Number/Legal Description: R-2						S8,17-T66-R33	Reported on Cropland: 293.08						Difference: 0.00						Reported on Non-Cropland: 0.00	
Cropland: 293.08																				

277 Acres +/- Nodaway County, MO

FSA 158 pg 3 of 3

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 646

Operator Name and Address

REPORT OF COMMODITIES

FARM SUMMARY

PROGRAM YEAR: 2019

DATE: 03/31/2020

PAGE: 3

Original: TB
Revision: TB
Cropland: 293.08
Farmland: 348.89

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 producer's 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.

Crop/Commodity				Variety/Type				Share				Crop/Commodity				Variety/Type				Share			
MIXFG				IGS				78.41				MIXFG				IGS				21.59			
Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	MIXFG	IGS	GZ	N	A	243.71		01	MIXFG	IGS	FG	N	A	49.37									

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, 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

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