



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**

681.3 Acres +/- Nodaway County, MO

Row crop farms are hard to find right now, but here's a good one, and it's priced at a 4.09% rate of return. That's right, a 4.09% rate of return and there's lots of upside potential! It's a combination of two different farms located within a few miles of each other near what remains of the village known as Gaynor. The locations of the individual tracts offer good diversification across a relatively small geographic area. These farms are cash rented through the 2021 farming season and will be available after that. The farms are all in good condition and will make someone a good investment over the years. In addition, there are good hunting opportunities each individual tract. Most of the conservation work has been done and this investment will produce a good rate of return year in and year out.

LOCATION:

The farm is a combination of three individual, non-contiguous tracts. They are generally located in Northeastern Nodaway County, MO.

PRICE:

\$5,076.09/taxable acre or \$3,458,339.13 total.

This combo is also available in individual tracts. (See web for details)

FSA INFORMATION:

See individual tracts for details.

IMPROVEMENTS:

The farm is unimproved except for the tile lines, terraces, fences and gates.

MINERAL RIGHTS:

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

TAXES/TAXABLE ACRES:

(Please see website for aerial photos of individual tracts)

2020 taxes were \$2,348.53 on 681.3 taxable acres.

RENTAL STATUS:

Both tracts are rented to the current Tenant extending the cash rent Lease through 2022 at the same terms. All farmland cash rent Leases and Hunting Leases of \$8,250.00 bring in \$121,042.71/year on 538.75 tillable acres. The balance of the farm is timber, ditches and other non-tillable (there are several ponds). This timber makes for excellent hunting and the farms produce good steady hunt lease income each year.

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.



TRACT 1: 560.3 ACRES +/- NODAWAY CO. MO

TRACT 2: 121 ACRES +/- NODAWAY CO. MO

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.

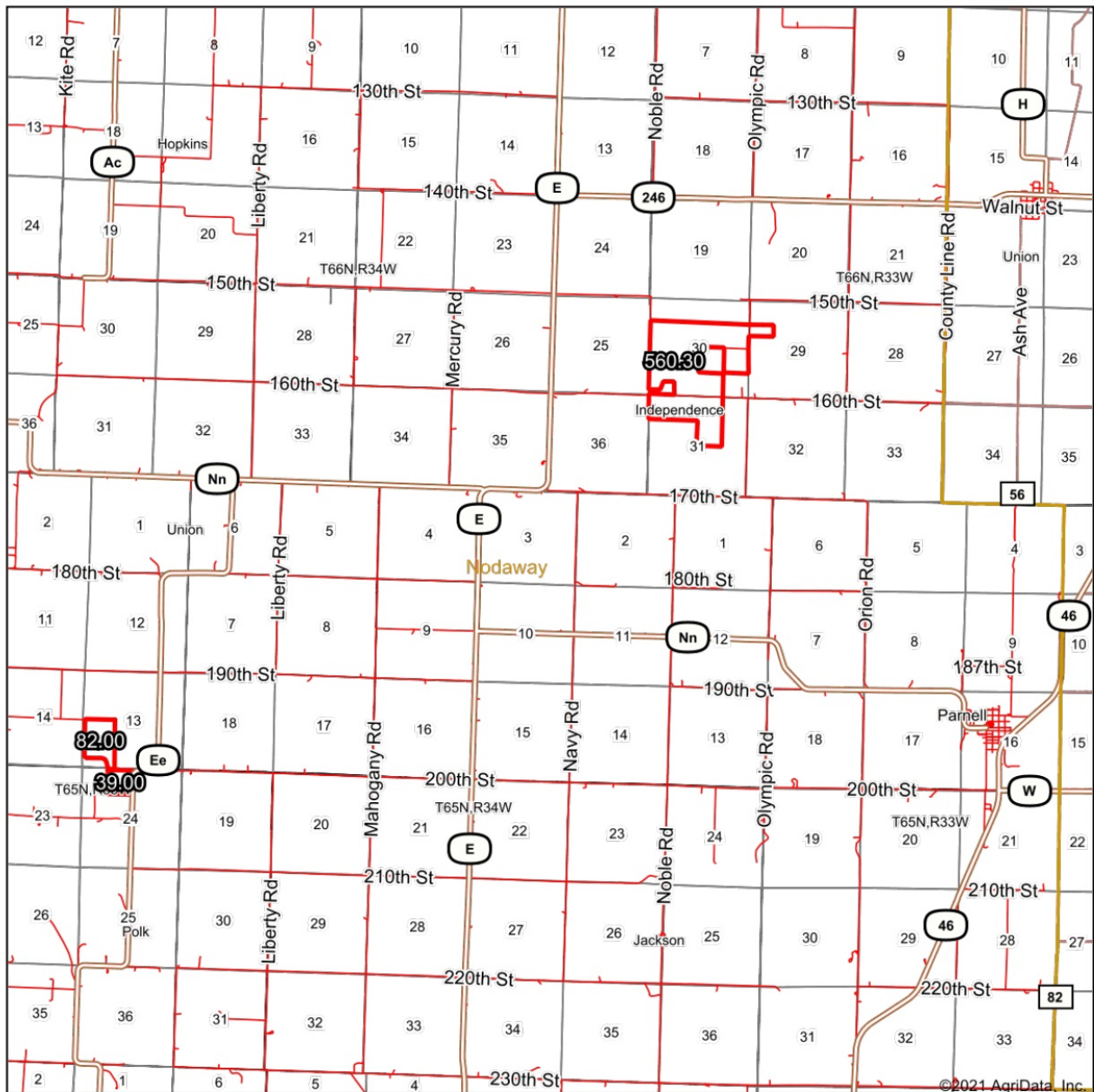
It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

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

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

681.3 Acres +/- Nodaway County, MO
Driving Overview Map

OverView Map



www.BarnesRealty.com
(800) 648-3177

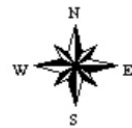
Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

map center: 40° 27' 52.18, -94° 42' 25.29

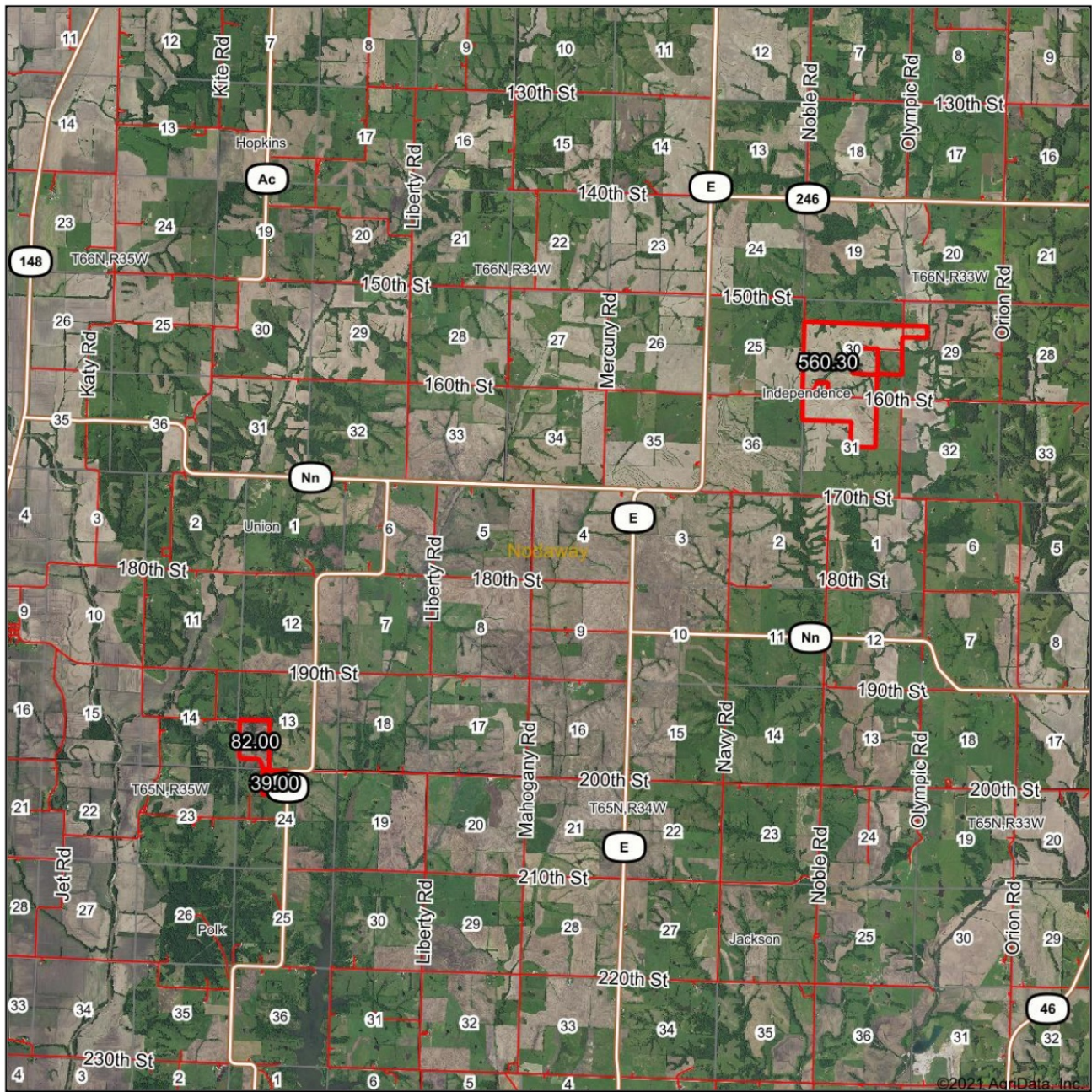
0ft 8299ft 16598ft



1/25/2021

681.3 Acres +/- Nodaway County, MO
Surety Map

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 40° 27' 51.79, -94° 44' 13.28

0ft 8299ft 16598ft

4-65N-34W
Nodaway County
Missouri

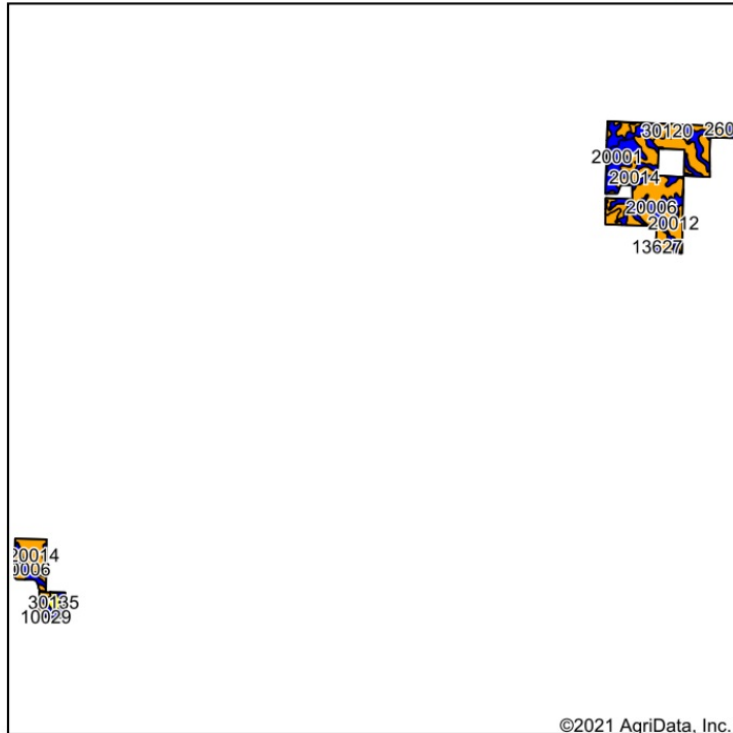


1/25/2021

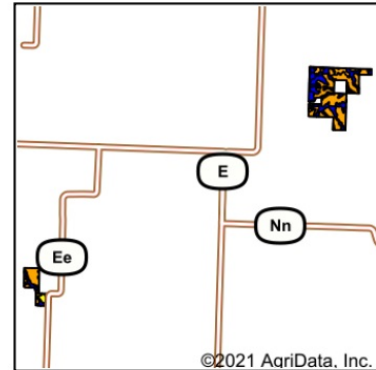
Field borders provided by Farm Service Agency as of 5/21/2008.

681.3 Acres +/- Nodaway County, MO Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Nodaway**
Location: **4-65N-34W**
Township: **Independence**
Acres: **681.3**
Date: **1/25/2021**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 22

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
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	321.27	47.2%		IIle	75	75	57	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	177.31	26.0%		Ile	93	93	78	80
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	53.27	7.8%		IIle	78	78	59	58
20001	Macksburg silty clay loam, 2 to 5 percent slopes, eroded	42.51	6.2%		Ile	83	83	74	69
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	26.51	3.9%		IIle	70	69	68	60
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	22.30	3.3%		IIw	77	77	52	67
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	11.27	1.7%		IVe	65	65	60	46
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	9.53	1.4%		IIle	70	70	62	63
20005	Lamoni clay loam, 5 to 9 percent slopes	7.67	1.1%		IIle	63	63	57	55
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	4.15	0.6%		IIle	86	86	66	65
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	3.97	0.6%		IIw	96	95	68	95
26000	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.54	0.2%		IIw	85	85	69	78
Weighted Average						*n 80.1	*n 80.1	*n 64.2	*n 63.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.