



# Land Sales Specialists

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

[www.BarnesRealty.com](http://www.BarnesRealty.com)

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

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Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## 250 Acres +/- Buchanan County, MO

*This Platte River bottom tract has good levee protection and outstanding potential for building sites on the upland. If you're looking for good soil, and plenty of it, with good Ag production and development as an upside, this would be a great addition to your investments! A single phase 5 HP dewatering pump serves the bottom acres for anytime during the growing season and the Platte River is too high for Gravity drainage. This automatic pump lifts the water from the ditch onto the West side. The property has 2 improved shooting areas/blind lease income is just an added bonus here! The Electric bill is in the current Tenants name. There's lease history for \$7,000.00/annual in 2018 and prior years and it is a good possibility for renewal on corns years in the bottom. Spring of 2019 a 10 ft water control structure has been installed on the Southwest corner to flood the property (under control) for fall waterfowl hunting. The Southern shooting area has been leveled to grade so you can walk to the blind with no waders as long as you don't flood it too deep!*

### LOCATION:

Property is located on the South side of U.S. Hwy 169 South of Saint Joseph, Mo.

### PRICE:

\$9,250.00/acre or \$2,312,500.00 total

**PRICE REDUCED! \$8,500.00/acre or \$2,125,000.00 total**

### FSA INFORMATION:

See FSA information attached

### IMPROVEMENTS:

Single phase 5 HP dewatering pump  
2- Improved shooting areas w/blind lease income  
10 ft water control structure has been installed (2019)

### TAXES/TAXABLE ACRES:

2020 taxes were \$754.10 on 248.66 taxable acres.

### RENTAL STATUS:

Currently leased and available for the 2022 farming season.  
2021 income: \$49,500 cash rent lease & \$7,500 hunting lease to Pro Outfitters

### LISTING AGENT:

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto: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.

***250 Acres +/- Buchanan County, MO***  
***Aerial Photos***





## ***250 Acres +/- Buchanan County, MO***

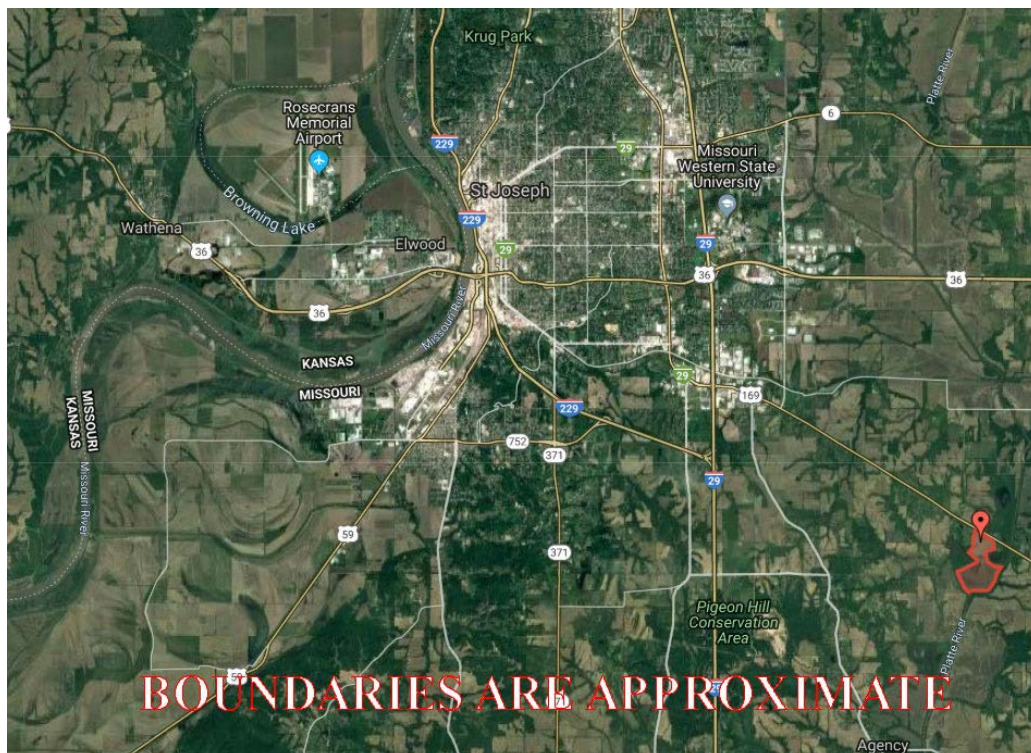




***250 Acres +/- Buchanan County, MO***  
***Google Aerial Map***

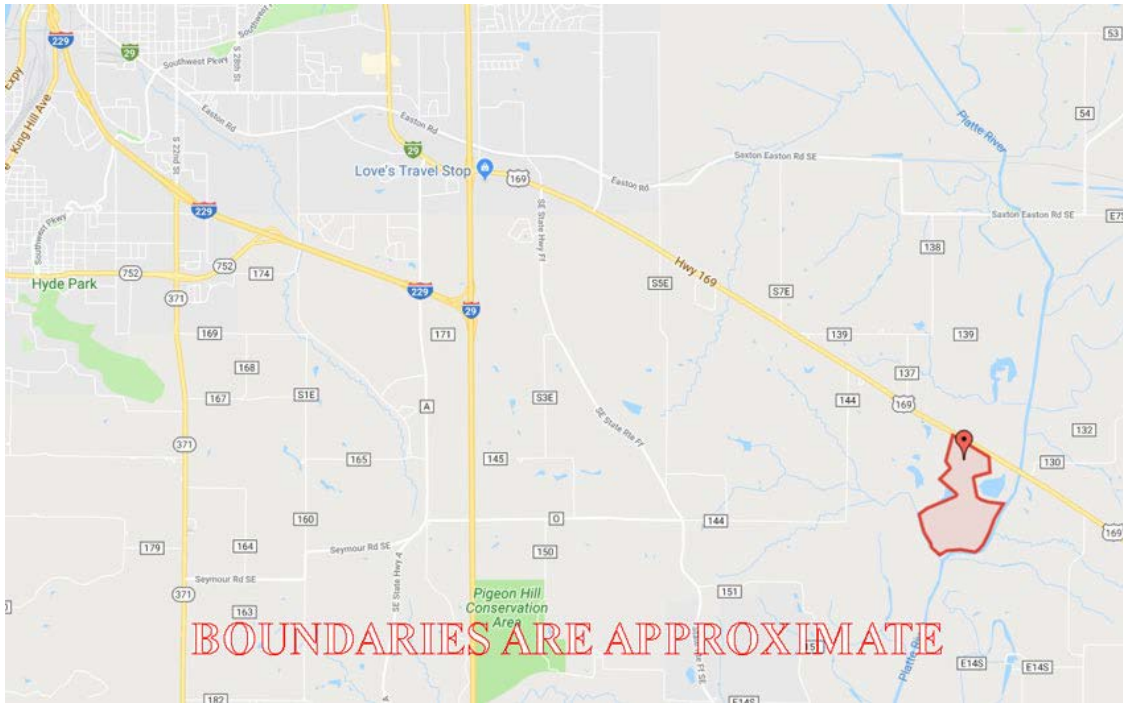


***General Location Map***





## *250 Acres +/- Buchanan County, MO*

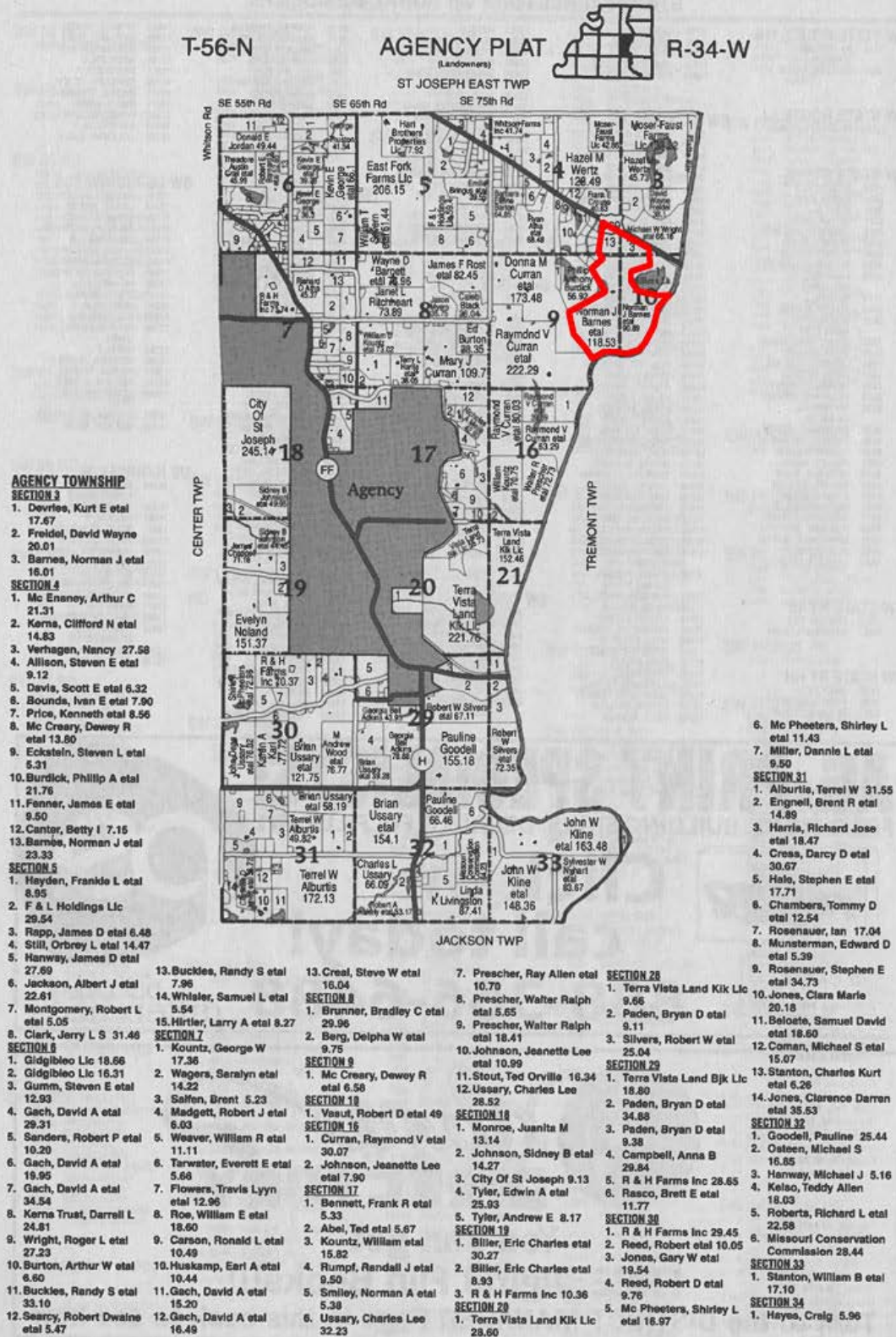


## *Tax Map*



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



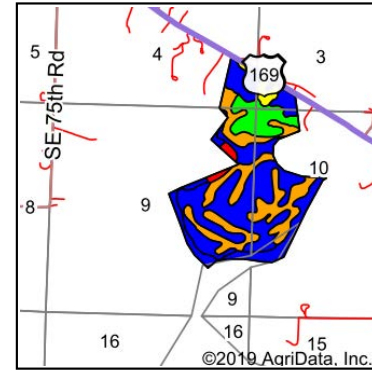
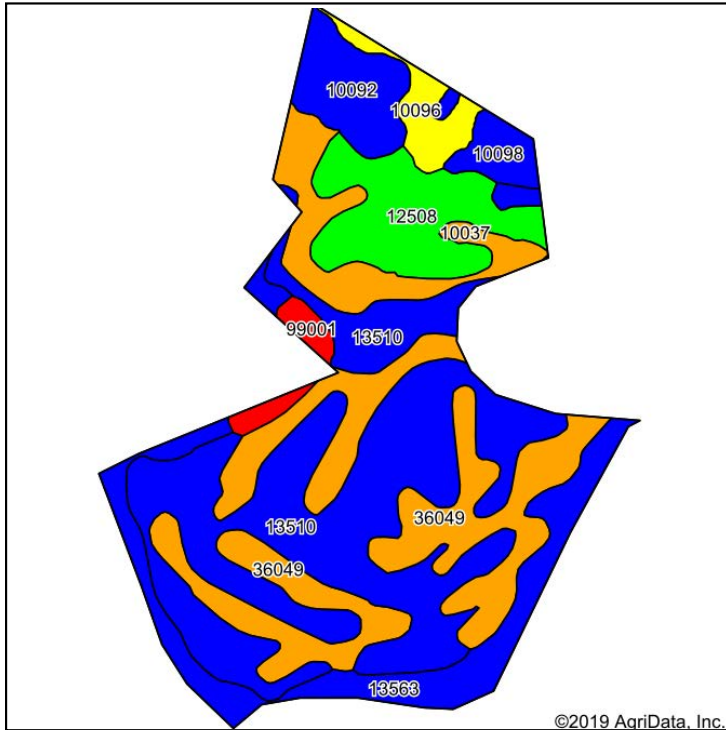




# 250 Acres +/- Buchanan County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Buchanan**  
 Location: **10-56N-34W**  
 Township: **Agency**  
 Acres: **250**  
 Date: **8/7/2019**



Maps Provided By:



Area Symbol: M0021. Soil Area Version: 19										
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	*n NCCPI Cotton
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	93.53	37.4%		IIw	94	94	15	81	0
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	54.78	21.9%		IIIw	61	61	28	42	0
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	28.81	11.5%		IIw	96	96	59	92	0
12508	Wiota silt loam, 1 to 3 percent slopes, rarely flooded	24.93	10.0%		I	86	86	77	85	9
10037	Judson silt loam, 2 to 7 percent slopes	17.25	6.9%		IIIe	69	62	63	69	0
10092	Marshall silt loam, 2 to 5 percent slopes, eroded	13.47	5.4%		IIe	72	72	60	63	0
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	7.46	3.0%		IVe	68	68	55	54	0
10098	Marshall silty clay loam, 2 to 5 percent slopes	5.49	2.2%		IIe	86	86	66	74	0
99001	Water	4.28	1.7%		VIII		0	0	0	0
Weighted Average						*n 80.7	*n 80.2	*n 36.9	*n 70	*n 0.9

\*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.



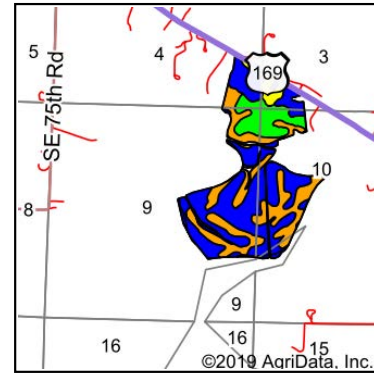
# 250 Acres +/- Buchanan County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Buchanan**  
 Location: **10-56N-34W**  
 Township: **Agency**  
 Acres: **208.07**  
 Date: **8/7/2019**



Maps Provided By:



Area Symbol: MO021. Soil Area Version: 19										
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	*n NCCPI Cotton
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	86.25	41.5%		IIw	94	94	15	81	0
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	50.09	24.1%		IIIw	61	61	28	42	0
12508	Wiota silt loam, 1 to 3 percent slopes, rarely flooded	25.20	12.1%		I	86	86	77	85	9
10037	Judson silt loam, 2 to 7 percent slopes	15.83	7.6%		IIIe	69	62	63	69	0
10092	Marshall silt loam, 2 to 5 percent slopes, eroded	13.43	6.5%		IIe	72	72	60	63	0
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	8.26	4.0%		IVe	68	68	55	54	0
10098	Marshall silty clay loam, 2 to 5 percent slopes	5.41	2.6%		IIe	86	86	66	74	0
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	3.35	1.6%		IIw	96	96	59	92	0
99001	Water	0.25	0.1%		VIII		0	0	0	0
Weighted Average						*n 80.4	*n 79.9	*n 35.8	*n 68.8	*n 1.1

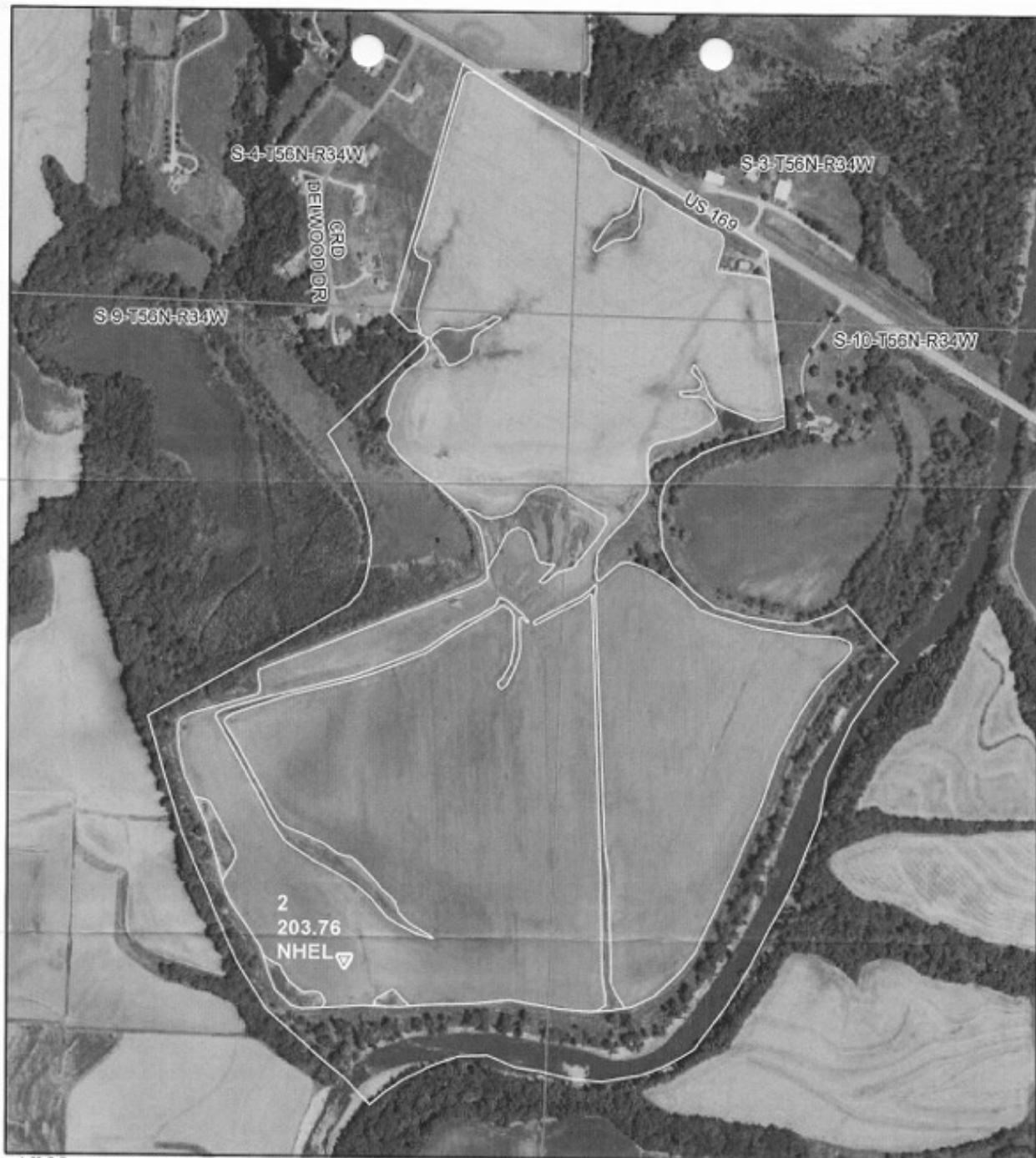
\*n: The aggregation method is "Weighted Average using major components"

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Soils data provided by USDA and NRCS.



# 250 Acres +/- Buchanan 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. Refer to your original determination (CPA-026 and stiched maps)

## Buchanan Co. FSA

C=Com-Yel-gr CW=Com-Whe-gr  
Amy=Com-Amy-gr Wxy=Com-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 678 feet

Program Year: 2019

Created: 10/22/2018

Flown: 2016-06-15

- clu
- crp
- plss

Farm 4946  
Tract 4457





***250 Acres +/- Buchanan County, MO***  
***Surety Map (Upland)***





***250 Acres +/- Buchanan County, MO***  
***Surety Map (Bottom)***



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