



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

145 Acres +/- Buchanan County, MO

This upland has 3/4 mile of Platte River frontage that's elevated! Build here with great view, and easy access. It's remote but still close to everything, and produces return! It is located in the Dekalb County PWSD #1 water district.

LOCATION:

Property is located South of Agency, MO. along the East side of the Platte River just off of intersection 95th Rd SE and Todd Rd SE. See driving map

PRICE:

\$5,689.66/taxable acre or \$825,000.00 total

FSA INFORMATION:

See attached information.

IMPROVEMENTS:

This tract is unimproved.

TAXES/TAXABLE ACRES:

2019 taxes were \$678.26 on 141.69 taxable acres.

RENTAL STATUS:

Contact Agent for information.

LISTING AGENT:

Jamie Barnes
(660) 851-1152 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.



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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 The listing may be withdrawn with or without approval.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.

145 Acres +/- Buchanan County, MO
Aerial Photos



145 Acres +/- Buchanan County, MO



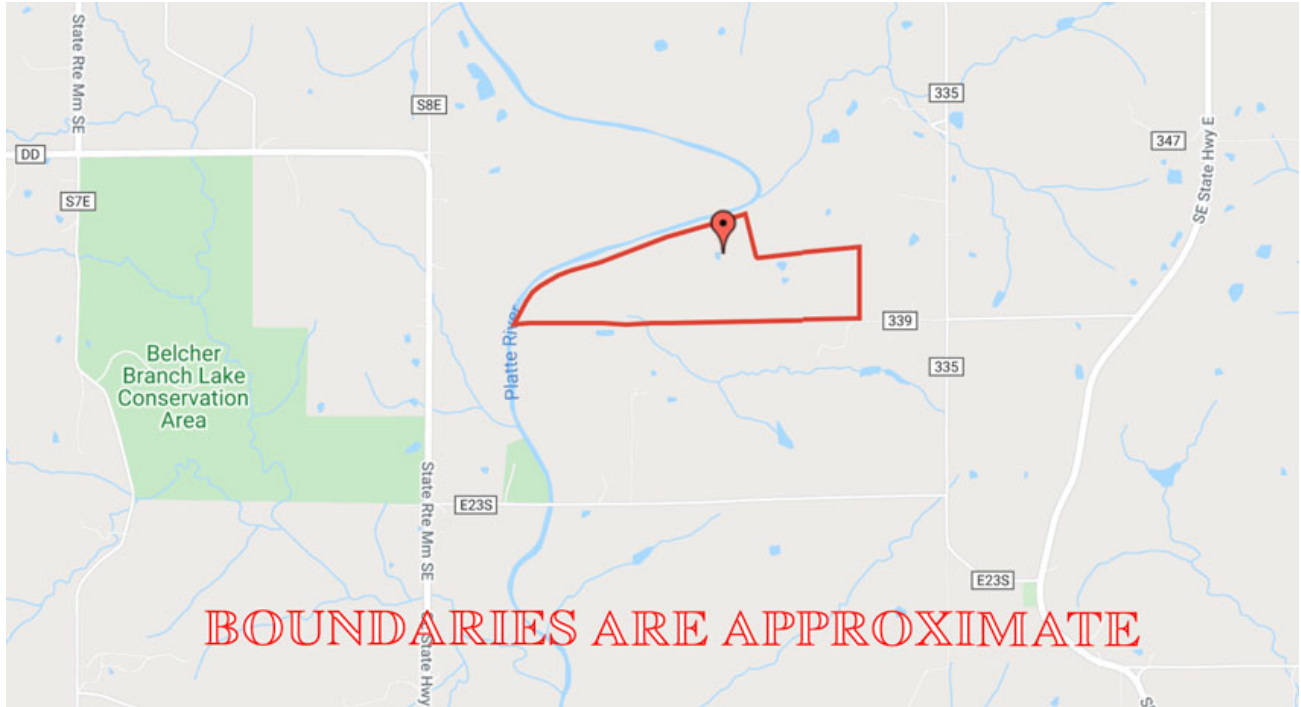
145 Acres +/- Buchanan County, MO
Google Aerial Map



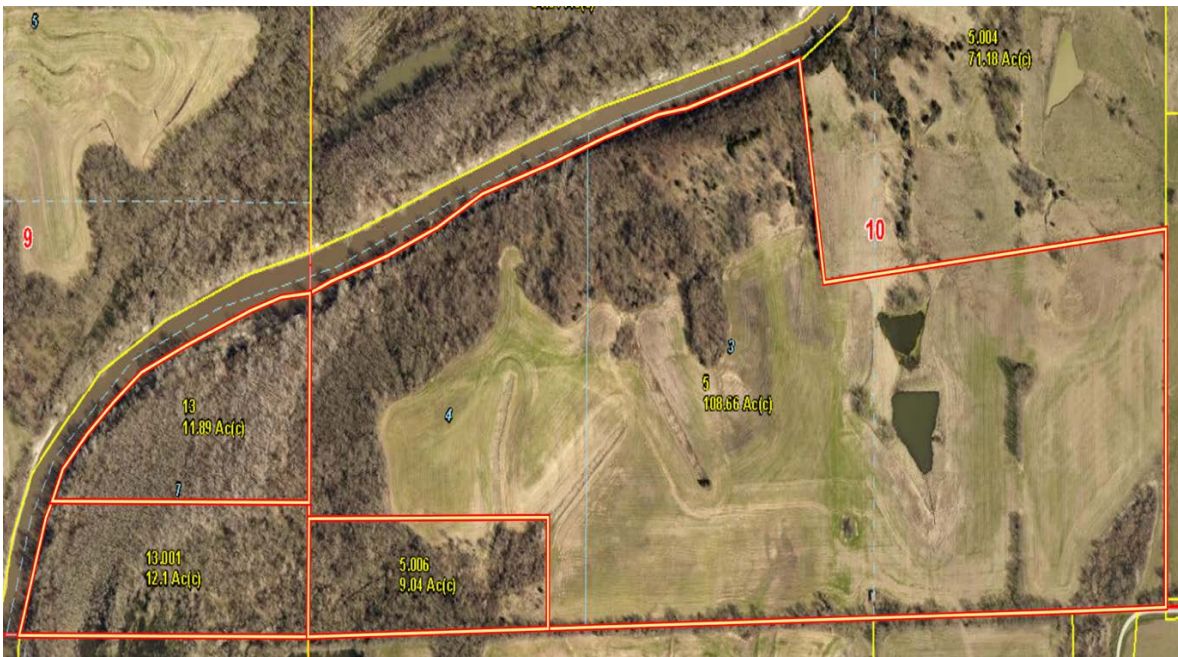
General Location Map



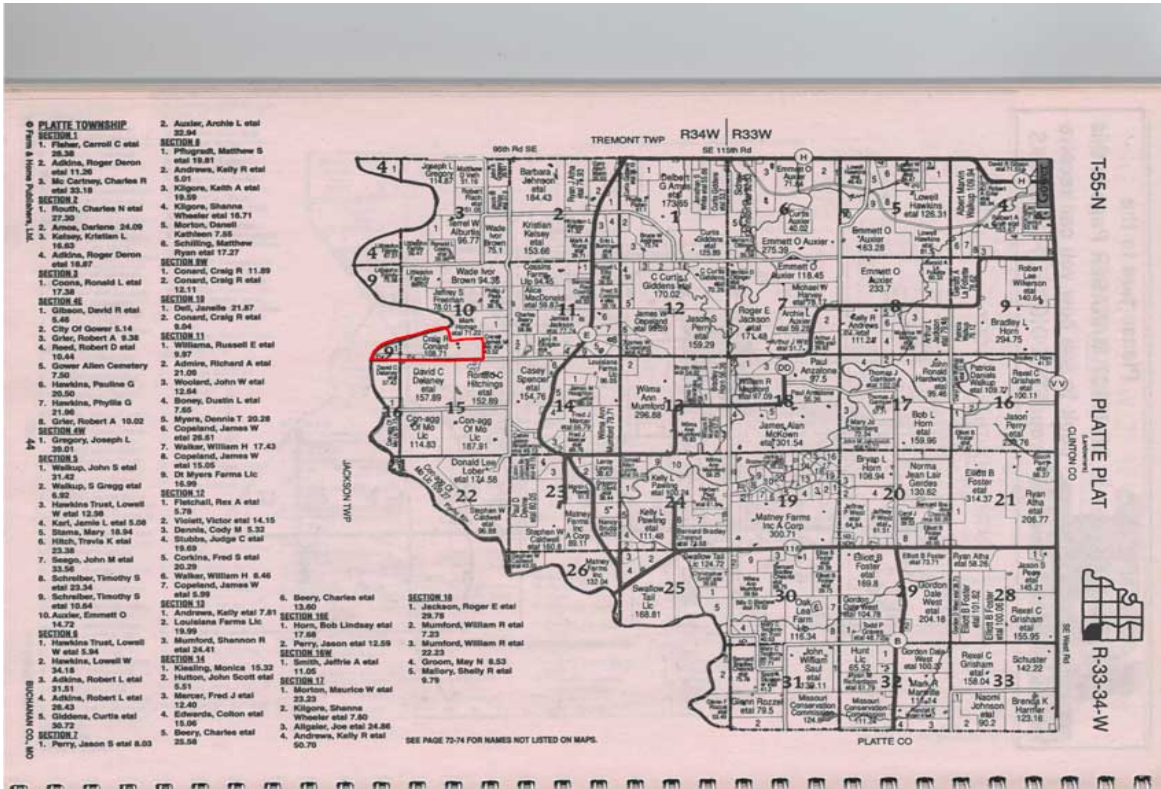
***145 Acres +/- Buchanan County, MO
Driving Map***



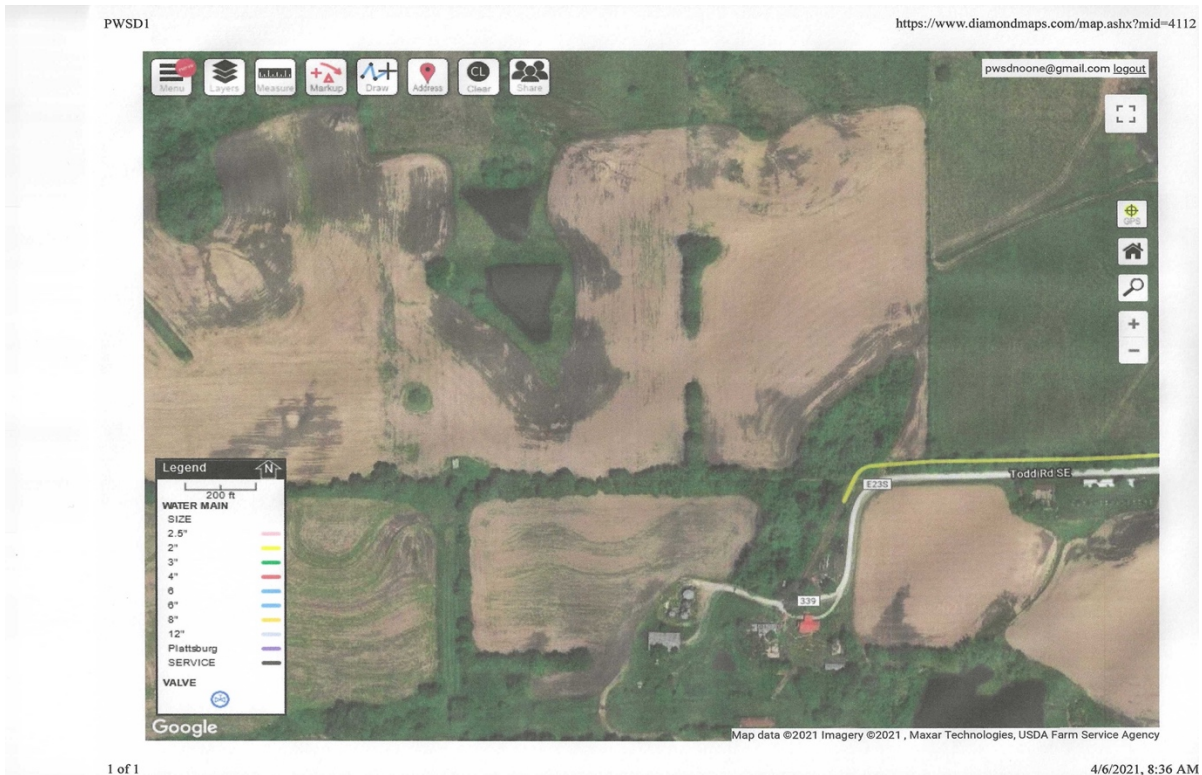
Tax Map



***145 Acres +/- Buchanan County, MO
Plat Map***



Water Main Access Map



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

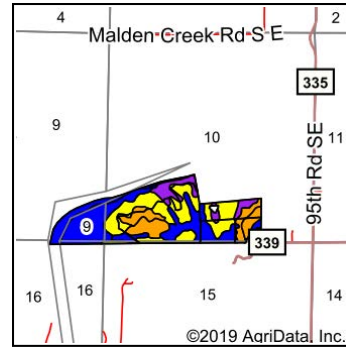
145 Acres +/- Buchanan County, MO

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **10-55N-34W**
 Township: **Platte**
 Acres: **141.34**
 Date: **2/11/2020**



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Maps Provided By:



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Area Symbol: MO021, 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
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	45.41	32.1%		IVe	68	68	55	54
13514	Dockery silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.35	17.9%		IIw	79	79	53	71
10092	Marshall silt loam, 2 to 5 percent slopes, eroded	19.54	13.8%		Ile	72	72	60	63
10016	Contrary silt loam, 9 to 14 percent slopes	12.76	9.0%		IIIe	83	83	69	71
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	10.89	7.7%		IIIe	71	71	57	57
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	10.37	7.3%		IIw	96	96	59	92
30065	Gasconade flaggy silty clay loam, 14 to 35 percent slopes	9.53	6.7%		Vlls	7	7	6	2
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	3.02	2.1%		IIw	86	86	15	79
10155	Gosport silty clay loam, 15 to 45 percent slopes	2.87	2.0%		Vlle	7	7	7	3
10038	Judson-Colo complex, 1 to 5 percent slopes	1.60	1.1%		Ile	85	85	62	78
Weighted Average						*n 69.4	*n 69.4	*n 52	*n 59.1

*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.

145 Acres +/- Buchanan County, MO

FSA Map



crp
clu
plss

Farm 4758
Tract 4332

C=Corn-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
*Non-Irrigated acres unless noted on map

Buchanan Co. FSA

1 inch equals 555 feet

Program Year: 2020

Created: 10/9/2019

Flown: 2018-09-23

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.

145 Acres +/- Buchanan County, MO

FSA 156 EZ

FARM: 4758

Missouri
Buchanan

U.S. Department of Agriculture
Farm Service Agency

Prepared: 2/27/20 7:24 AM
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 4332 Description

FSA Physical Location : Buchanan, MO

ANSI Physical Location: Buchanan, MO

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
143.77	72.67	72.67	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	72.67	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	4.1	90	0.0
GRAIN SORGHUM	4.8	77	0.0
SOYBEANS	5.7	27	0.0
Total Base Acres:	14.6		

Owners

Other Producers:

145 Acres +/- Buchanan County, MO

FSA 578 pg 1 of 2

Buchanan, Missouri

FSA - 578 (09-13-16)

Farm Number: 4758

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 02/27/2020

PAGE: 1

Original: CC
Revision: AF
Cropland: 81.07
Farmland: 174.84

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
4332	8	CORN	YEL	GR		N	C	N	I	A	64.03		Yes		N	4/26/2019	01		
Producer 16		CORN	YEL	GR		Share 100.00	FSA Physical Location Buchanan, Missouri			A	3.34		Yes		NAP Unit 819	Signature Date 07/18/2019			
Producer 23A		CORN	YEL	GR		Share 100.00	FSA Physical Location Buchanan, Missouri			A	3.50		Yes		NAP Unit 819	Signature Date 07/18/2019			
Producer 23B		GRASS	FTA	LS		Share 100.00	FSA Physical Location Buchanan, Missouri			A	1.80		Yes		NAP Unit 819	Signature Date 07/18/2019			
Produce						Share 100.00	FSA Physical Location Buchanan, Missouri								NAP Unit 819	Signature Date 07/18/2019			
Tract 4332 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 CORN	YEL	GR	N	A		70.87	01 GRASS	FTA	LS	N	A		1.80						
Photo Number/Legal Description:																			
Cropland: 72.67					Reported on Cropland: 72.67					Difference: 0.00					Reported on Non-Cropland: 0.00				

145 Acres +/- Buchanan County, MO

FSA 578 pg 2 of 2

Buchanan, Missouri

FSA - 578 (09-13-16)

Farm Number: 4758

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2019

DATE: 02/27/2020

PAGE: 2

Original: CC
Revision: AF
Cropland: 81.07
Farmland: 174.84

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.

Planting Period	Crop/Commodity	Variety/Type	Int Use	Irr Prac	Rpt Exp	Det Exp	Rpt Pvt	Det Pvt	Rpt Vol	Det Vol	Rpt NA	Det NA
01	GRASS	FTA	LS	N					1.80			

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	CORN	YEL	GR	N	A	79.27									

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

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.