



Farmland Sales Specialists

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

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Mound City, MO 64470
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(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 Mazingo 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.

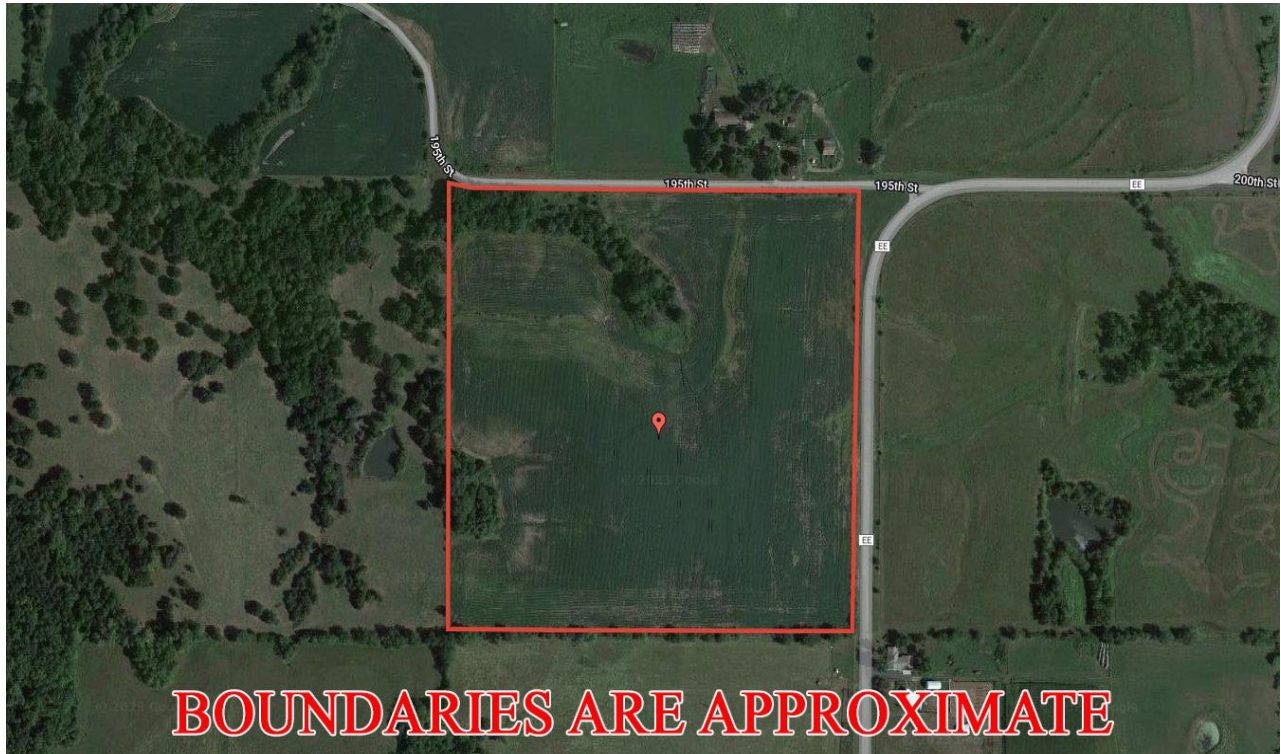
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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

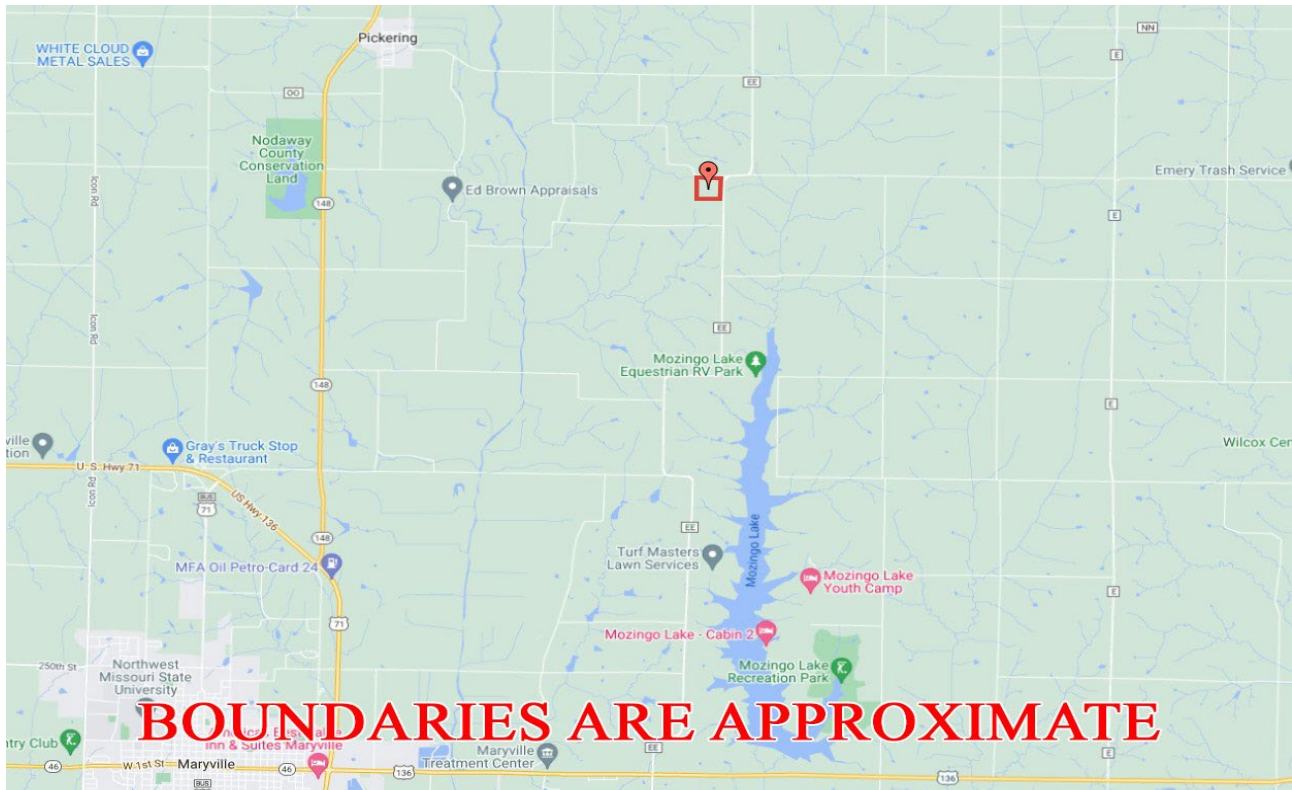


General Location Map



39 Acres, Nodaway County, MO

Driving Map



Tax Map



39 Acres, Nodaway County, MO

Aerial Photos



39 Acres, Nodaway County, MO
Aerial Photos



39 Acres, Nodaway County, MO

Surety Map

Aerial Map



Boundary Center: 40° 25' 45.1, -94° 47' 19.57

BARNES
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4500 Main St. #200
www.agritrust.com

24-65N-35W
Nodaway County
Missouri

0ft 335ft 660ft

N
W E
S

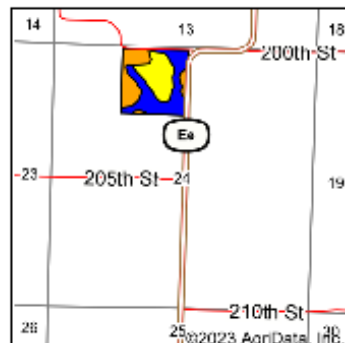
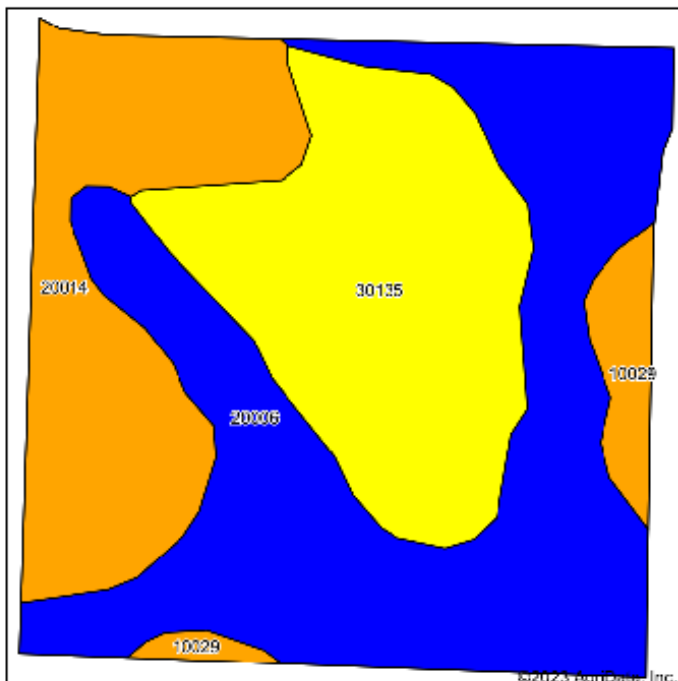
11/29/2023

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

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**



18156 Hwy 59, Mound City, MO 64470

Map provided by



11/29/2023

surety

www.AgrData.com



Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 25

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
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	17.12	43.9%		Ile	92	92	77	79
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	11.27	28.9%		Ive	63	63	58	44
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.97	23.0%		Illle	75	75	57	55
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	1.64	4.2%		Illle	70	70	64	63
Weighted Average						2.86	*n 78.8	*n 78.8	*n 68.4
									*n 62.7

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

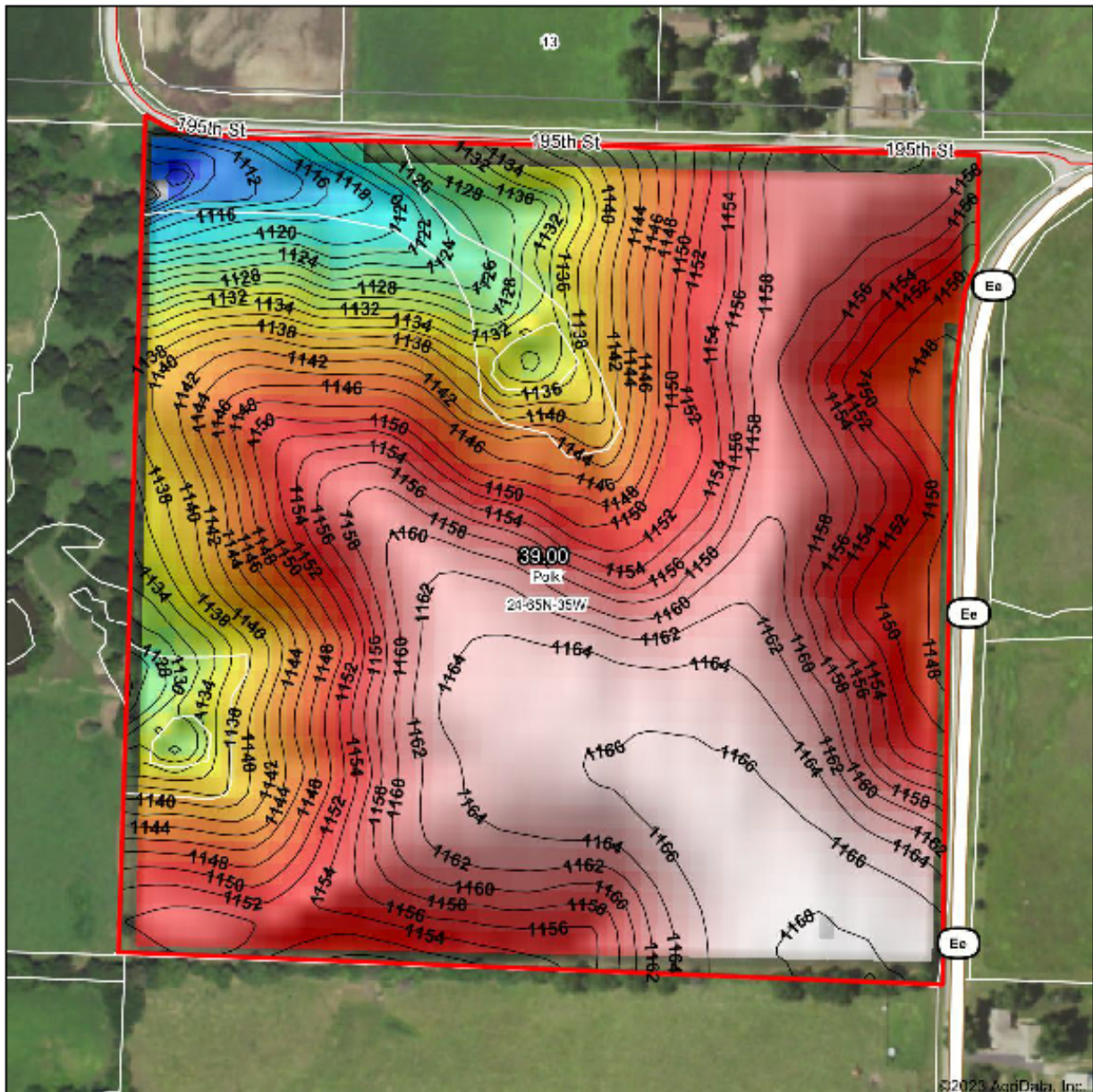
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

39 Acres, Nodaway County, MO

Topographic Map

Topography Hillshade



Low Elevation High



Map Provided By



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

Source: USGS 10 meter dem

Interval(ft): 2

Min: 1,102.1

Max: 1,168.4

Range: 66.3

Average: 1,150.5

Standard Deviation: 13.29 ft

0ft 248ft 491ft



11/29/2023

24-65N-35W
Nodaway County
Missouri

Boundary Center: 40° 25' 45.1, -94° 47' 19.57

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



**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 view, slope or specific determination of the area. Refer to your original determination (CPA-102 and associated maps) for exact wetland boundaries and determinations, or contact NRCS.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
C=Com Yel GR, CW= Corn Wht GR
SB= Soybn Com GR
HRW= Wht; HRW GR; SRW= Wht SRW GR
H=MIXFG IGS FG; P= MIXFG IGS GZ
FG= MIXFG LGM FG
FTA= Grass FTA GZ LS= Grass FTA LS
AGM= MIXFG AGM FG ALF= ALFALFD
*Unless notated on Map

1 inch equals 660 feet

Program Year: 2023

Created: 9/26/2023

Flown: 2022-7-10



**Farm 8156
Tract 10367**

39 Acres, Nodaway County, MO

FSA 156-EZ

MISSOURI NODAWAY Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8156 Prepared : 9/27/23 4:35 PM CST Crop Year : 2024
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Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	29-147-2014-59
Transferred From	:	None
ARCPLC G/M/F Eligibility	:	Eligible

Farm Land Data									
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	:	S13,24-T65-R35
FSA Physical Location	:	MISSOURI/NODAWAY
ANSI Physical Location	:	MISSOURI/NODAWAY
BIA Unit Range Number	:	
HEL Status	:	HEL field on tract.Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	BARNES NODAWAY MO LLC
Other Producers	:	
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

39 Acres, Nodaway County, MO

FSA 156-EZ

MISSOURI NODAWAY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8156 Prepared : 9/27/23 4:35 PM CST Crop Year : 2024
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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

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

NOTES

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**REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING**

PROGRAM YEAR: 2023

DATE: 09/28/2023
PAGE: 1

Original: ELL
Revision: _____

Operator Name and Address

FSA - 578 (09-13-16)
Farm Number: 8156

Cropland: 97.80
Farmland: 121.33

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 Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
10367	4	CORN	AMY	GR		N	C	N	I	A	34.08	Yes		N	05/02/2023	01	
					Share	50.00	FSA Physical Location Nodaway, Missouri							NAP Unit 5454	Signature Date 07/14/2023		
5		GRASS	FTA	LS		N	C	N	I	A	1.72	Yes		N	03/03/2003	01	
		Producer			Share	50.00	FSA Physical Location Nodaway, Missouri							NAP Unit 5454	Signature Date 07/14/2023		
8		CORN	AMY	GR		N	C	N	I	A	11.42	Yes		N	05/02/2023	01	
		Producer			Share	50.00	FSA Physical Location Nodaway, Missouri							NAP Unit 5454	Signature Date 07/14/2023		
9		CORN	AMY	GR		N	C	N	I	A	8.48	Yes		N	05/02/2023	01	
		Producer			Share	50.00	FSA Physical Location Nodaway, Missouri							NAP Unit 5454	Signature Date 07/14/2023		
19		CORN	AMY	GR		N	C	N	I	A	42.10	Yes		N	05/02/2023	01	
		Producer			Share	50.00	FSA Physical Location Nodaway, Missouri							NAP Unit 5454	Signature Date 07/14/2023		

Reported on Non-Cropland: 0.00
Difference: 0.00

Photo Number/Legal Description: S13,24-T65-R35
Credited: 97.80
Recorded: 02.80

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