



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

25 Acres +/- Andrew County, MO

This affordable plot has electricity and is easy to get to just North East of St Joseph, MO. Good soils and Cash rent income!

LOCATION:

Just Northwest of the Union Star, MO. West on Hwy 169 to M Rd, North on M to 221, East on 221 to 216 and North approx. 2 miles.
Latitude 40.010271, Longitude -94.689547

PRICE:

\$4,250.00/acre or \$106,250.00 total

**PRICE REDUCED! \$3,995.00/acre or
\$99,875.00 TOTAL**

FSA INFORMATION:

Please see attached FSA information.

IMPROVEMENTS:

These tracts are unimproved.

TAXES/TAXABLE ACRES:

2020 taxes were \$62.75

RENTAL STATUS:

Full possession is available at closing

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. Brokers should call our office for details of our Co-Brokerage Policy.

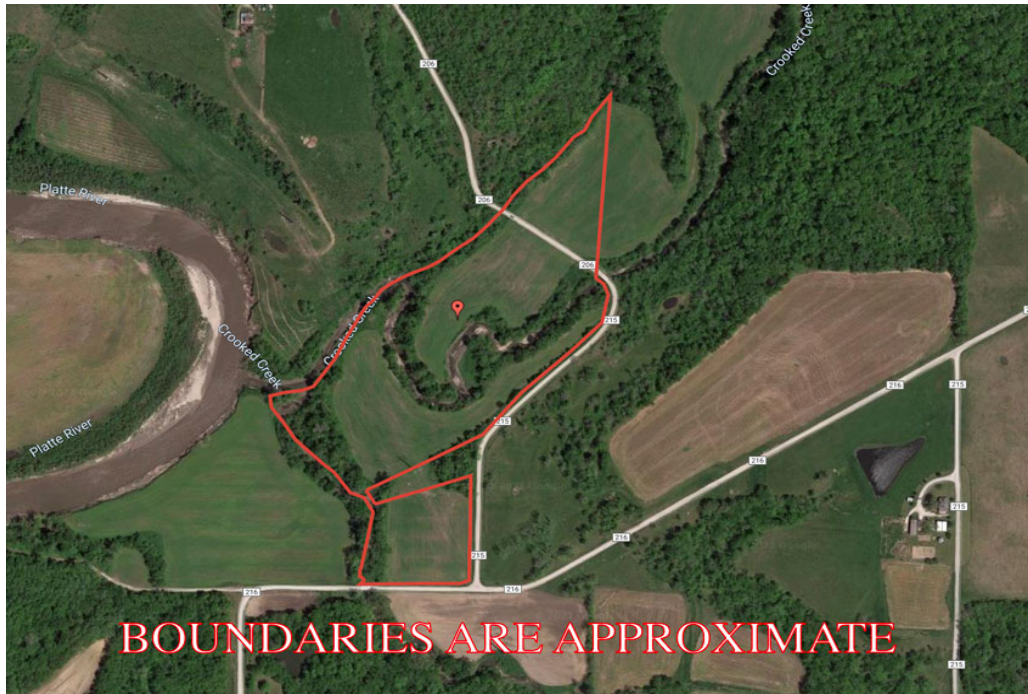
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

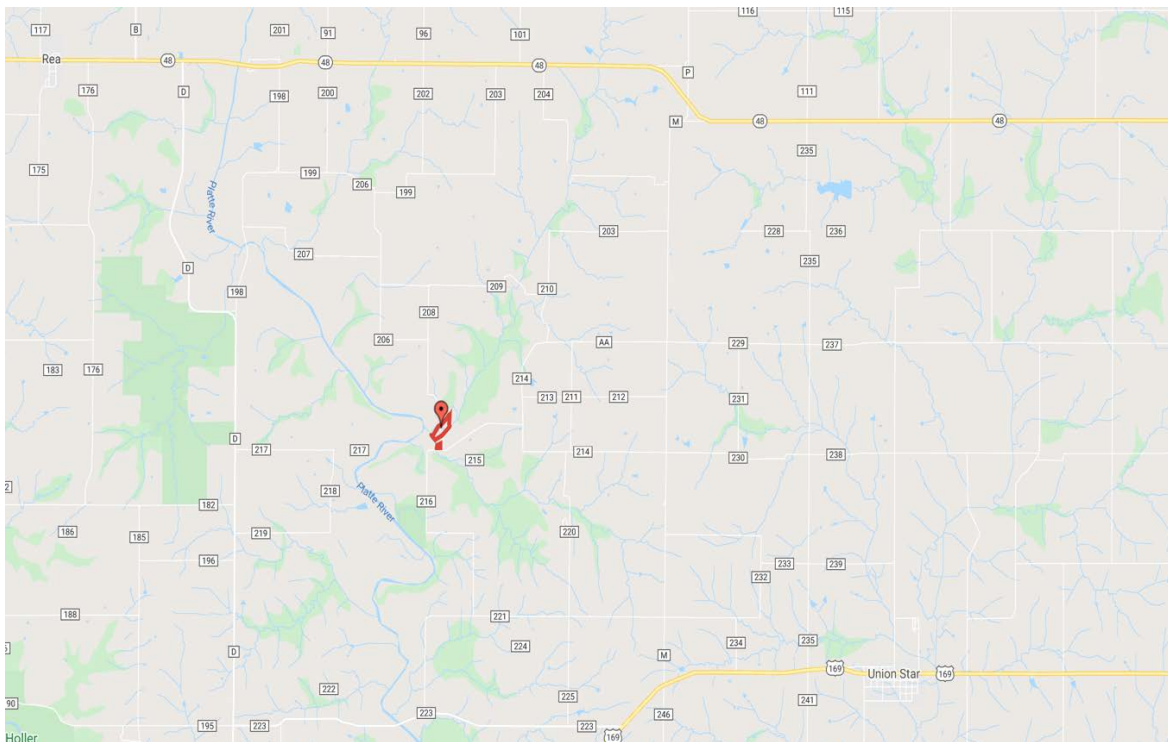
All inquiries, inspections, appointments, and offers must be sent through:

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

25 Acres +/- Andrew County, MO
Aerial Map

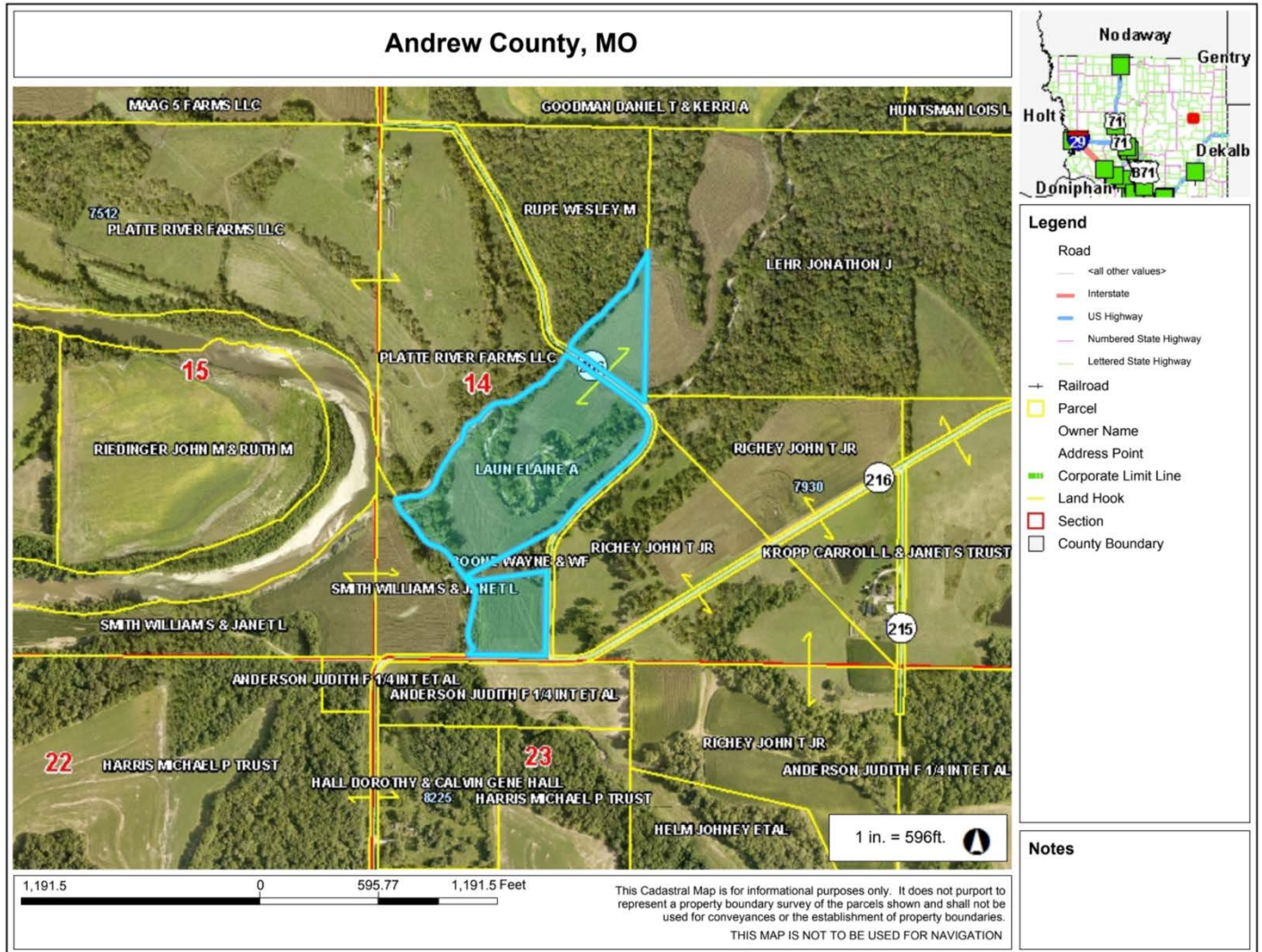


Driving Map



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

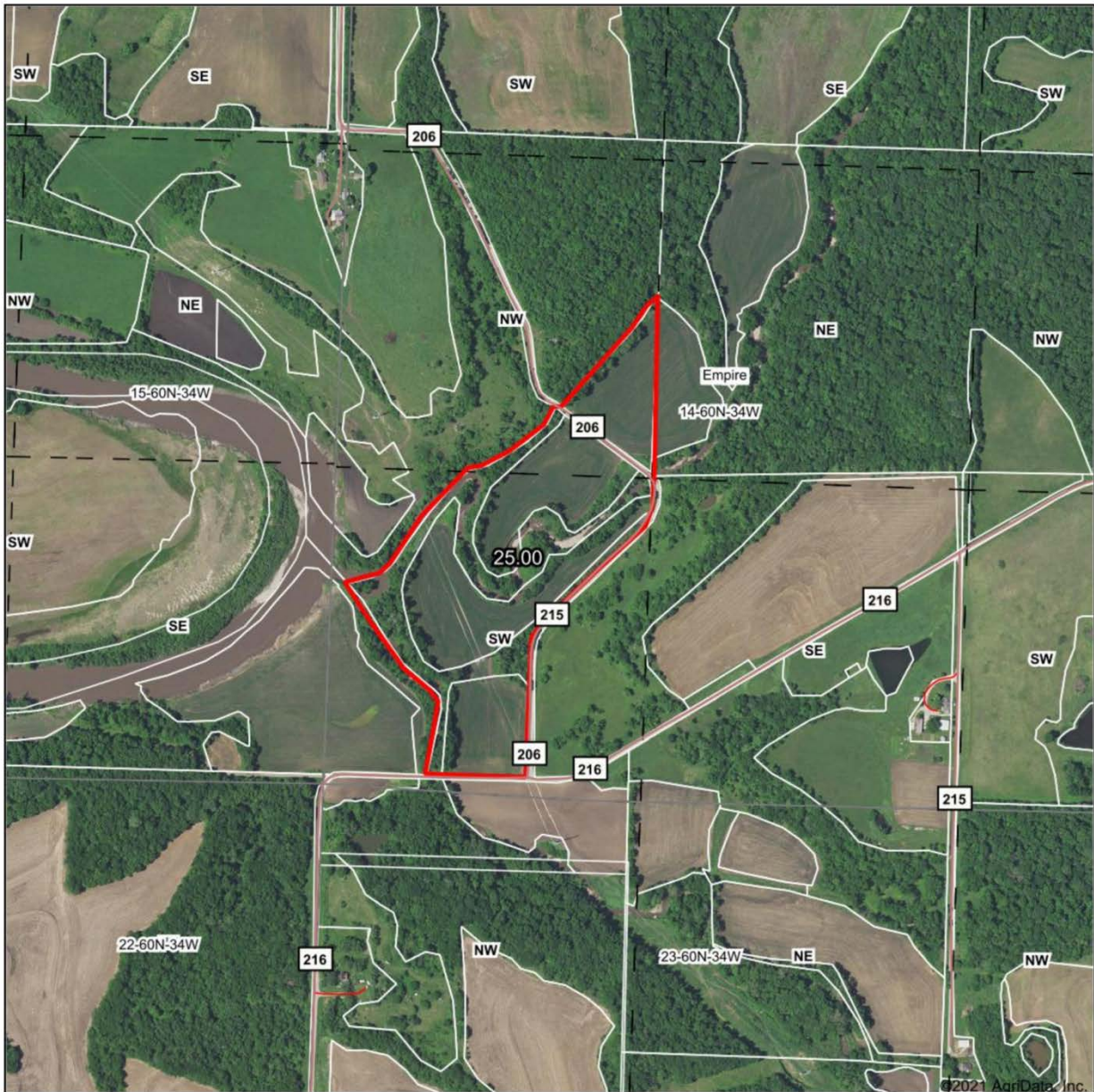
25 Acres +/- Andrew County, MO Tax Map



25 Acres +/- Andrew County, MO

Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By:

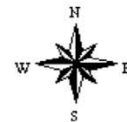


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Map Center: 40° 0' 46.28, -94° 41' 14.6

0ft 644ft 1287ft

14-60N-34W
Andrew County
Missouri



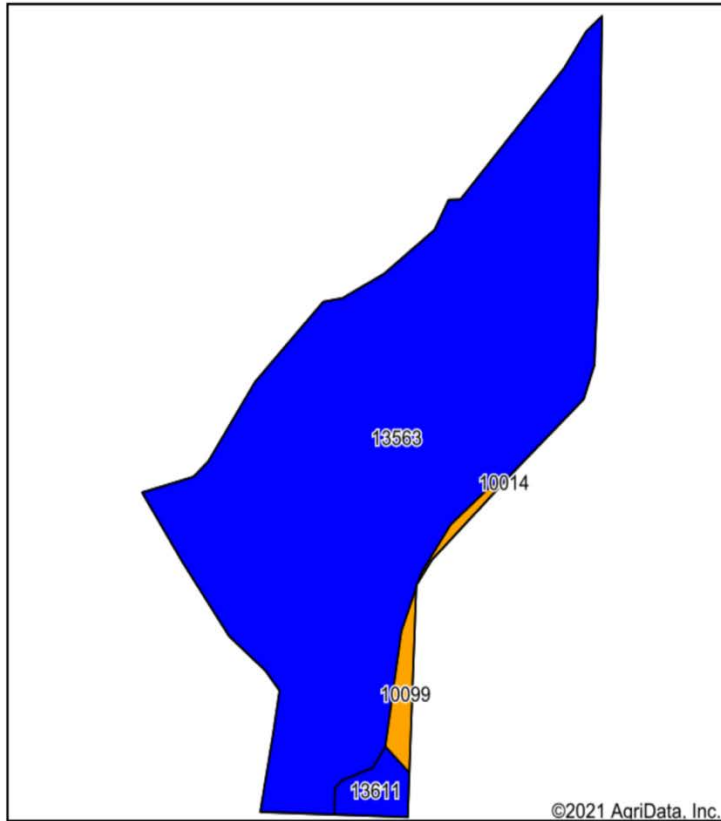
1/29/2021

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

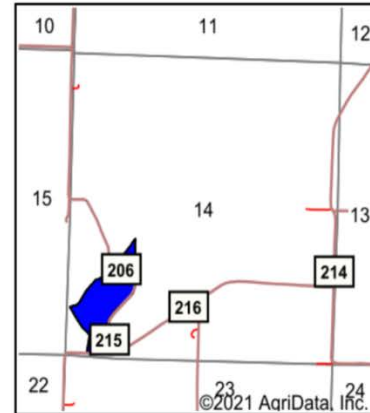
25 Acres +/- Andrew County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **14-60N-34W**
 Township: **Empire**
 Acres: **25**
 Date: **1/29/2021**



Maps Provided By:



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
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	23.83	95.3%		Ilw	96	95	68	95
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.59	2.4%		Ille	91	91	67	71
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.58	2.3%		Ilw	81	75	34	80
Weighted Average						*n 95.5	*n 94.4	*n 67.2	*n 94.1

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

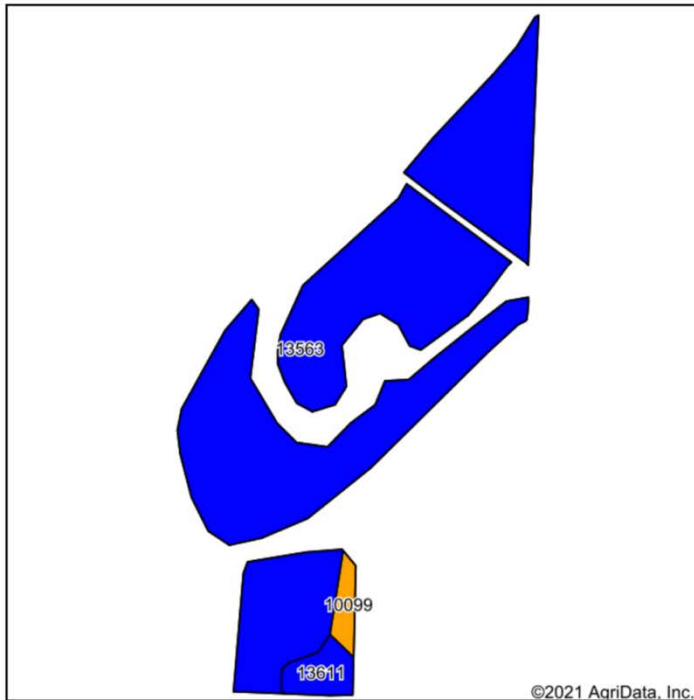
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

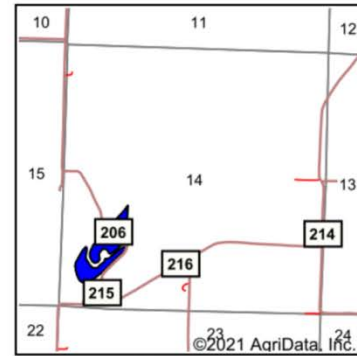
25 Acres +/- Andrew County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Andrew**
 Location: **14-60N-34W**
 Township: **Empire**
 Acres: **16.98**
 Date: **1/29/2021**



Maps Provided By:



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
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	16.02	94.3%		Ilw	96	95	68	95
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.61	3.6%		Ilw	81	75	34	80
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.35	2.1%		Ille	91	91	67	71
Weighted Average						*n 95.4	*n 94.2	*n 66.8	*n 94

*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.

25 Acres +/- Andrew 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.

Andrew Co. FSA

C=Com-Yel-gr CW=Corn-Whe-gr
Amy=Corn-Amy-gr Wxy=Corn-Wxy-gr
SB=Soybn-com-gr Milo=Sorgh-grs-gr
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 245 feet

Program Year: 2019

Created: 10/12/2018

Flown: 2016-06-15

- clu
- crp
- plss

Farm 842
Tract 1803

25 Acres +/- Andrew County, MO

FSA 156 EZ

Missouri	U.S. Department of Agriculture	FARM: 842
Andrew	Farm Service Agency	Prepared: 12/6/18 3:44 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2019
		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
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Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
23.1	15.06	15.06	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	15.06	4.3	0.0				

ARC-IC NONE	ARC/PLC ARC-CO CORN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	15.1		100	0.0
Total Base Acres:	15.1			

Tract Number: 1803 Description: L5-3 S14-T60N-R34W

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
23.1	15.06	15.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	15.06	4.3	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	15.1		100	0.0
Total Base Acres:	15.1			

Owners:

Other Producers: None

Aerial Photos COMING SOON!

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