

Farmland Sales Specialists

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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

39 Acres, Nodaway County, MO

This 39 acre tract lies just north of Mozingo lake alongside the west side of State Route EE. It offers 34.08 acres of cropland and takes in all of the high ground alongside the Highway. There is a pond and some good brushy land around it for the deer and rabbits. This would make a very nice homesite.

LOCATION:

Head east from Maryville on Hwy 136 for 3.5 miles. Turn left on Hwy EE and head north for 6 miles. The tract is on the west side of the road.

PRICE:

\$8,500.00/taxable acre or \$331,500.00 total

IMPROVEMENTS:

This tract is unimproved

REAL ESTATE TAXES:

2023 taxes are \$112.46 on 39 taxable acres

RENTAL STATUS:

Available for the 2024 crop year

LISTING AGENTS:

Rick Barnes (660) 851-1125 or Rickey@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.

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 The listing may be withdrawn with or without approval.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.

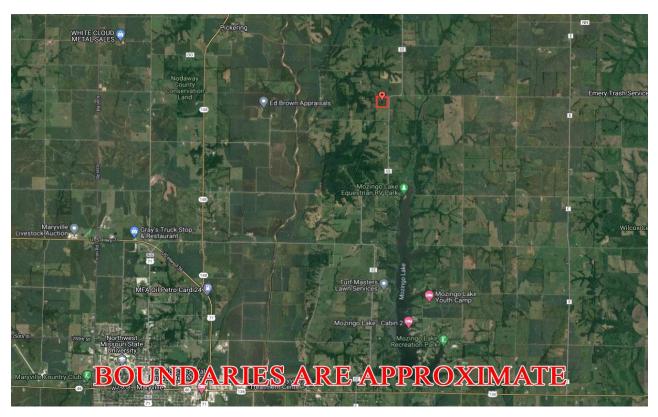
All inquiries, inspections, appointments, and offers must be sent through:

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

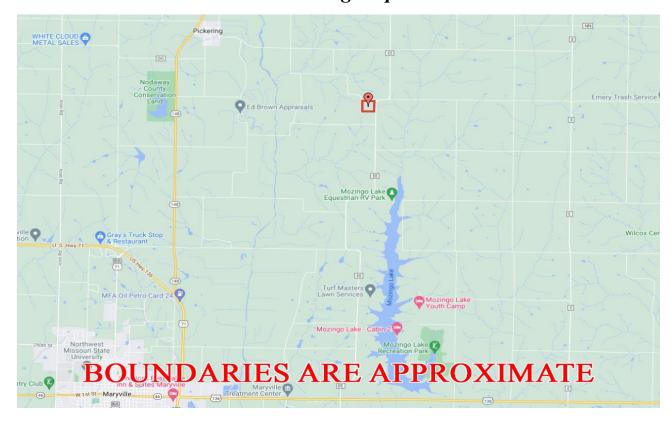
39 Acres, Nodaway County, MO Google Aerial Map



General Location Map



39 Acres, Nodaway County, MO Driving Map



Tax Map



39 Acres, Nodaway County, MO Aerial Photos



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

39 Acres, Nodaway County, MO Aerial Photos



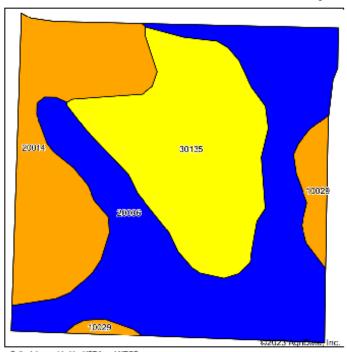
39 Acres, Nodaway County, MO Surety Map

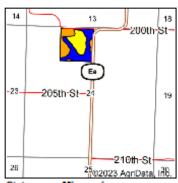
Aerial Map



39 Acres, Nodaway County, MO Soil Map

Soils Map





State: Missouri
County: Nodaway
Location: 24-65N-35W

Township: Polk Acres: 39

Date: 11/29/2023







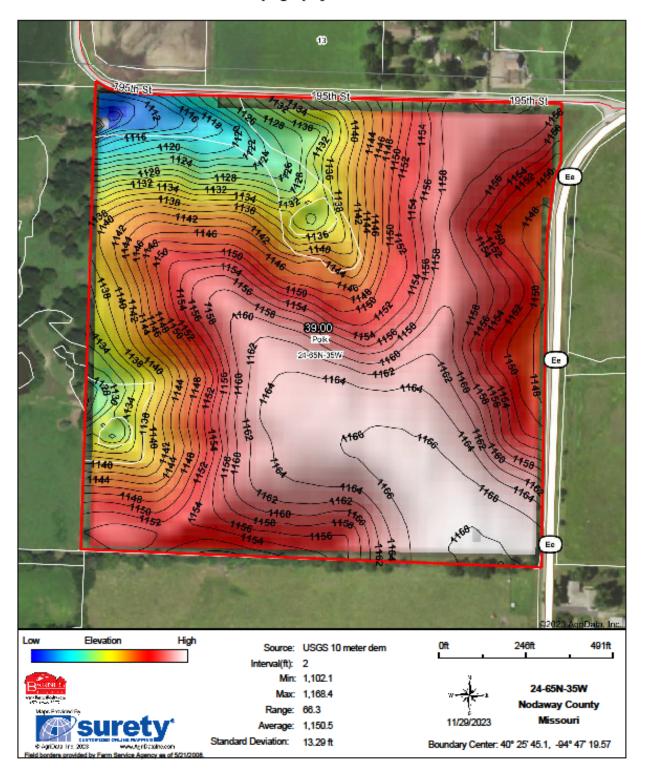
Soils data provided by USDA and NRCS	Solls	data	provid	led by	USDA	and	NRC8
--------------------------------------	-------	------	--------	--------	------	-----	------

Area Sy	Area Symbol: MO147, Soli Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class *c	'n NCCPI Overall	'n NCCPI Com	'n NCCPI Small Grains	"n NCCPI Soybeans		
	Sharpsburg slity clay loam, 2 to 5 percent slopes	17.12	43.9%		lle	92	92	77	79		
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	11.27	28.9%		IVe	63	63	58	44		
	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.97	23.0%		Ille	75	75	57	55		
	Higginsville sity clay loam, 5 to 9 percent slopes, eroded	1.64	4.2%		Ille	70	70	64	63		
	Weighted Average 2.86 +n 78.8 +n 78.8 +n 88.4 +n 82.7										

[&]quot;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.

39 Acres, Nodaway County, MO Topographic Map

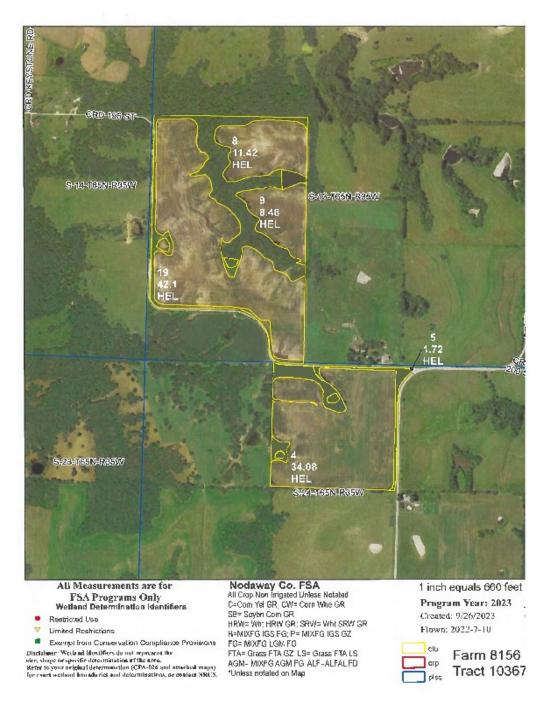
Topography Hillshade



39 Acres, Nodaway County, MO FSA Aerial Map

This tract is currently combined with other tracts at the FSA office and the exact base area will not be known until the tracts are partitioned. The acres are based upon assumed equal divisions of the various FSA Acres

16.89 Base Acres of Corn 16.89 Base Acres of Beans



39 Acres, Nodaway County, MO FSA 156-EZ

MISSOURI NODAWAY

Form: FSA-156EZ

USDA

United States Department of Agriculture Farm Service Agency

FARM: 8156

Prepared: 9/27/23 4:35 PM CST

Crop Year: 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID

: 29-147-2014-59

Transferred From

: None

ARCPLC G/I/F Eligibility

: Eligible

			F	arm Land D	ata				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
121.33	97.80	97.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP	Cropland	Double	Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	97.80		0.	.00	0.00	0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	46.20	0.00	119						
Soybeans	46.20	0.00	39						
TOTAL	92.40	0.00							

NOTES

Tract Number : 10367

Description FSA Physical Location

: S13,24-T65-R35 : MISSOURI/NODAWAY ANSI Physical Location : MISSOURI/NODAWAY

BIA Unit Range Number :

: HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

: BARNES NODAWAY MO LLC

HEL Status

Recon ID : None

Tract Land Data											
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane				
121.33	97.80	97.80	0.00	0.00	0.00	0.00	0.0				

Page: 1

39 Acres, Nodaway County, MO FSA 156-EZ

MISSOURI

NODAWAY

USDA United States Department of Agriculture Farm Service Agency

FARM: 8156

Prepared: 9/27/23 4:35 PM CST

Crop Year: 2024

Form: FSA-156EZ

Crop Name

Sovbeans

Abbreviated 156 Farm Record

Tract 10367 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	97.80	0.00	0.00	0.00	0.00	0.00

DC	P Crop Data		
Acres	CCC-505 CRP Reduction Acres	PLC Yield	
46.20	0.00	119	

0.00

TOTAL 92.40 0.00

46.20

NOTES

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 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 statu. 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 bas 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 USD 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 life a program discrimination complaint, complaint complaint from AD-3027, found online at http://www.ascr.usda.cou/complaint.htmp.cust.html and at any USDA office or ma a latter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, cell (866) 632-9992. Submit your complaint form or letter to USDA by: I mail: U.S. Department of Agostromer of Agostromer of Hospital Secretary for CVM Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mi program-infake-glusda.gov. USDA is an equal opportunity provider, employer, and lender.

39 Acres, Nodaway County, MO FSA 578

PROGRAM YEAR: 2023 DATE: 09/28/2023 PAGE: 1 Original: ELL Revision: Cropland: 97.80 Farmland: 121.33	d Date Period Date OS/02/2023 01	gnatur	03/03/2003 01	NAP Unit 5454 Signature Date 07/14/2023	05/02/2023 01	NAP Unit 5454 Signature Date 07/14/2023	05/02/2023 01	NAP Unit 5454 Signature Date 07/14/2023	05/02/2023 01	NAP Unit 5454 Signature Date 07/14/2023		Varffype Int Use Irr Pr Rpi Unit Rpi Otx	opland:0.00
	Official/ Measured N	Ž	z	Ŋ	z	Ž	z	Ň	z	Ž			Reported on Non-Cropland: 0.00
NG	Field											PP Cr/Co	Repo
IST	Crop	2	Yes		Yes		Yes		Yes			1.72	
LL	Det											Rpt Oty	
REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING	Rpt Oty	55.00 PN Sical Location Nodaway, Missouri Nodaway, Missouri	1.72	FSA Physical Location Nodaway, Missouri Nodaway, Missouri	11.42	FSA Physical Location Nodaway, Missouri Nodaway, Missouri	8.48	FSA Physical Location Nodaway, Missouri Nodaway, Missouri	42.10	FSA Physical Location Nodaway, Missouri Nodaway, Missouri		Int Use Irr Pr. Rpt Unit LS N A	Difference: 0.00
F CC	Rpt Unit	Nodawa Nodawa	4	Nodawa	∢	Nodawa	4	Nodawa	٧	Nodawa Nodawa		t Use Ir LS	#id
T O T	C/C Stat	Location	-	Location	-	Location	-	Location	-	Location		Var/Type In FTA	
OR	Sod	Physical	z	Physical	z	Physical	z	Physical	z	Physica			
REP M A	Org		O		O		O		O			PP Cr/Co	97.80
AR	<u>r</u> . ¶ ≤	Share 50.00 50.00	z	Share 50.00 50.00	z	Share 50.00 50.00	z	Share 50.00 50.00	z	Share 50.00 50.00			Cropland
-	Act	ŝ		S		RS.		r.S		Ę,		Rpt Oty. 96.08	Reported on Cropland:97.80
	Int Use	5	S		GR		G.		GR			Juit	R35 Repo
	Var/ Type	AM	FTA		AMY		AMY		AMY			Irr Pr Rpt I	:513,24-T65-I
Nodaway, Missouri FSA - 578 (09-13-16) Farm Number: 8156 Operator Name and Address	Crop/ Commodity	N. C.	GRASS		CORN		CORN		CORN		λij	Var/Lype Int Use Irr Pr Rpt Unit AMY GR N A	Photo Number/Legal Description:S13,24-T65-R35 Cropland:97.80
Alissouri 78 (09- umber	CLU/ Field	4	S	Producer	ω	Producer	6	Producer	19	Producer	7 Summa		mber/Leg Crol
Nodaway, Missouri FSA - 578 (09-13-16) Farm Number: 815 Operator Name and Address	Tract Number	10367		ď		ď.		ď.		ā	Tract 10367 Summary	PP Cr/Co	Photo Nur

39 Acres, Nodaway County, MO FSA 578

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 8156

Operator Name and Address

REPORT OF COMMODITIES **FARM SUMMARY**

DATE: 09/28/2023 PAGE: 2

PROGRAM YEAR: 2023

Original: ELL

Cropland: 97.80

Farmland: 121.33

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 of information unless 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. 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 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 NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended).

			per	ity	
Share			Determined	Quant	
Variety/ Type			Reported	Quantity	1.72
Crop/ Commodity			Reporting	Unit	V
share			Irrigation	Practice	z
Variety/ Sh Type			Intended	Use	r _S
			Variety/	Type	FTA
Crop/ Commodity			Crop/	Commodity	GRASS
Share	90.00	20.00	Planting	Period	10
Variety/ Type	AMY	AMY			
Crop/ Commodity	CORN	CORN	Determined	Quantity	
Share	50.00	50.00	Reported	Quantity	80.96
Variety/ Type	FTA	FTA	Reporting	Unit	٨
Crop/ mmodity					
ర	•	0		Use	GR
			Variety/	Type	AMY
			Crop/	Commodity	CORN
			Planting	Period	10

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.

Title/Relationship of Individual Signing in the Representative Capacity

Producer's Signature (By)

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 administening 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, audicidabe, 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) 632-6992. 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.