



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**

45.76 Acres, Buchanan County, MO

Available now! 45.76 surveyed acres of highly productive bottom ground in Buchanan County, Missouri. Located on the east edge of St. Joseph. This farm has excellent access including blacktop on two sides. Top producing soils as well as a portion of the property lays well and could allow for future development. This farm will be highly sought after, so call today!

LOCATION:

This tract is located on the Southeast corner of the NE Riverside Rd and Cook Rd. intersection in St Joseph, MO.

PRICE:

\$575,000.00 Total

IMPROVEMENTS:

This land is unimproved.

TAXES:

2021 taxes were \$259.27 on 45.37 taxable acres.

RENTAL STATUS:

Property is currently leased through 2023.

LISTING AGENT:

Nathan Kneib
(816) 271-3246 or nathan@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 The listing may be withdrawn with or without approval.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.

45.76 Acres, Buchanan County, MO
Photos

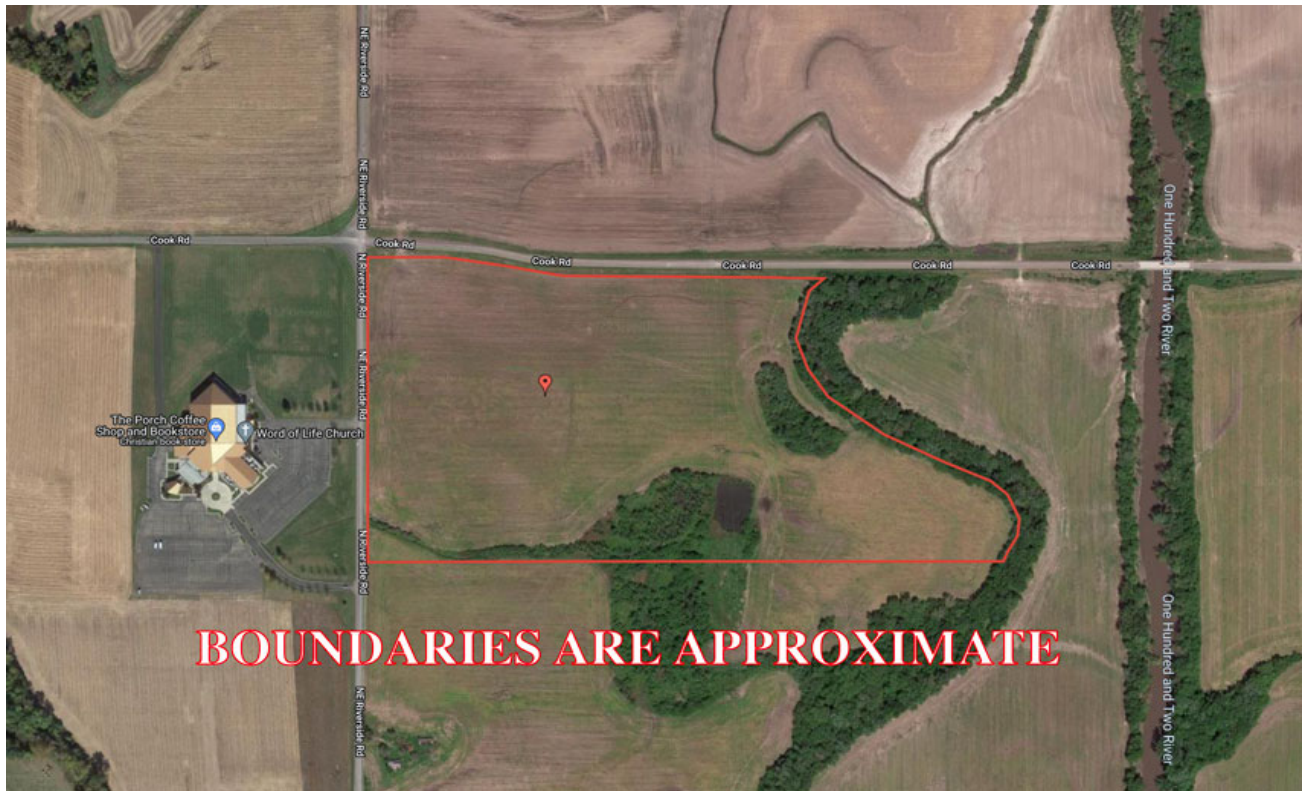


45.76 Acres, Buchanan County, MO

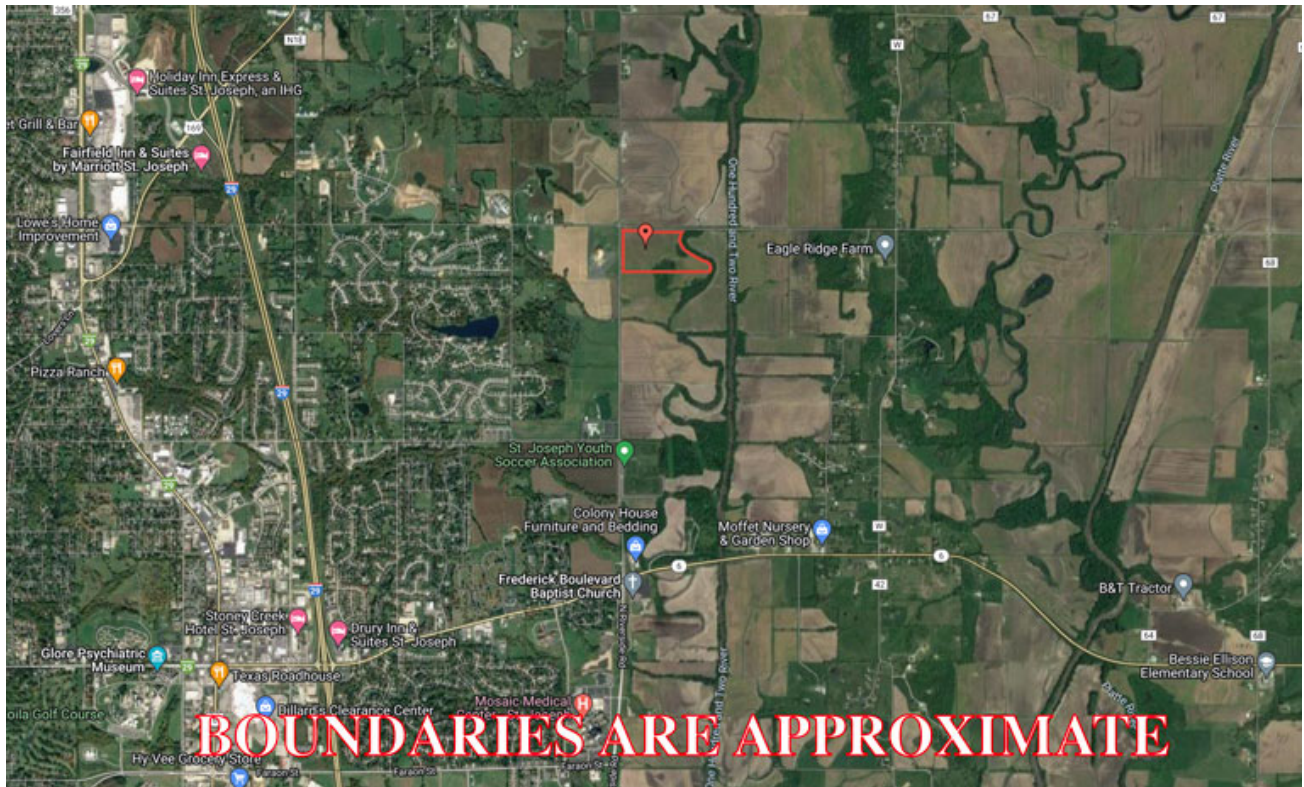


45.76 Acres, Buchanan County, MO

Google Aerial

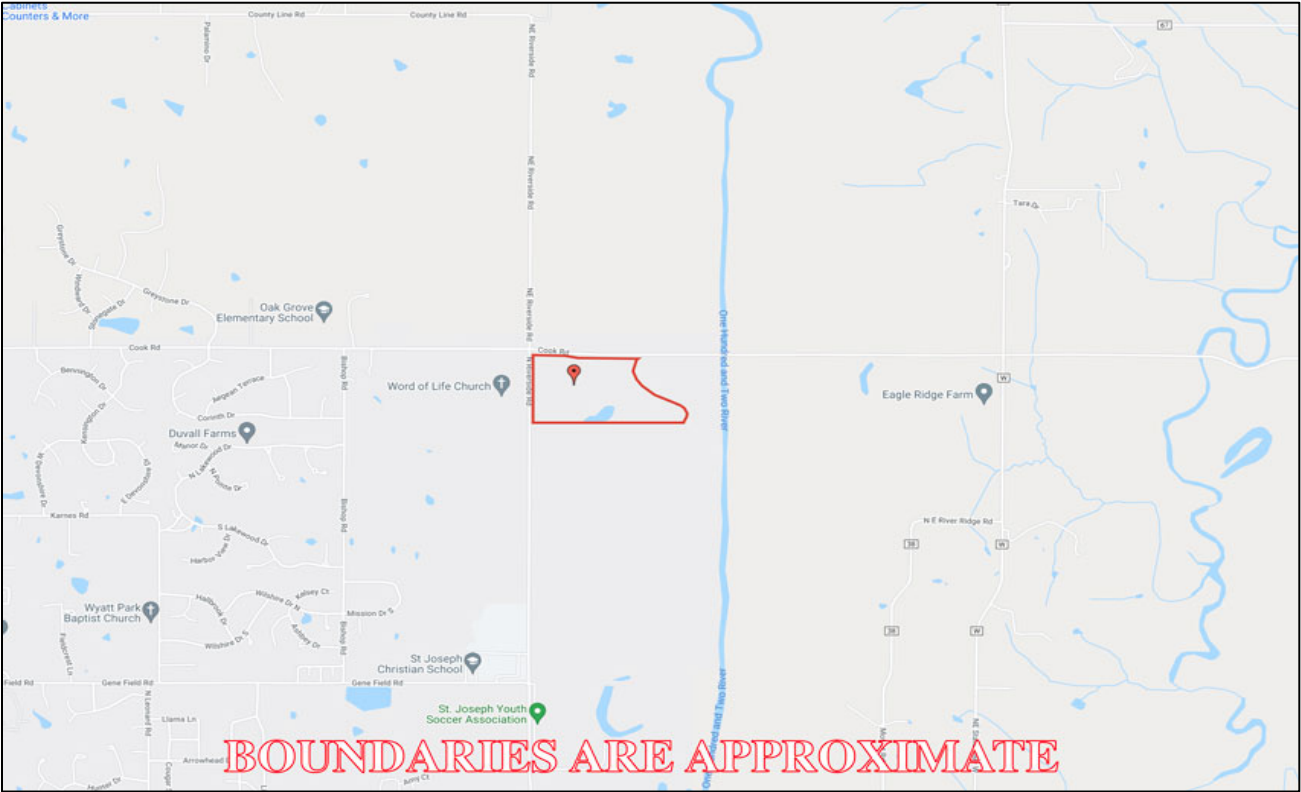


General Location

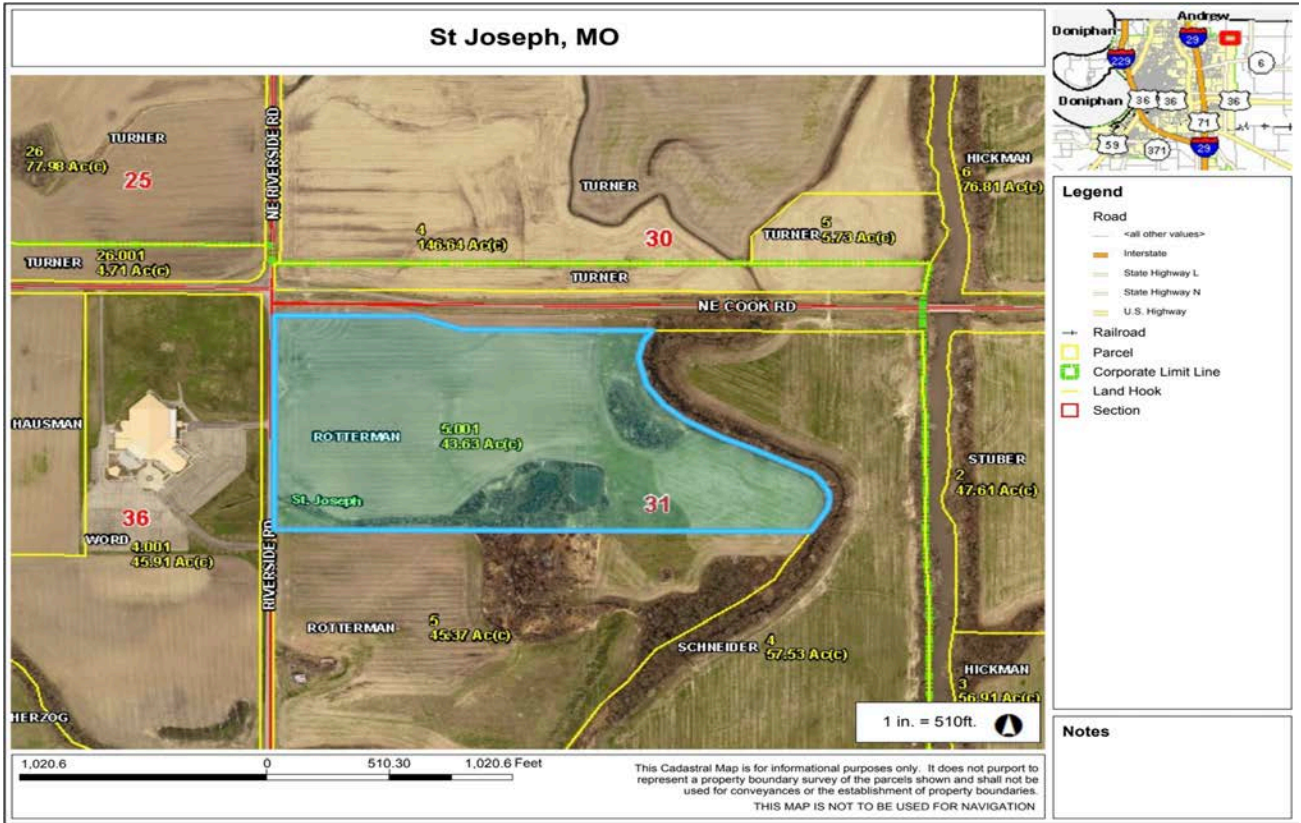


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

45.76 Acres, Buchanan County, MO
Driving Map



Tax Map



45.76 Acres, Buchanan County, MO

Surety Map



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(800) 648-3177

Maps Provided By:



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Map Center: 39° 48' 18.16, -94° 45' 52.46

0ft 644ft 1288ft

31-58N-34W
Buchanan County
Missouri

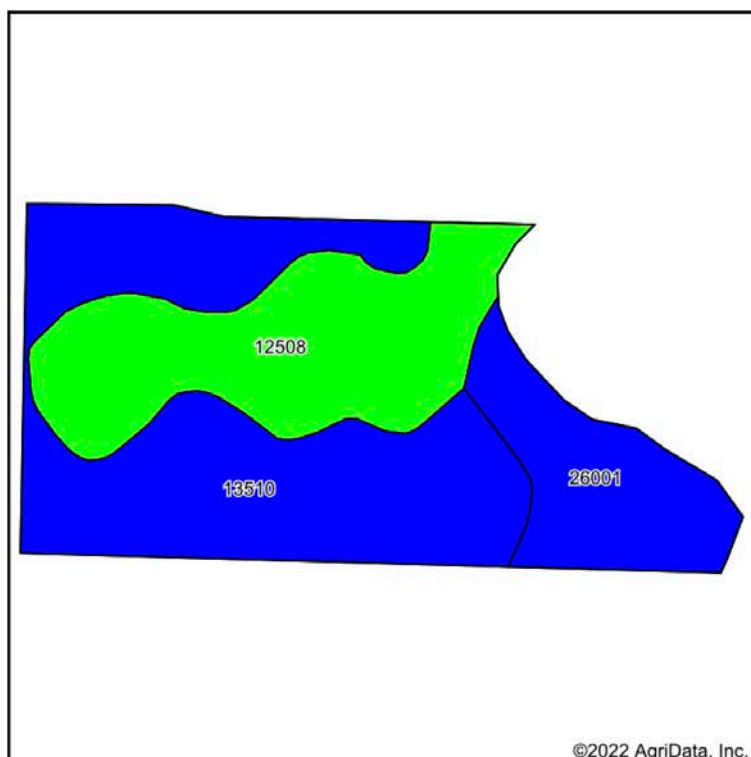


2/25/2022

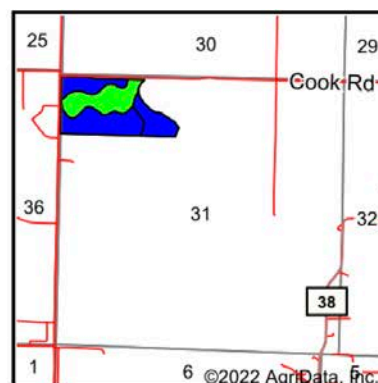
Field borders provided by Farm Service Agency as of 5/21/2008

45.76 Acres, Buchanan County, MO

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Buchanan**
 Location: **31-58N-34W**
 Township: **Washington**
 Acres: **45.76**
 Date: **2/25/2022**



Maps Provided By:



www.AgriDataInc.com



Area Symbol: MO021, Soil Area Version: 23

| 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 | 22.74 | 49.7% | | Ilw | 95 | 94 | 67 | 86 | |
| 12508 | Wiota silt loam, 1 to 3 percent slopes, rarely flooded | 15.06 | 32.9% | | I | 91 | 91 | 80 | 87 | 9 |
| 26001 | Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded | 7.96 | 17.4% | | Ilw | 94 | 85 | 49 | 93 | |
| Weighted Average | | | | | 1.67 | *n 93.5 | *n 91.4 | *n 68.1 | *n 87.5 | *n 3 |

*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.