Land Sales Specialists

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

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

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

146.21 Acres +/- Andrew County, MO

This upland Tract has great cash rent income and will be sold soon by the square foot! So, it's a great place to invest for return and appreciation!

LOCATION:

Property is located on the East side of Interstate I-29/Highway 59, approx. 1 mile South of Exit 53 on Interstate I-29.

PRICE:

$43,560.00/acre or $6,368,907.60 Total



IMPROVEMENTS:

Tract is unimproved

FSA INFORMATION:

Acres have not previously been certified.

TAXES/TAXABLE ACRES:

2025 taxes were $450.98 on 146.21 acres.

RENTAL STATUS:

Inquire with Agent

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or jamie@barnesrealty.com

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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 The listing may be withdrawn with or without approval.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.

146.21 Acres Andrew County, MO
Aerial Photos



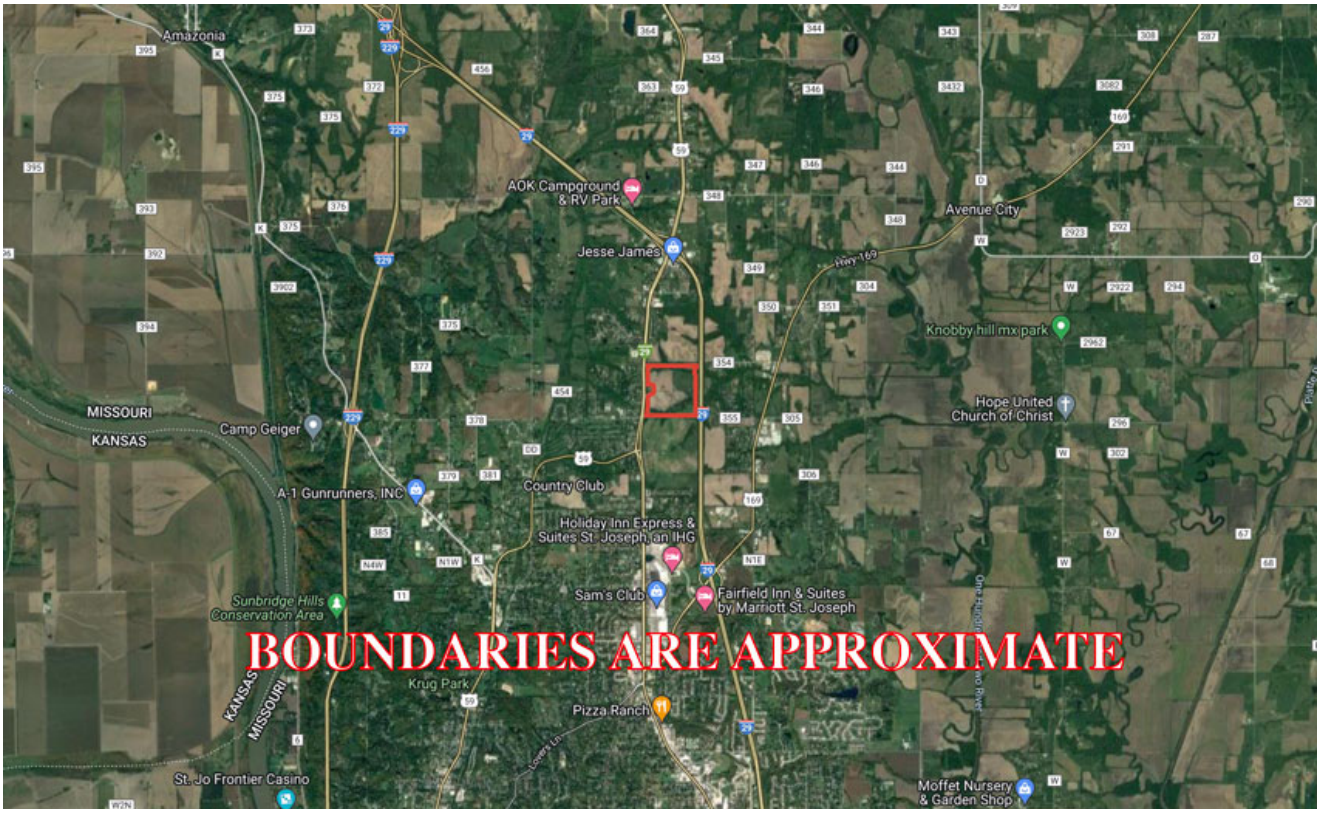


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146.21 Acres Andrew County, MO
Google Aerial Map

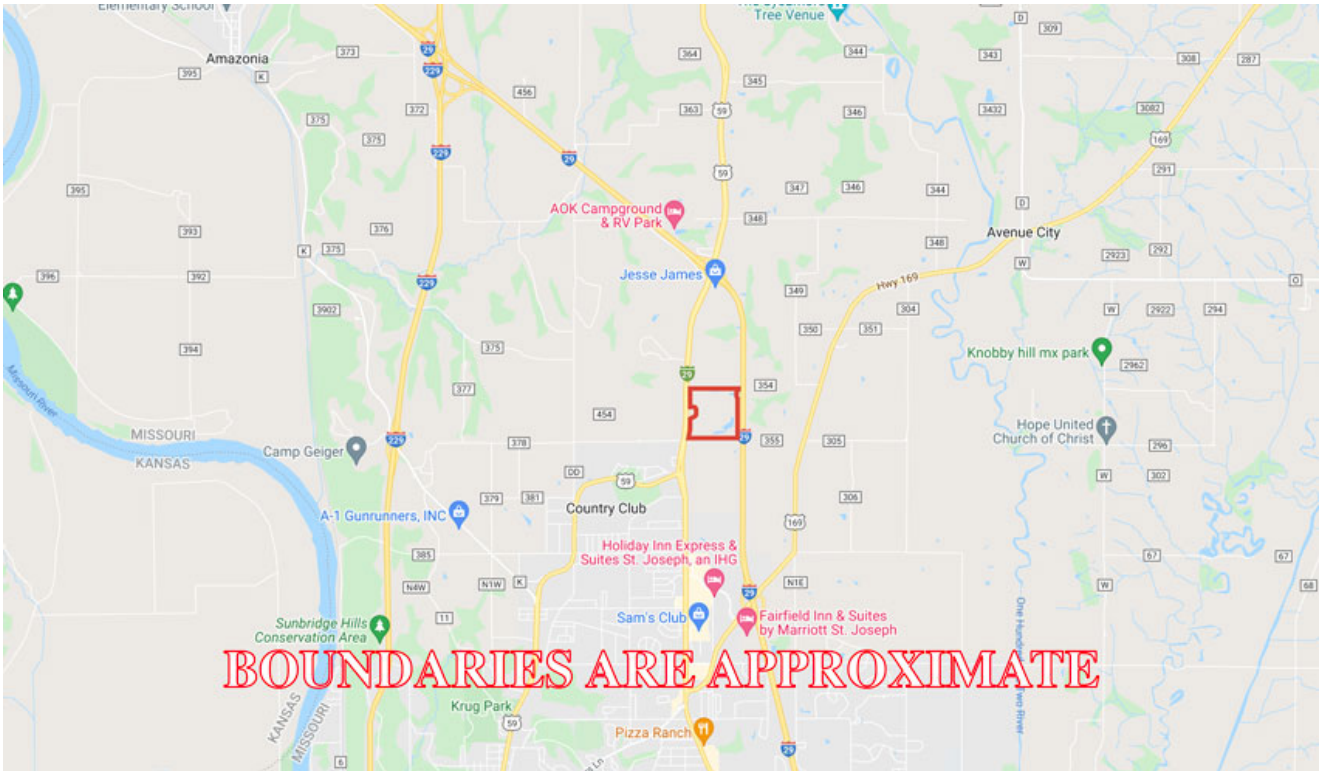


General Location Map

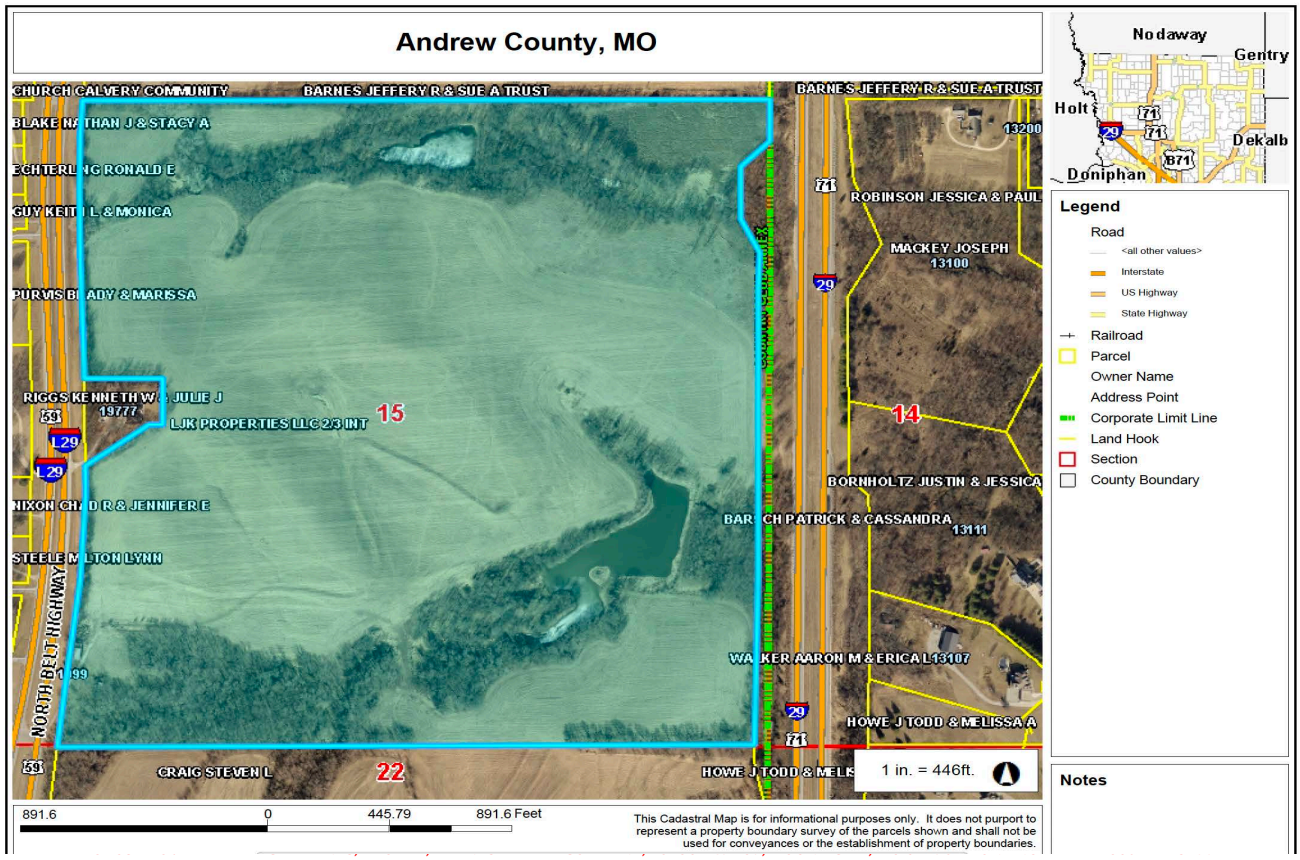


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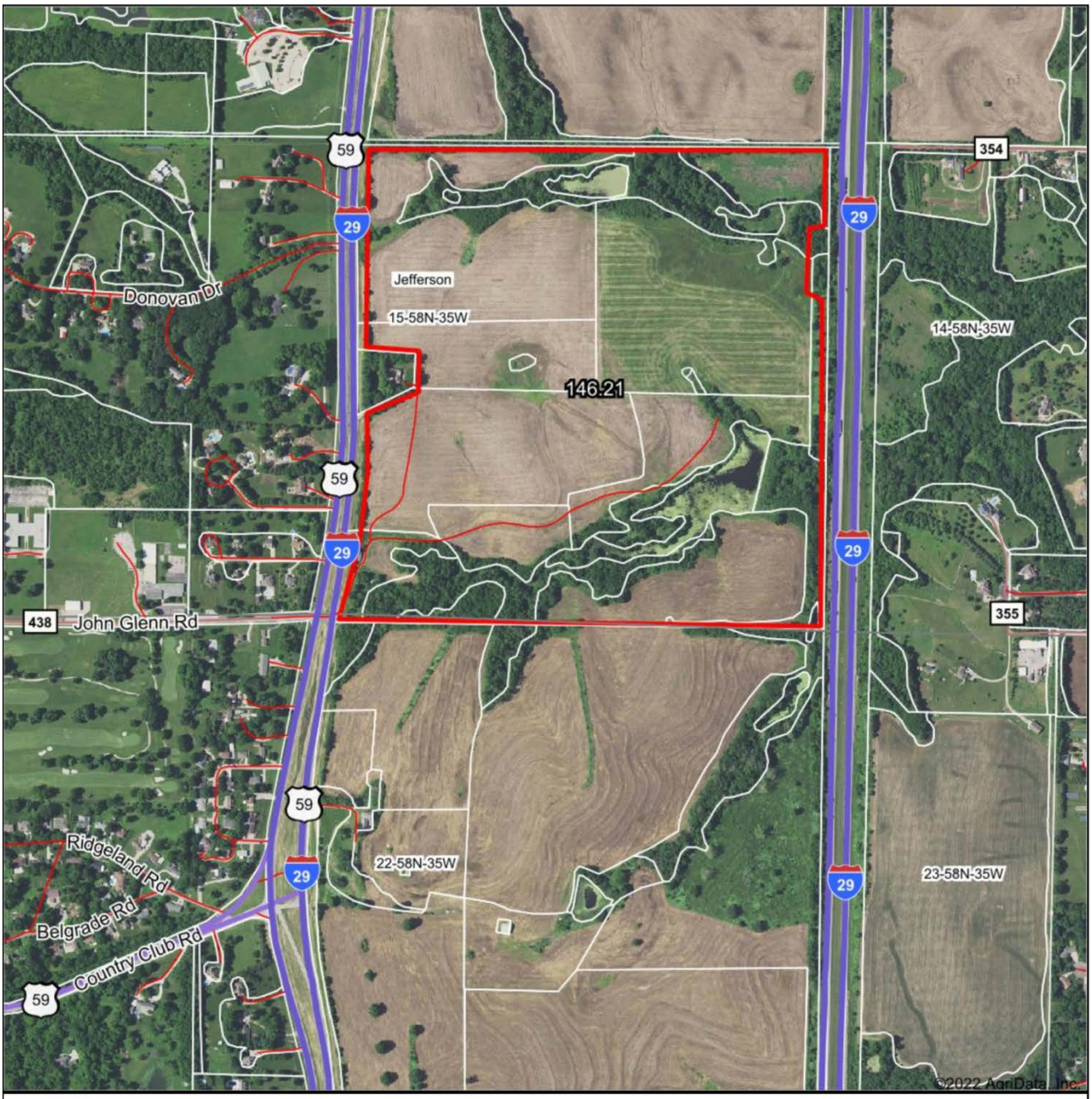
146.21 Acres Andrew County, MO
Driving Map



Tax Map



146.21 Acres Andrew County, MO
Surety Map



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

Map Center: 39° 50' 13.52, -94° 48' 40.07

0ft 847ft 1695ft

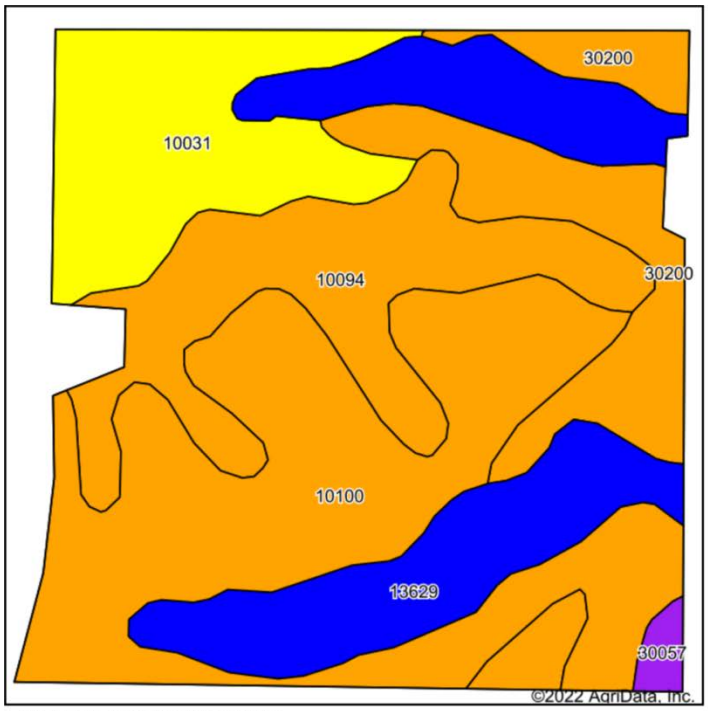
15-58N-35W
Andrew County
Missouri

N
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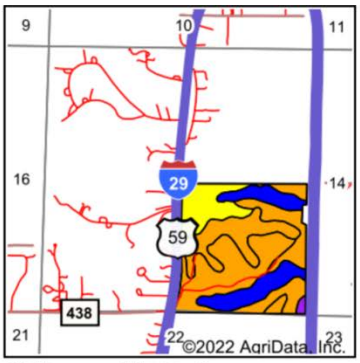
4/1/2022

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146.21 Acres Andrew County, MO
Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Andrew**
Location: **15-58N-35W**
Township: **Jefferson**
Acres: **146.21**
Date: **4/1/2022**

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N W E S

Area Symbol: MO003, 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
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	50.71	34.7%		IIIe	86	86	63	65
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	27.49	18.8%		IIw	81	72	38	81
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	26.97	18.4%		IIIe	85	85	71	63
10031	Higginsville silty clay loam, 9 to 14 percent slopes, eroded	21.55	14.7%		IVe	67	67	59	59
30200	Shelby loam, 9 to 14 percent slopes	18.24	12.5%		IIIe	74	74	62	62
30057	Gara loam, 14 to 18 percent slopes	1.25	0.9%		VIe	68	68	57	53
			Weighted Average		**2.99**	***n 80.4**	***n 78.7**	***n 59**	***n 66.3**

*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.

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