



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

560.3 Acres +/- Nodaway County, MO

Great income and great hunting!

Take a look at this reasonably priced row crop-hunting farm. It has lots of good row crop farmland and some really good tracts of timber that will offer excellent deer and turkey hunting. It's well located on good roads in Northeast Nodaway County and it has a very good long-term cash rent contract in place through the 2022 farming seasons from a solid long-term renter. A hunting lease is available for the 2021 season. With the leases that are in place right now, you can earn almost 4.17% on your money on this farm!!!

LOCATION:

This property is located approximately 4 miles Southwest of the town of Sheridan, Mo, approx. 1.5 miles East off of State Route E from the former town of Gaynor, MO.

PRICE AND TERMS:

\$5,036.53/taxable acre or \$2,821,967.71 total. This is also being sold as a tract in combo of 681.3 acres +/- Nodaway County, MO.

FSA INFORMATION:

Extensive FSA information (See website for details)

Please see our website for more details.

Farmland: 561.02 acres

Cropland: 471.27 acres

IMPROVEMENTS:

The farm is unimproved.

REAL ESTATE TAXES/TAXABLE ACRES:

2020 taxes were \$1,967.82 on 560.3 taxable acres.

MINERAL RIGHTS:

The current owner is not retaining any mineral rights.

RENTAL STATUS:

The tenant has a cash rent lease through 2022. 471.2 acres are cash rented at \$198.00/ tillable acre for total cash rent income of \$93,297.60 per year and there is a hunting lease for \$5,000.00. The total annual income for the farm is \$98,297.60.

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.

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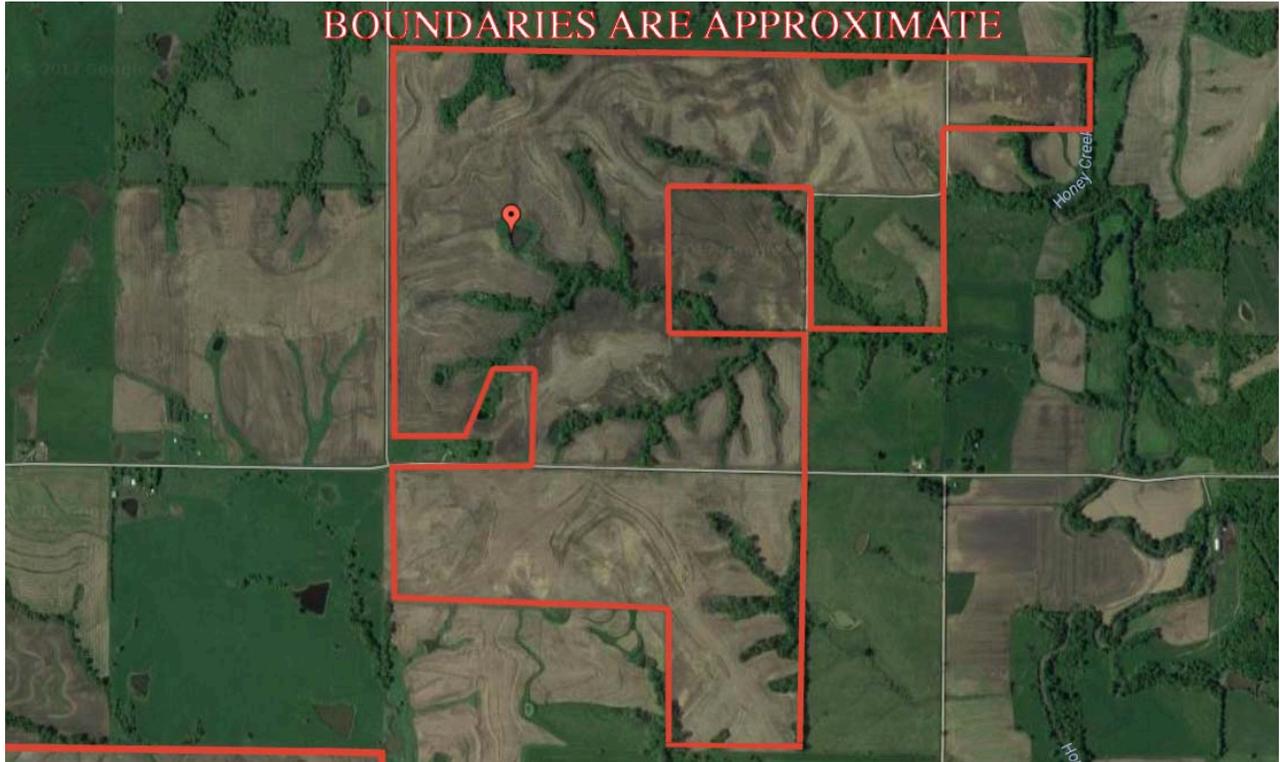
This information is thought to be accurate; however, it is subject to verification and no liability for errors and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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:

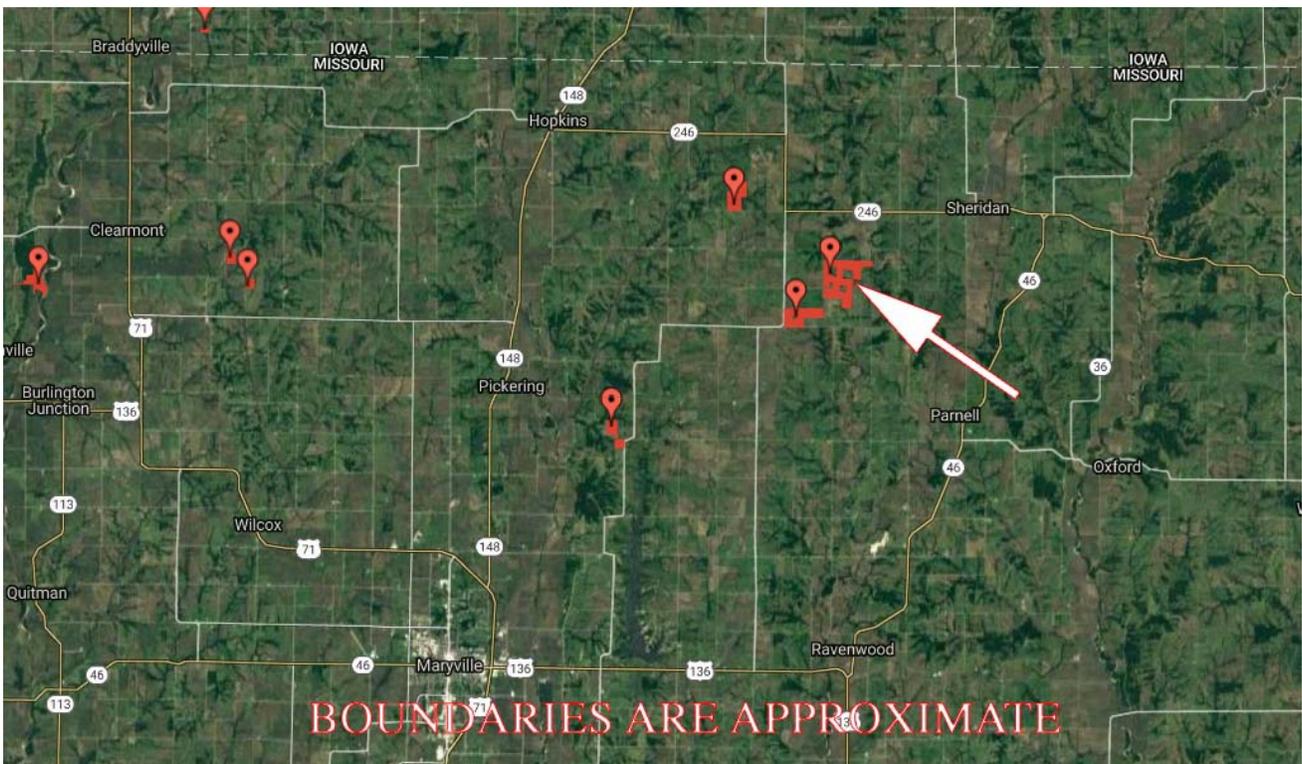
RICK BARNES, BROKER, BARNES REALTY COMPANY 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



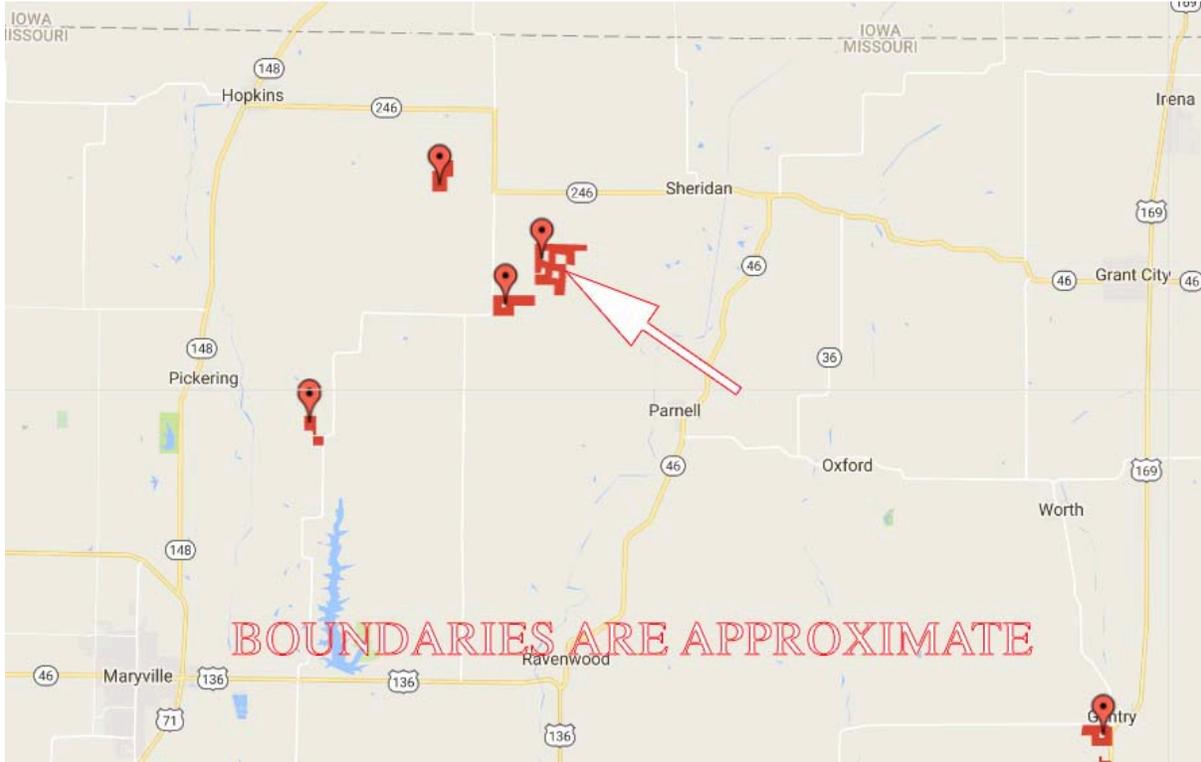
560.3 Acres +/- Nodaway County, MO
Google Aerial



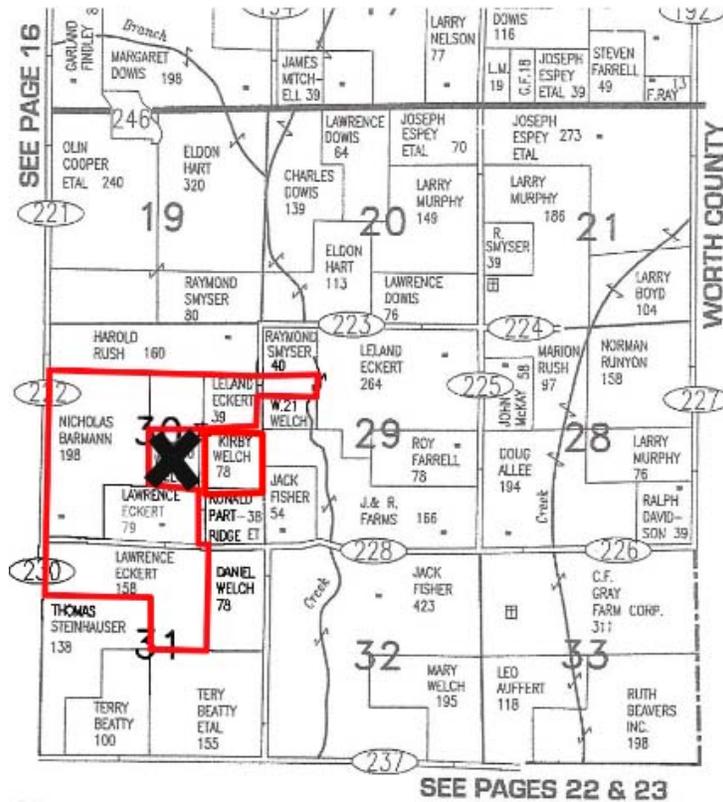
General Location Map



560.3 Acres +/- Nodaway County, MO Driving Map

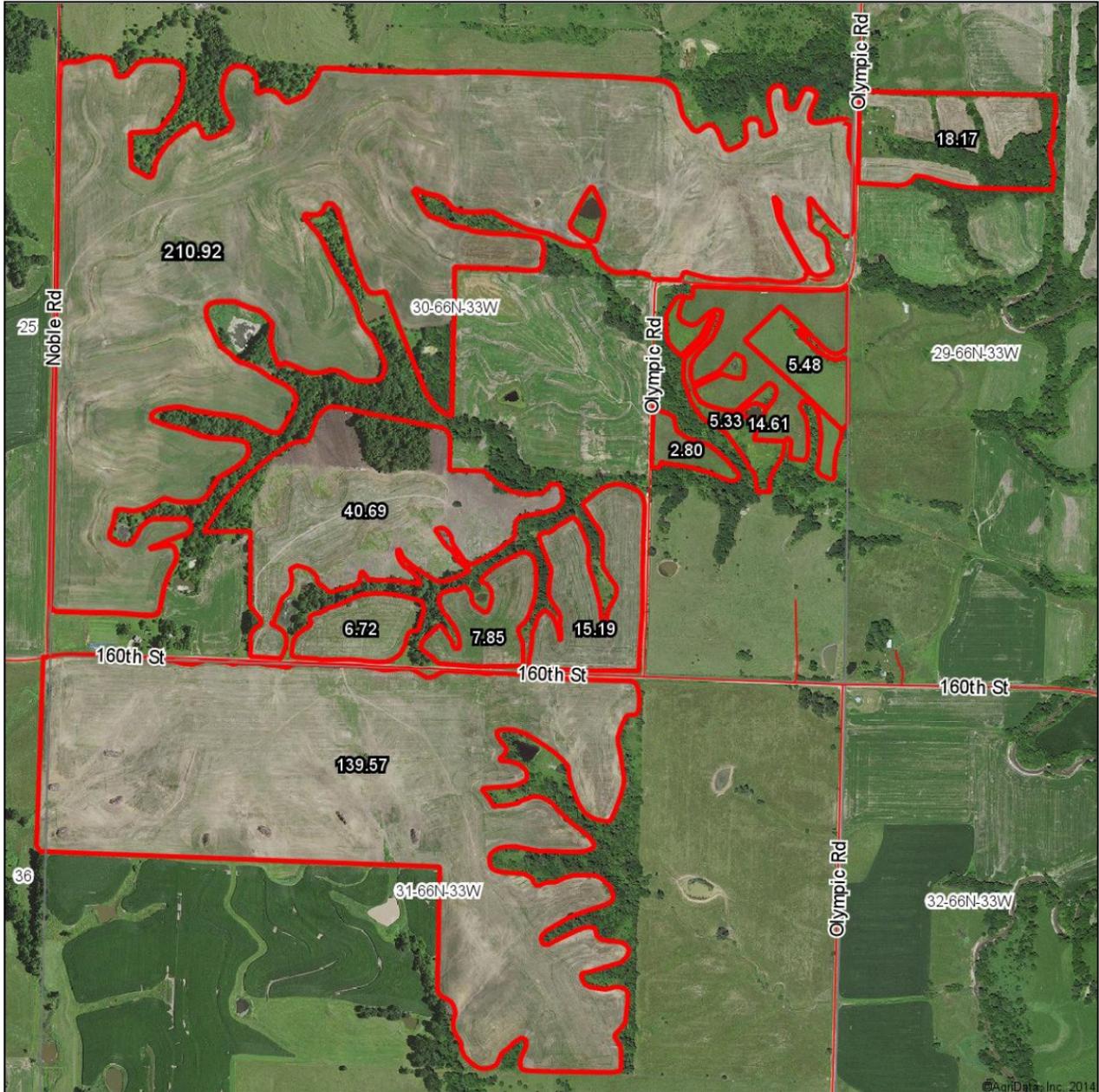


Plat Map



560.3 Acres +/- Nodaway County, MO
Surety Map
With Estimated Tillable Acreage

Aerial Map

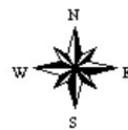


map center: 40° 29' 23.02, 94° 40' 36.02
scale: 11950

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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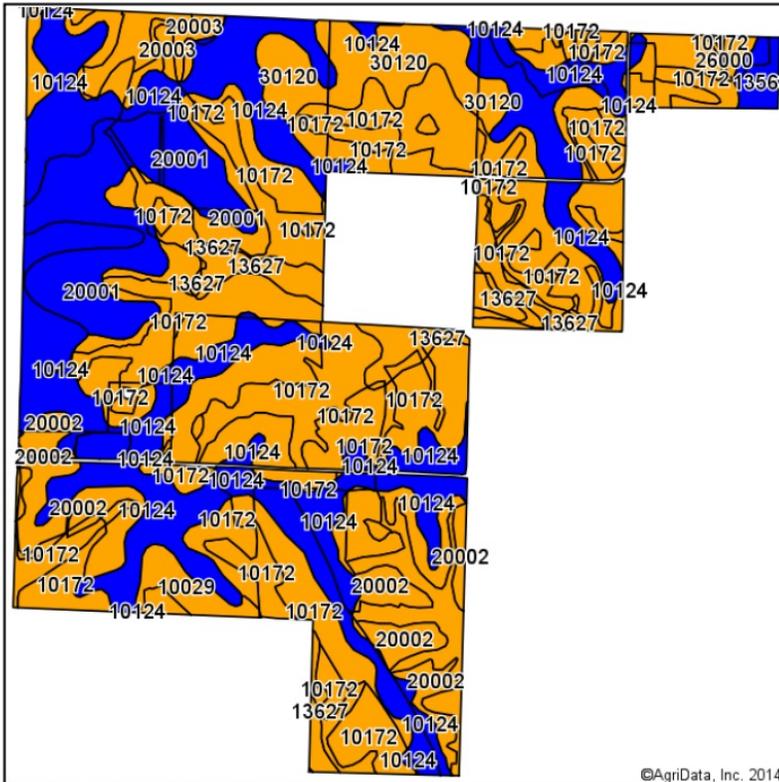
30-66N-33W
Nodaway County
Missouri



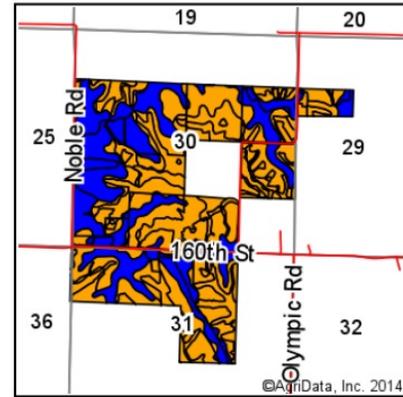
12/17/2014

560.3 Acres +/- Nodaway County, MO Soil Map

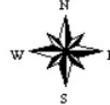
Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **30-66N-33W**
 Township: **Independence**
 Acres: **575.51**
 Date: **12/16/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO147, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	NCCPI Overall	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	263.45	45.8%		IIIe	61	
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	147.05	25.6%		IIe	75	
20002	Shelby clay loam, 5 to 9 percent slopes, eroded	55.05	9.6%		IIIe	66	
20001	Macksburg silty clay loam, 2 to 5 percent slopes, eroded	42.40	7.4%		IIe	58	
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	26.70	4.6%		IIIe	51	
13627	Colo-Judson silty clay loams, 0 to 5 percent slopes	22.31	3.9%		IIIe	90	
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	8.04	1.4%		IIIe	59	
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	4.69	0.8%		IIw	81	
20003	Shelby loam, 5 to 9 percent slopes	4.25	0.7%		IIIe	89	
26000	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.57	0.3%		IIIw	79	
Weighted Average						65.9	

Area Symbol: MO147, Soil Area Version: 14

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

***560.3 Acres +/- Nodaway County, MO
Aerial Photos***



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