



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**

121 Acres +/- Nodaway County, MO

Here's a good farm with a great location northeast of Maryville on State Route EE. It lies alongside the highway and rural water is available. Farms in this area are hard to come by so take a look at this one. It might be just the thing you are looking for. It's got a good cash rent contract in place that pays almost a 3.89% rate of return and there is a good opportunity for additional income with a hunting lease.

LOCATION:

Take Highway 136 east out of Maryville to Highway EE, go north on EE approx. 7 miles. Farm will be on the west side of the highway

PRICE:

\$5,259.27/taxable acre or \$636,371.42 total. (This is also being sold as a tract in combo of 681.3 acres +/- Nodaway, County, MO)

FSA INFORMATION:

See Attached FSA information.

IMPROVEMENTS:

These tracts have no improvements

TAXES/TAXABLE ACRES:

2020 taxes were \$380.71 on 121 taxable acres.

RENTAL STATUS:

The current Tenant extended a cash rent Lease through 2021 at the same terms. The annual lease brings in \$198.00/tillable acre or \$19,023.84/year on 96.08 tillable acres. There is a Hunting Lease on the property through 2021 for \$3,250/year. The total leased income is therefore \$22,273.84.

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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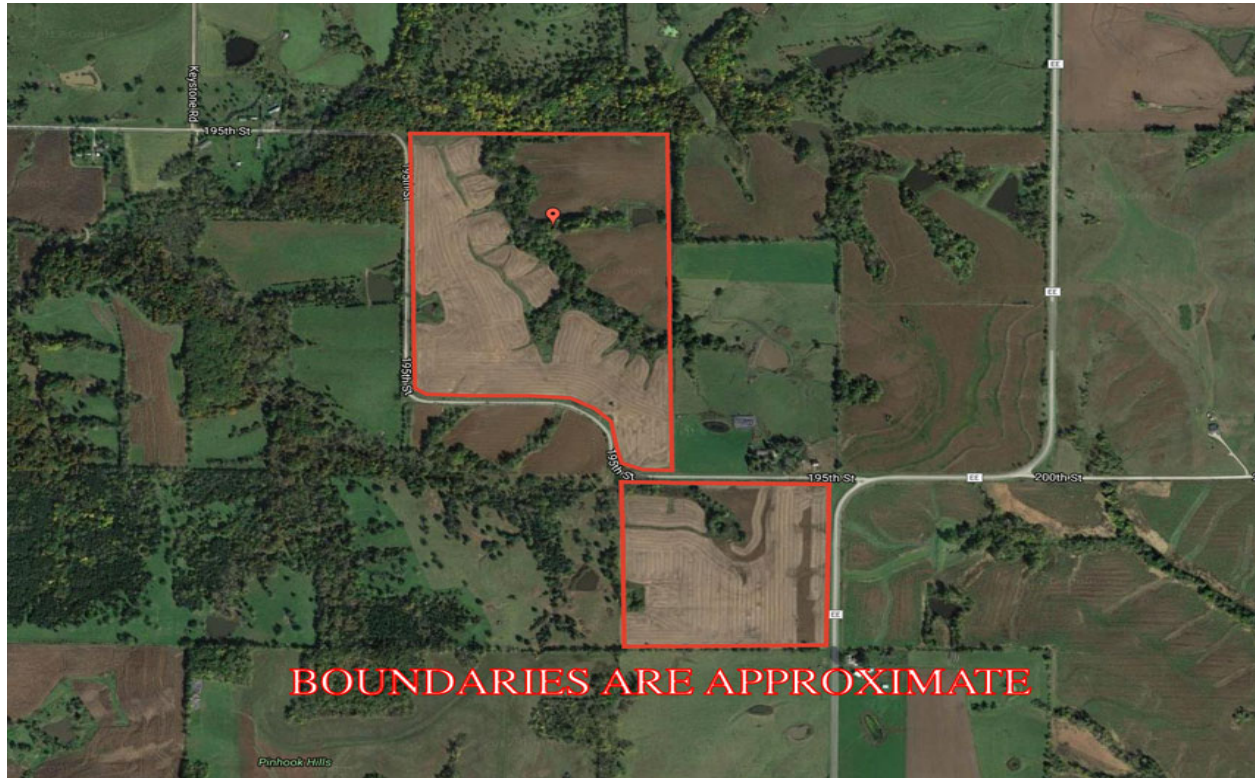
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy 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:

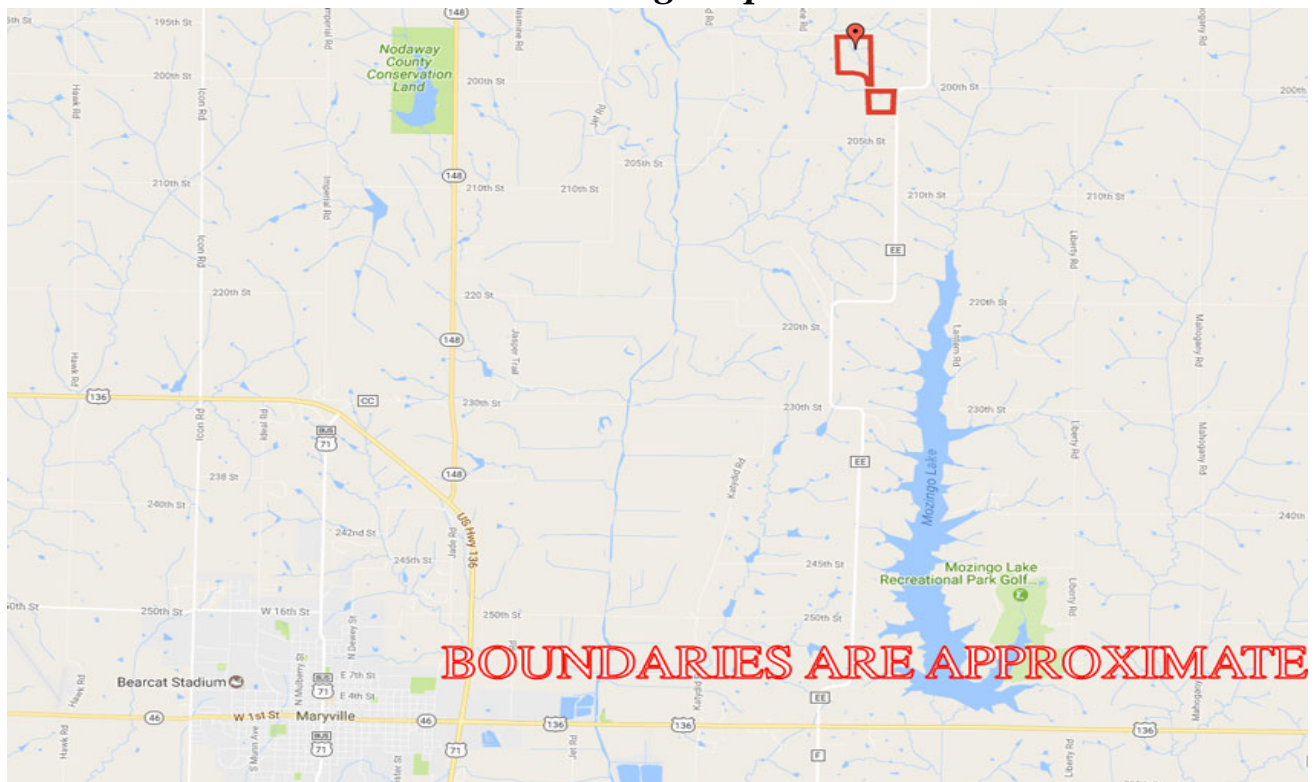
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



121 Acres +/- Nodaway County, MO
Google Aerial

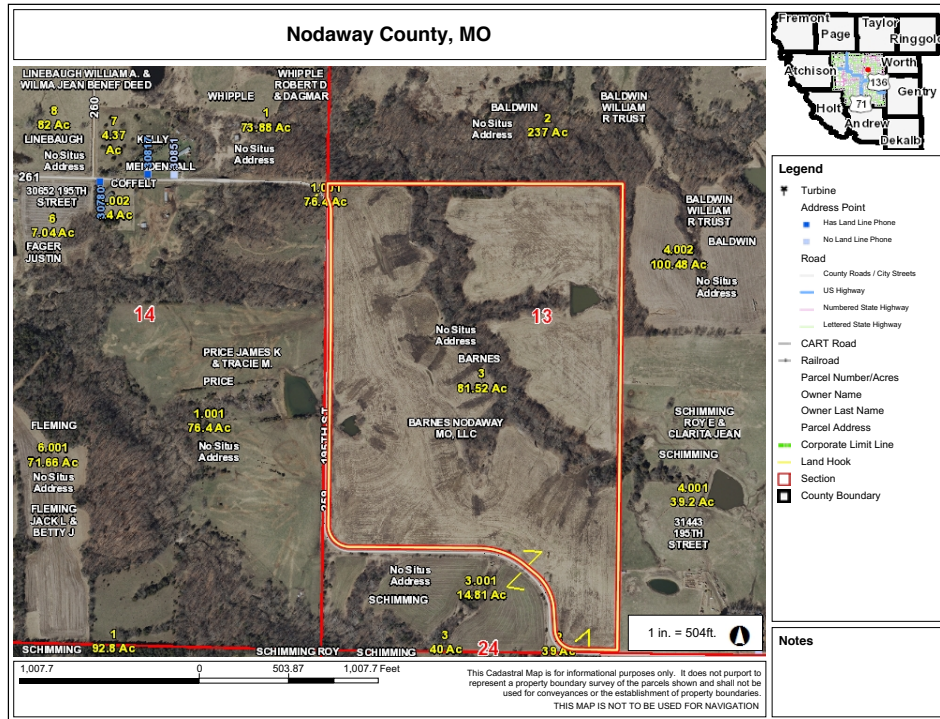


Driving Map

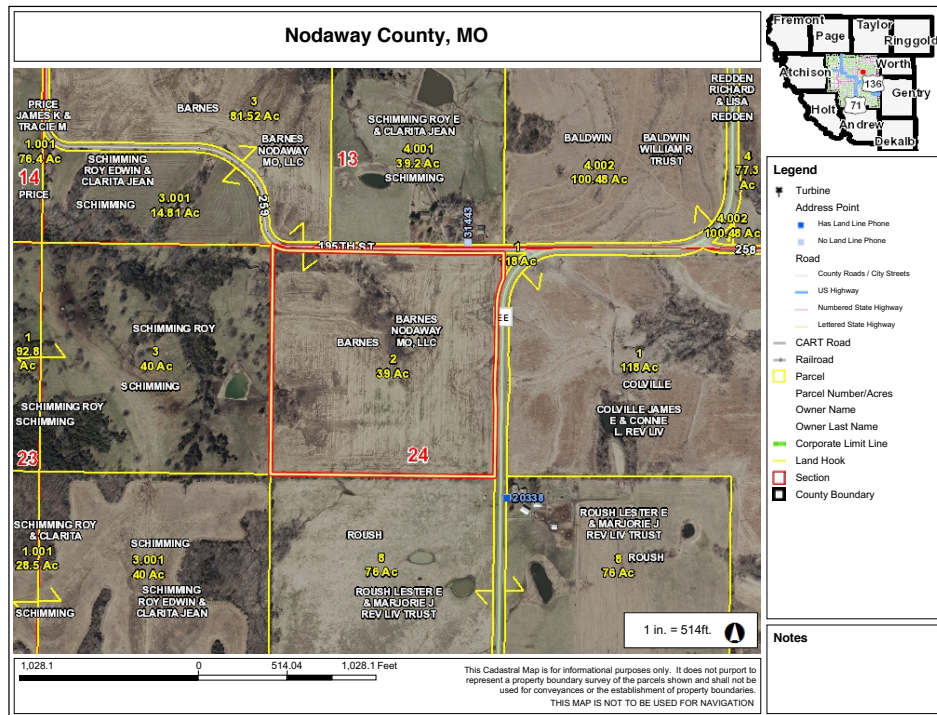


121 Acres +/- Nodaway County, MO

Tax Map North 82 Acres



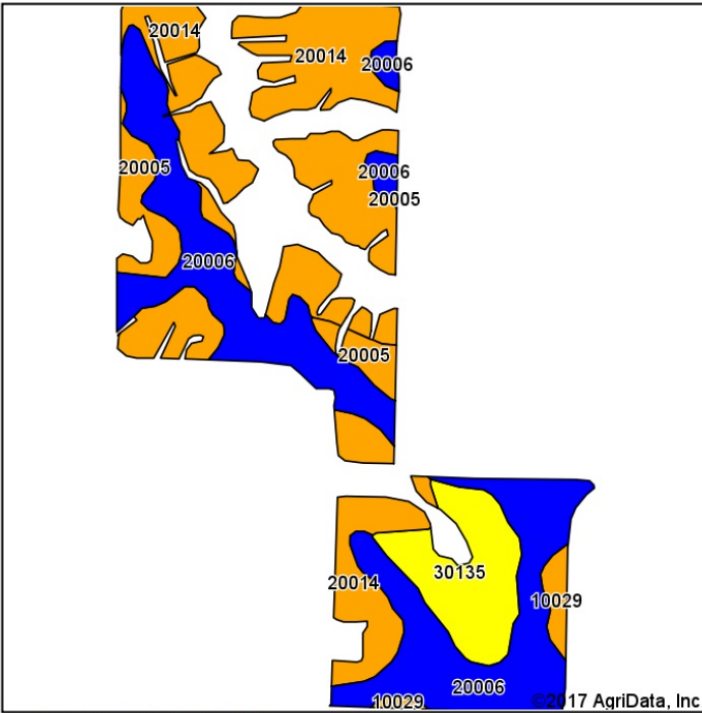
Tax Map South 39 Acres



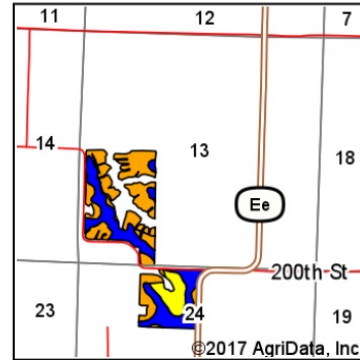
121 Acres +/- Nodaway County, MO

Tillable Acres Map

Soils Map

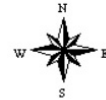


Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **24-65N-35W**
 Township: **Polk**
 Acres: **93.14**
 Date: **1/25/2017**

Maps Provided By



Area Symbol: MO147, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | NCCPI Overall |
|-------------------------|--|-------|------------------|----------------------|------------------|---------------|
| 20014 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 39.67 | 42.6% | | IIIe | 68 |
| 20006 | Sharpsburg silty clay loam, 2 to 5 percent slopes | 35.75 | 38.4% | | IIe | 93 |
| 30135 | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded | 10.30 | 11.1% | | IVe | 58 |
| 20005 | Lamoni clay loam, 5 to 9 percent slopes | 5.63 | 6.0% | | IIIe | 61 |
| 10029 | Higginsville silty clay loam, 5 to 9 percent slopes, eroded | 1.79 | 1.9% | | IIIe | 59 |
| Weighted Average | | | | | | 75.9 |

Area Symbol: MO147, Soil Area Version: 17

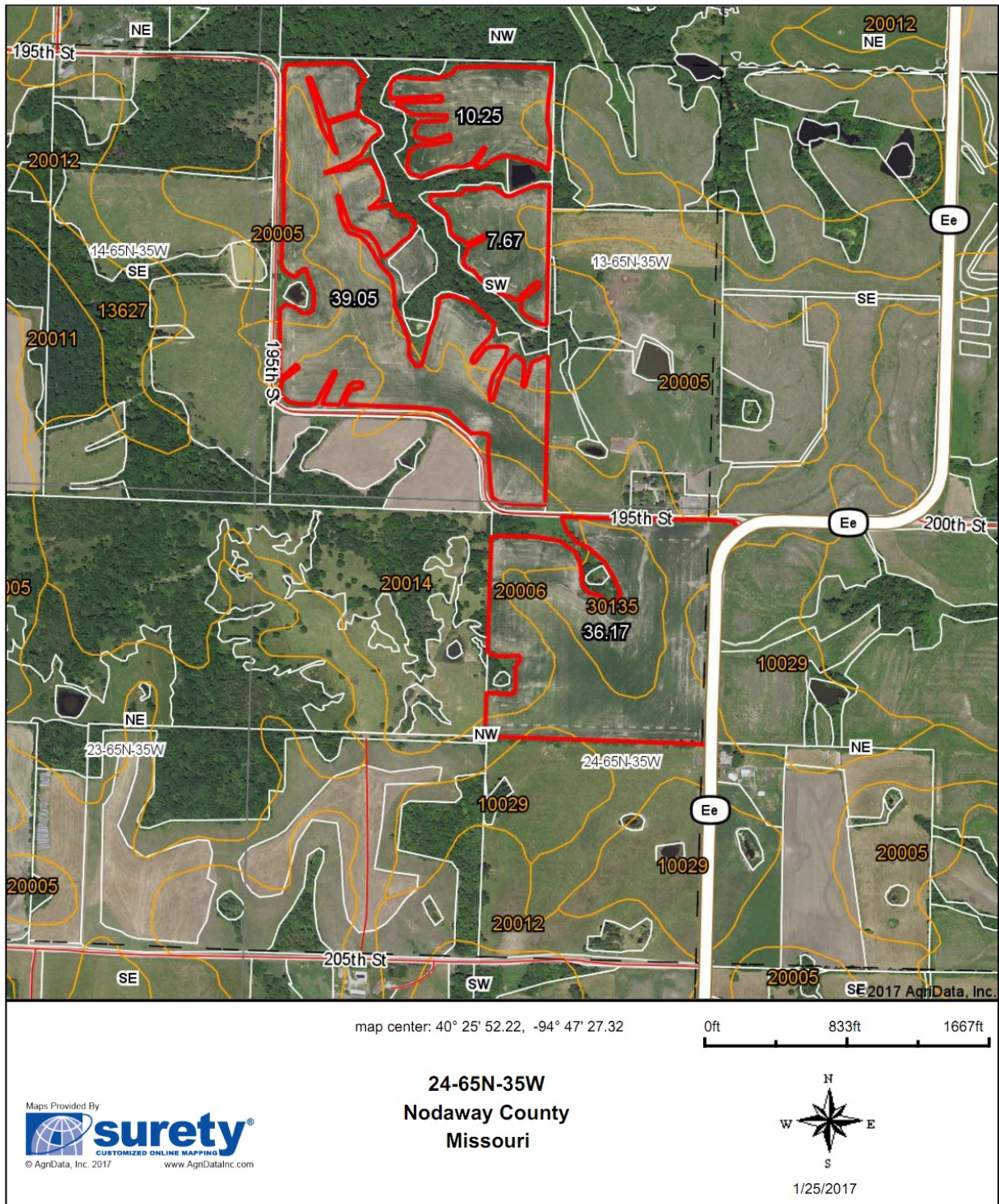
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

121 Acres +/- Nodaway County, MO

Surety Map

Aerial Map



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

121 Acres +/- Nodaway County, MO

FSA 156EZ

Missouri
Nodaway

U.S. Department of Agriculture
Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

FARM: 8156

Prepared: 1/27/17 1:57 PM

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 |
| | 2014 DIV 2137=8154+8155+8156 | |

Farms Associated with Operator:
4407, 4697, 4987, 6463, 6679, 6748, 8384, 8423

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 121.34 | 109.82 | 109.82 | 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 | 109.82 | 0.0 | 0.0 | 0.0 | | | |

| | ARC-IC NONE | ARC-CO CORN , SOYBN | ARC/PLC | PLC NONE | PLC-Default NONE |
|--------------------------|---------------------|------------------------|------------------|------------------------------|---------------------|
| Crop | | | | | |
| | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction | |
| CORN | 46.2 | | 119 | 0.0 | |
| SOYBEANS | 46.2 | | 39 | 0.0 | |
| Total Base Acres: | 92.4 | | | | |

Tract Number: 10367 **Description:** S13,24-T65-R35

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 121.34 | 109.82 | 109.82 | 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 | 109.82 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 46.2 | | 119 | 0.0 |
| SOYBEANS | 46.2 | | 39 | 0.0 |
| Total Base Acres: | 92.4 | | | |

Owners:

Other Producers: ' _____

121 Acres +/- Nodaway County, MO

FSA 578

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 8156

Operator Name and Address

64482-0261

PROGRAM YEAR: 2016

DATE: 1-27-2017

PAGE: 1

Original: _____

Revision: _____

Cropland: 109.82

Farmland: 121.34

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 |
|--------------|-----------|----------------|--------------|---------|---------|------------|----------|----------------|------------|------------|----------------|-------------------|---------------------|-----------|----------|-------------------|---------------|-----------------|----------|
| 10367 | 5 | CORN | WHE | N | GR | | | C | N | I | A | 36.17 | | Yes | | | 4-15-2016 | 01 | |
| | | Producer | | | | | | | Share | 50.00 | | | RMA Unit | | | | | NAP Unit | 3831 |
| | | | | | | | | | 50.00 | | | | | | | | | | |
| | 9 | CORN | WHE | N | GR | | | C | N | I | A | 10.25 | | Yes | | | 4-15-2016 | 01 | |
| | | Producer | | | | | | | Share | 50.00 | | | RMA Unit | | | | | NAP Unit | 3831 |
| | | | | | | | | | 50.00 | | | | | | | | | | |
| | 10 | CORN | WHE | N | GR | | | C | N | I | A | 7.67 | | Yes | | | 4-15-2016 | 01 | |
| | | Producer | | | | | | | Share | 50.00 | | | RMA Unit | | | | | NAP Unit | 3831 |
| | | | | | | | | | 50.00 | | | | | | | | | | |
| | 19 | CORN | WHE | N | GR | | | C | N | I | A | 43.56 | | Yes | | | 4-15-2016 | 01 | |
| | | Producer | | | | | | | Share | 50.00 | | | RMA Unit | | | | | NAP Unit | 3831 |
| | | | | | | | | | 50.00 | | | | | | | | | | |
| | 100 | GRASS | FTA | N | LS | | | C | N | I | A | 12.17 | | Yes | | | 3-3-2003 | 01 | |
| | | Producer | | | | | | | Share | 50.00 | | | RMA Unit | | | | | NAP Unit | 3831 |
| | | | | | | | | | 50.00 | | | | | | | | | | |

| 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 | CORN | WHE | N | GR | 97.65 | | 01 | GRASS | FTA | N | LS | 12.17 | | | | | | | | |

Photo Number/Legal Description: S13,24-T65-R35

Cropland: 109.82

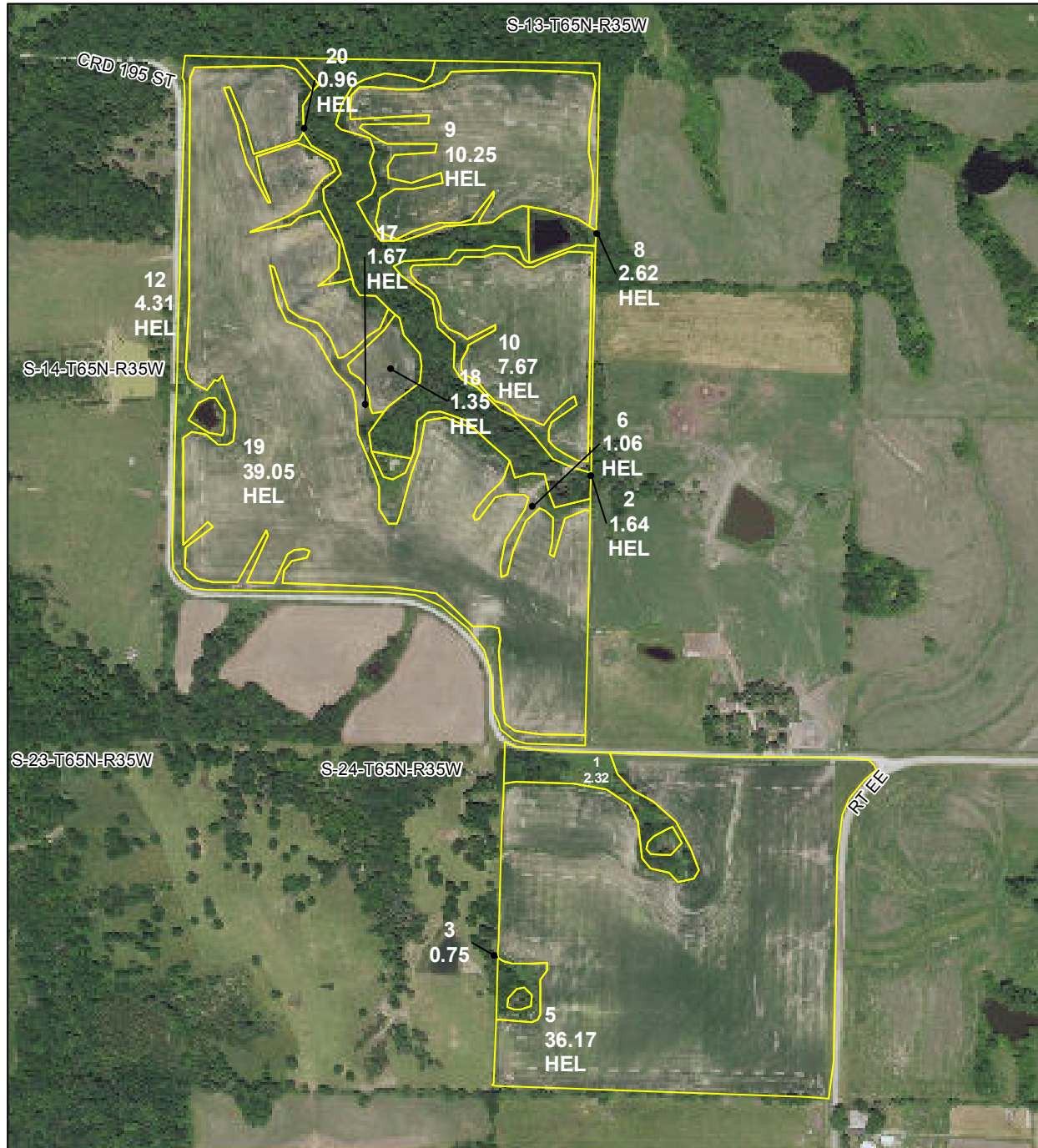
Reported on Cropland: 109.82

Difference: 0.00

Reported on Non-Cropland: 0.00

121 Acres +/- Nodaway County, MO

FSA Aerial



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 Whe GR
SB=Soybean Corn 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 493 feet

Program Year: 2017

Created: 11/23/2016

Flown: 2016-06-15

- clu
- crp
- plss

Farm 8156
Tract 10367



121 Acres +/- Nodaway County, MO
Aerial Photos



121 Acres +/- Nodaway County, MO



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