

AUCTION JULY 10, 2024 10:30 AM



BOUNDARIES ARE APPROXIMATE

186.1 ACRES, ATCHISON COUNTY, MO

Auction

This upland farm has outstanding wildlife habitat, timber, and row crop with a nice home, and two beautiful barns. It has tenants in place for the farming, and a family in the home giving it good care. This home is out of the flood plain, and on a black top road (State Route 275) and in the Rock Port school district. If you enjoy the outdoors, you'll like this property because it's not consumed with cropland. There's plenty of open areas in pasture and timber to enjoy. If you don't hunt, you may be surprised by what a hunting lease here would be worth! Either way get solid return every year with the cash rent. Join us July 10 for a great opportunity to own land in Northwest Missouri, where we have Iowa productivity and cheap taxes!



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

www.BarnesRealty.com

PROPERTY FEATURES

Auction Details:

- Velma Houts building - Rock Port, MO
Wednesday, July 10 10:30am
- Property viewing July 9 10:30am

Real Estate Taxes:

2023 taxes are \$1,500.40 on 186.1 taxable acres

Rental Status:

Leased for the 2024 crop year

FSA Info:

Forms below

2024 Annual Income:

\$200/Acre on 40 Tillable Acres = \$8,000.00

Pasture & Hunting Lease = \$7,000.00

House Lease: \$7,200.00

Total: \$22,200.00

Location:

The farm is located 2 miles southeast of Hamburg Iowa on Hwy 275

Broker Participation:

Barnes Realty Company agrees to pay any licensed agent a referral fee on the buyer's side of the transaction if that agent registers the successful bidder PRIOR TO auction date. Contact our office for a pre-registration form required

Listing Agent:

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

Notes & Disclosures

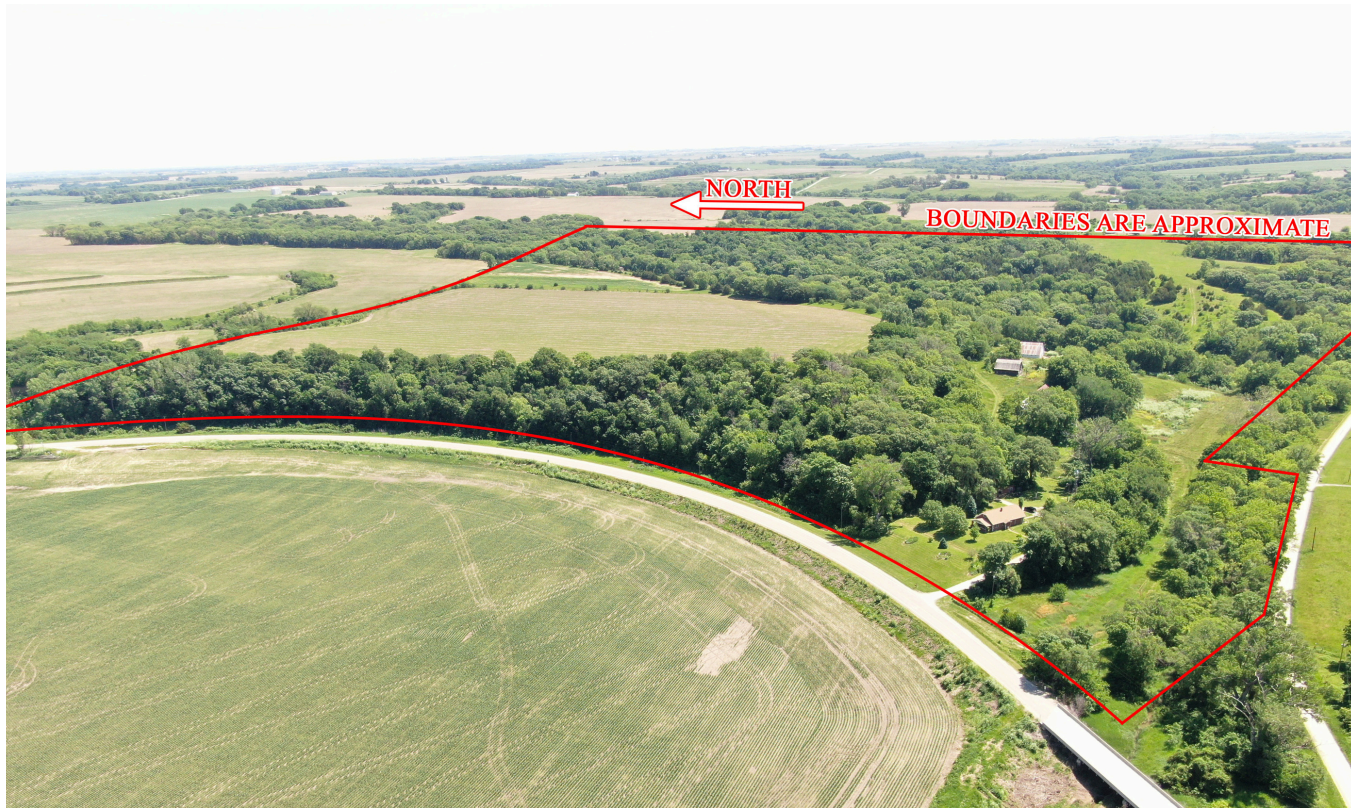
- Current rent is on the house is \$600/month on a month to month lease. The tenant would like to stay.
- Two bedrooms and 1 bath on main floor. Basement has 2 Bedroom (not compliant). Up stairs 1-3/4 bath
- Kitchen appliances stay with the home. Stove, refrigerator, dishwasher & basement fridge
- Clothes dryer goes with the house and the washer belongs to the tenant.
- Thousand gallon propane tank is owned and goes with the property
- Rock Port school district
- Gutters cleaned recently
- Has a water softener Culligan services it
- Furnace & AC is newer
- Basement flooded 3 times since tenants moved in in September. The drain was clogged and has been repaired. New pump in well less than 2 months ago.
- Dons Johns of Clarinda Could not find septic tank

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.

PHOTOS



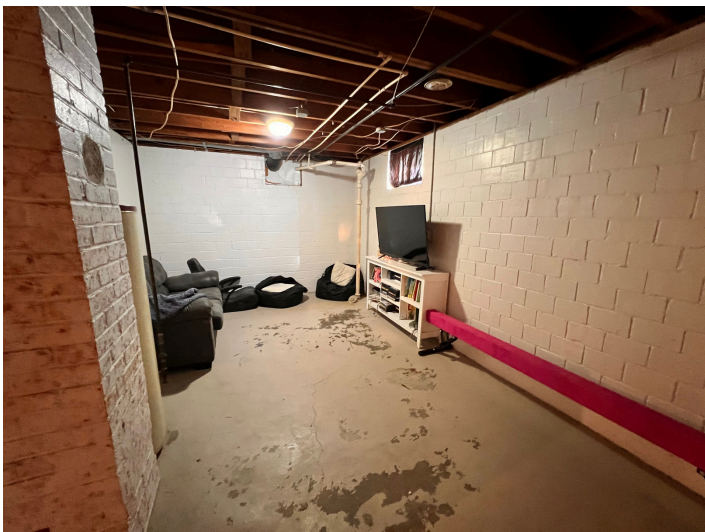
PHOTOS



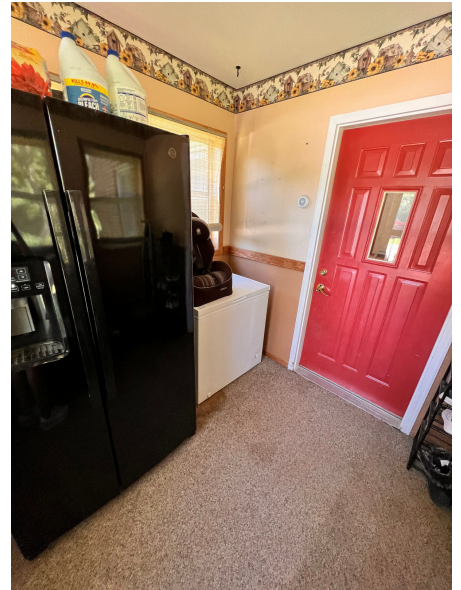
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PHOTOS



PHOTOS



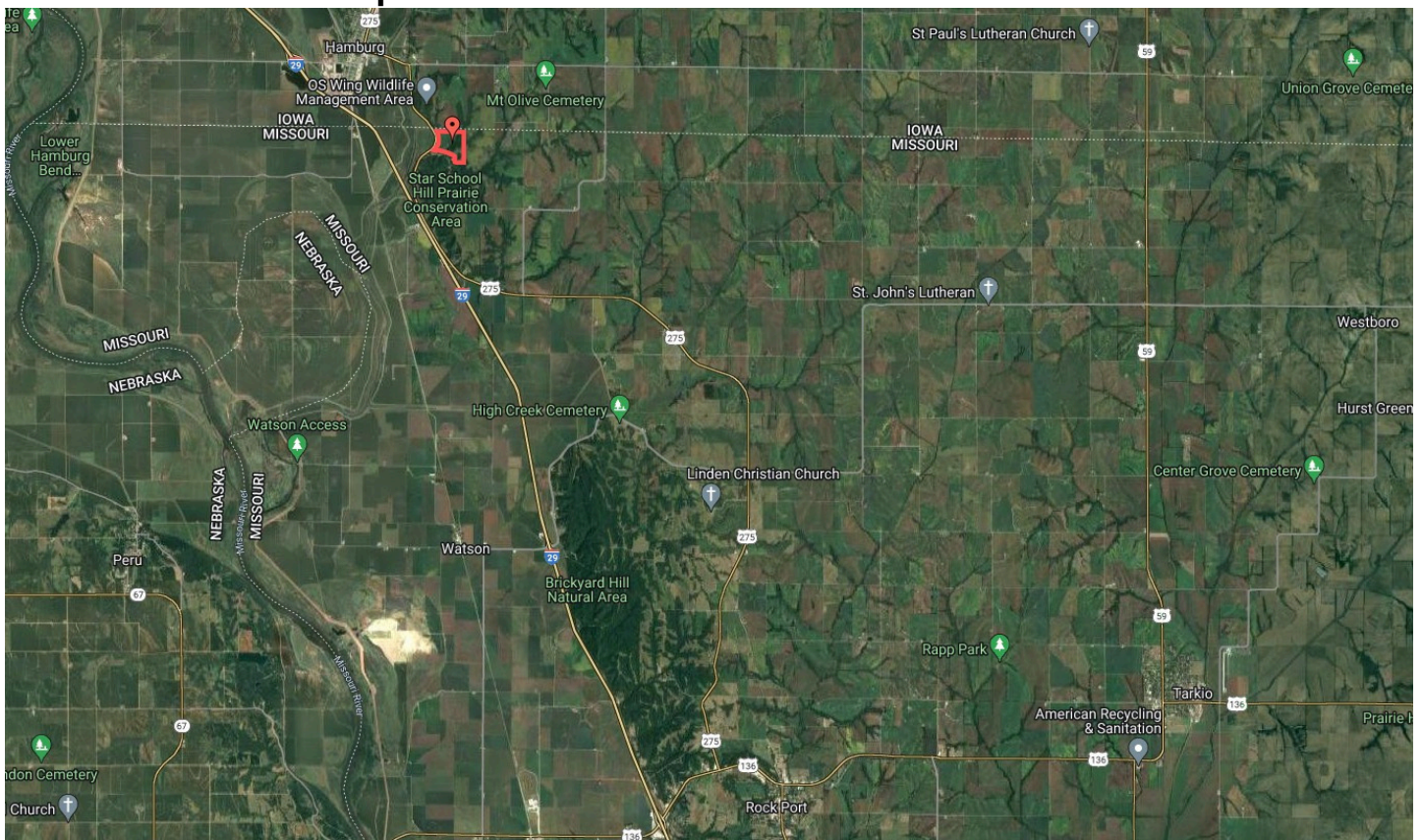
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



SURETY MAPS

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

Boundary Center: 40° 34' 44.92, -95° 37' 36.36

0ft 919ft 1839ft

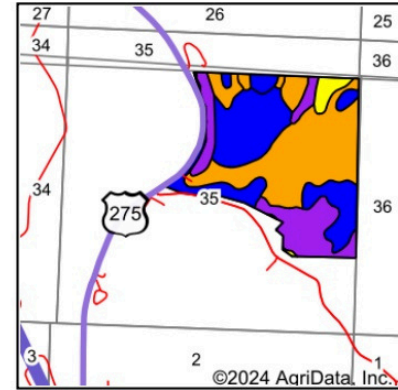
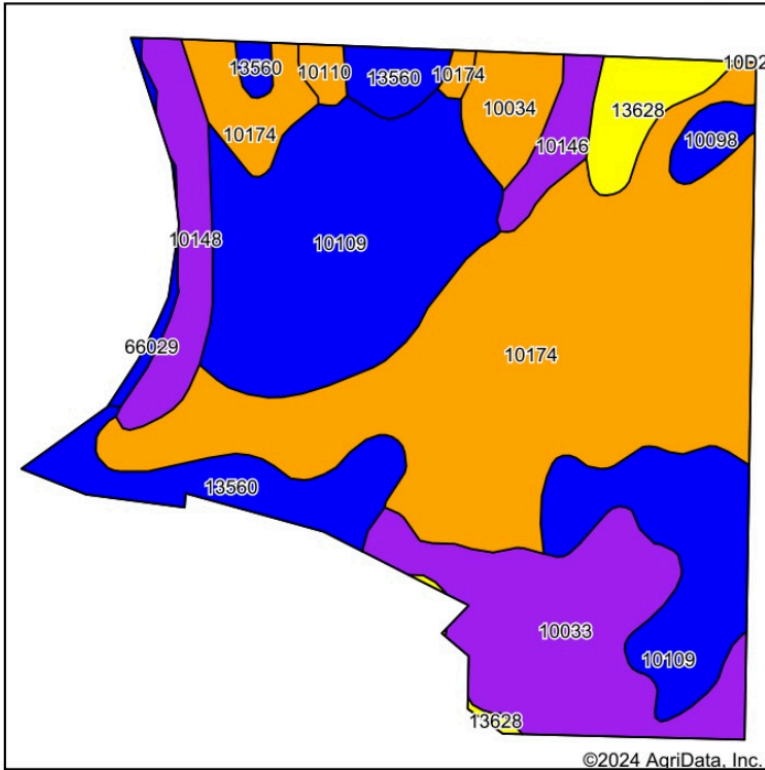
35-67N-42W
Atchison County
Missouri



6/11/2024

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Atchison**
 Location: **35-67N-42W**
 Township: **Buchanan**
 Acres: **186.1**
 Date: **6/11/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Area Symbol: MO005, Soil Area Version: 26

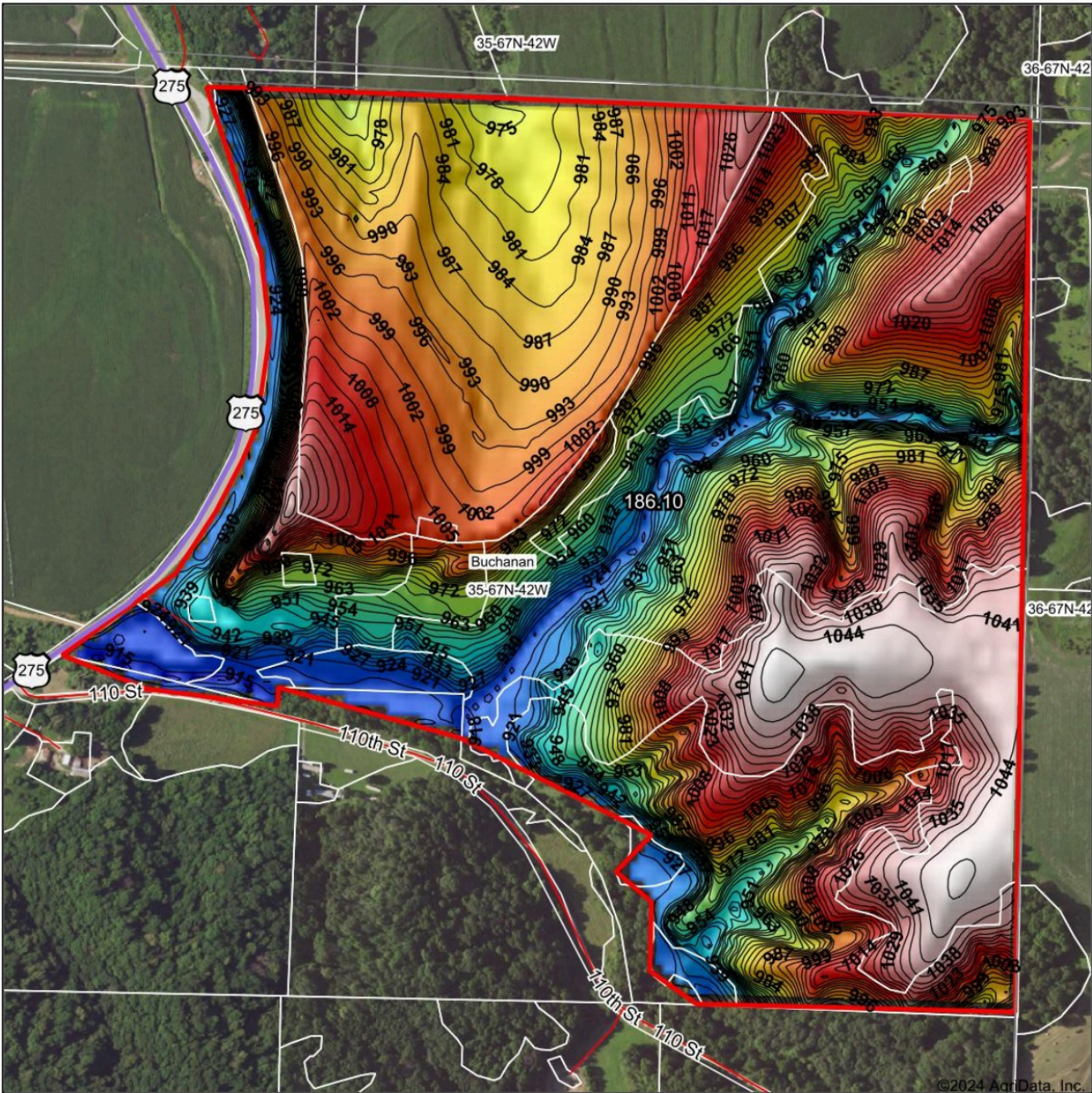
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10174	Monona silt loam, 9 to 14 percent slopes, eroded	70.75	38.1%		IIIe		0	76	76	69	70
10109	Monona silt loam, 2 to 5 percent slopes	49.68	26.7%		Ile	IIIe	4000	88	88	80	88
10033	Ida silt loam, 14 to 25 percent slopes, eroded	23.80	12.8%		VIe		0	57	56	45	56
13560	Napier silt loam, 2 to 5 percent slopes	14.14	7.6%		Ile		0	89	87	78	89
10148	Timula-Hamburg silt loams, 30 to 90 percent slopes	8.54	4.6%		VIIe		0	22	22	19	17
13628	Napier-Gullied land complex, 5 to 14 percent slopes	5.64	3.0%		IVe	IIIe	0	11	9	11	10
10034	Ida silt loam, 9 to 14 percent slopes, eroded	5.06	2.7%		IIIe		0	69	64	57	68
10146	Timula silt loam, 25 to 60 percent slopes	3.81	2.0%		VIIe		163	20	20	18	14
10098	Marshall silty clay loam, 2 to 5 percent slopes	2.32	1.2%		Ile		0	89	89	74	77
10110	Monona silt loam, 5 to 9 percent slopes, eroded	1.24	0.7%		IIIe		0	81	81	72	76
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	1.12	0.6%		IIw		0	82	81	64	70
Weighted Average					3.32	*-	1071.2	*n 72.2	*n 71.7	*n 64.2	*n 69.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

SURETY MAPS

Topography Hillshade



Low Elevation High



Maps 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): 3
Min: 907.7
Max: 1,048.0
Range: 140.3
Average: 987.5
Standard Deviation: 34.74 ft

0ft 565ft 1129ft



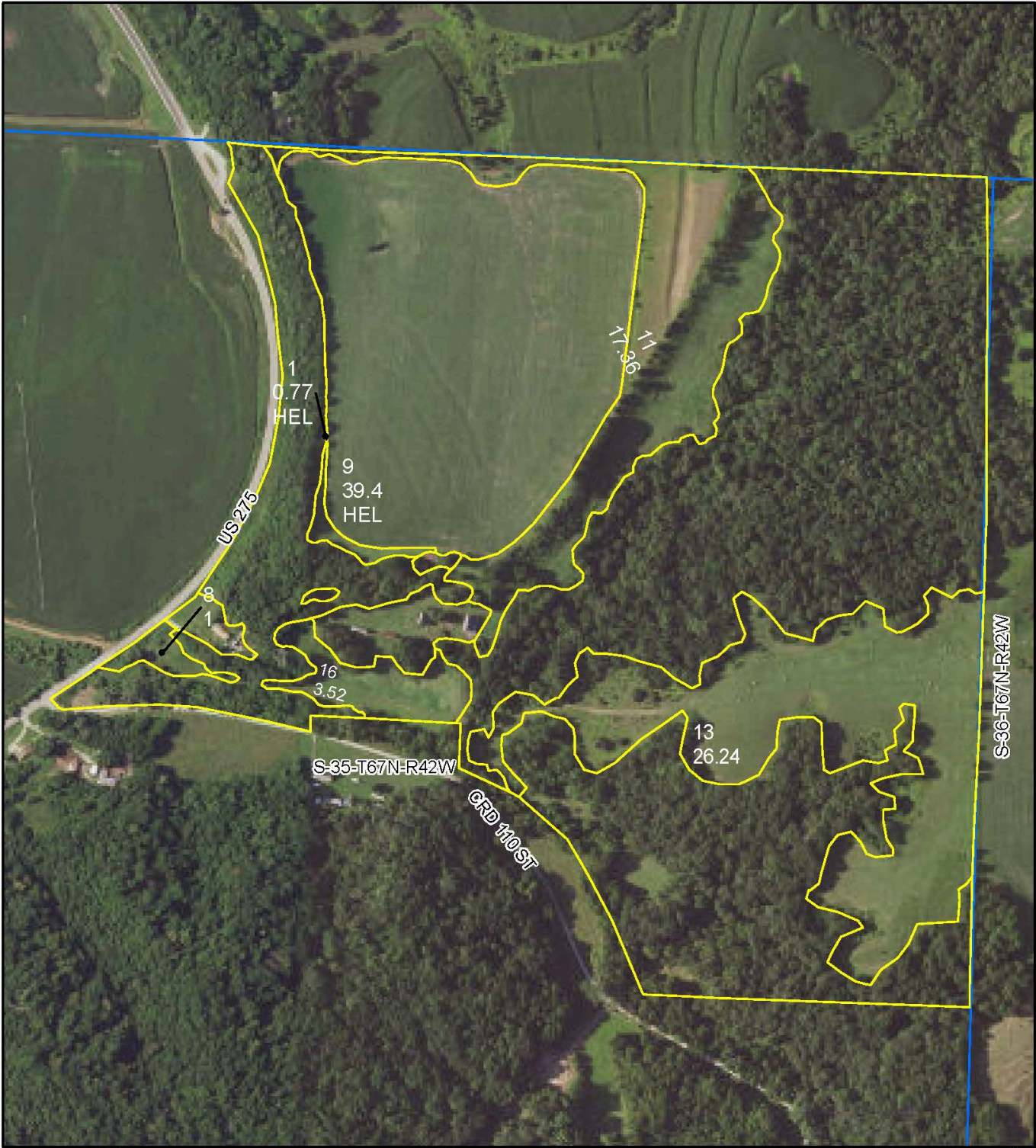
6/11/2024

35-67N-42W
Atchison County
Missouri

Boundary Center: 40° 34' 44.92, -95° 37' 36.36

FSA INFORMATION

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 attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Atchison Co. FSA
C=CORN-YEL-GR; CW=CORN-WHE-GR
POP=CORN-POP-GR; SB=SOYBN-COM-GR
WHT=WHEAT-HARD RED WINTER-GR
P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG
GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG
GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS
ALF=ALFAL-FG; I=Irrigated
All fields non-irrigated
*Unless notated on Map

1 inch equals 498 feet

Program Year: 2024

Created: 3/28/2024

Flown: 2022-7-10

- clu
- crp
- plss

**Farm 2335
Tract 8063**

FSA INFORMATION

FSA-156EZ:

MISSOURI
ATCHISON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2335

Prepared : 7/8/24 3:03 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
189.94	88.29	88.29	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	88.29		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	17.74	0.00	119	
Soybeans	16.26	0.00	37	
TOTAL	34.00	0.00		

NOTES

Tract Number : 8063

Description : D1 SEC 35 T67 R42
FSA Physical Location : MISSOURI/ATCHISON
ANSI Physical Location : MISSOURI/ATCHISON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
189.94	88.29	88.29	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI
ATCHISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2335
Prepared : 7/8/24 3:03 PM CST
Crop Year : 2024

Tract 8063 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.29	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	17.74	0.00	119
Soybeans	16.26	0.00	37
TOTAL	34.00	0.00	

NOTES

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