



191.64 ACRES, BUCHANAN COUNTY, MO

For Sale

Here's a well located parcel, highly productive, river bottom soils close to major green markets and might have some good added utility as a waterfowl hunting area with no local hunting pressure!

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

\$19,900.00/taxable acre or \$3,813,636.00 total

Real Estate Taxes:

2025 taxes are \$941.02 on 191.64 taxable acres

Rental Status:

Available for the 2025 crop year

Tillable Acres:

Coming Soon!

Listing Agent:

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

Location:

Located on the east side of St. Joseph, MO.
1 mile north of Fredrick Ave on Riverside Rd.

Improvements:

This tract is unimproved



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 The listing may be withdrawn with or without approval.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.

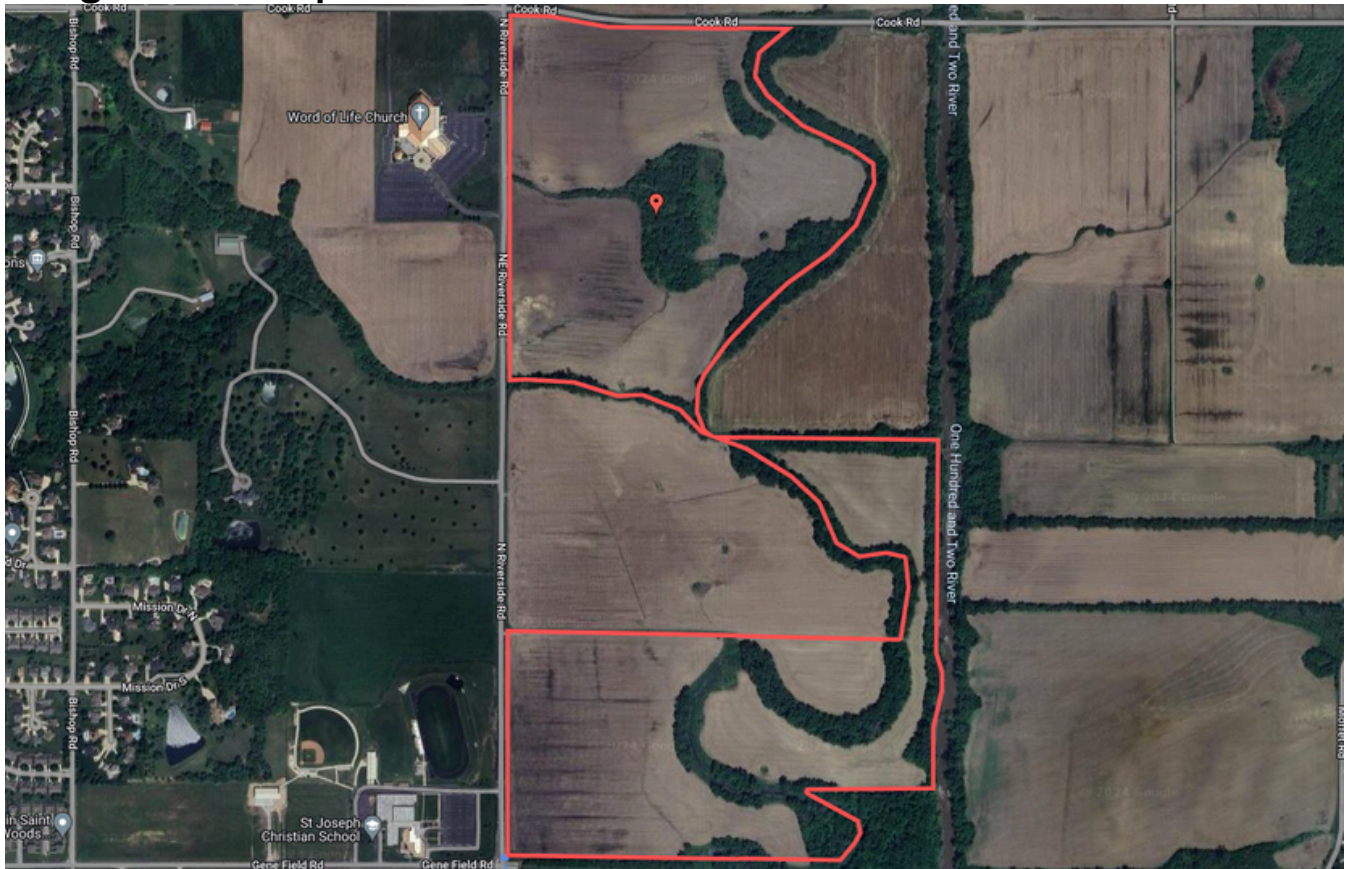
PHOTOS



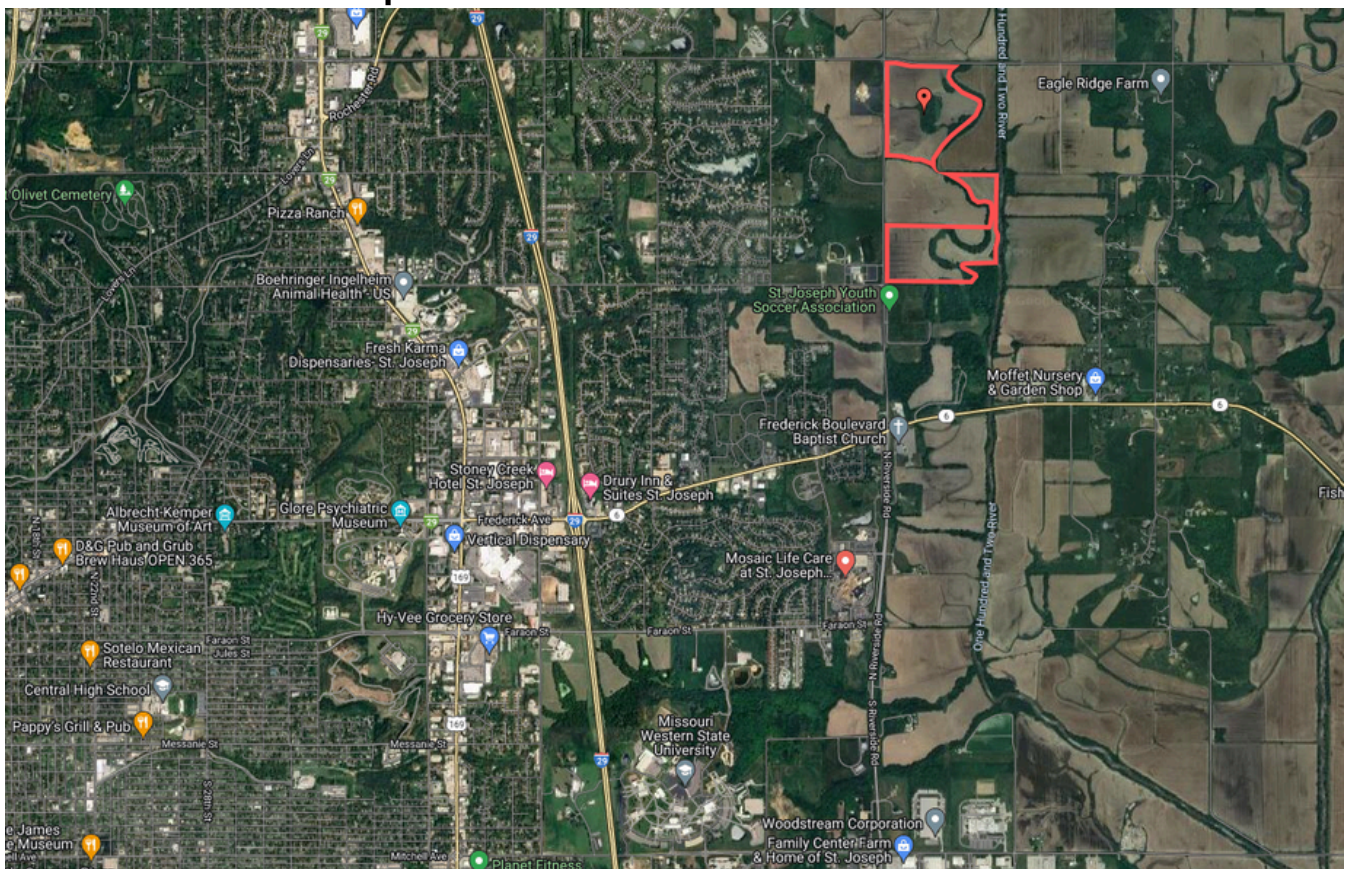
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate

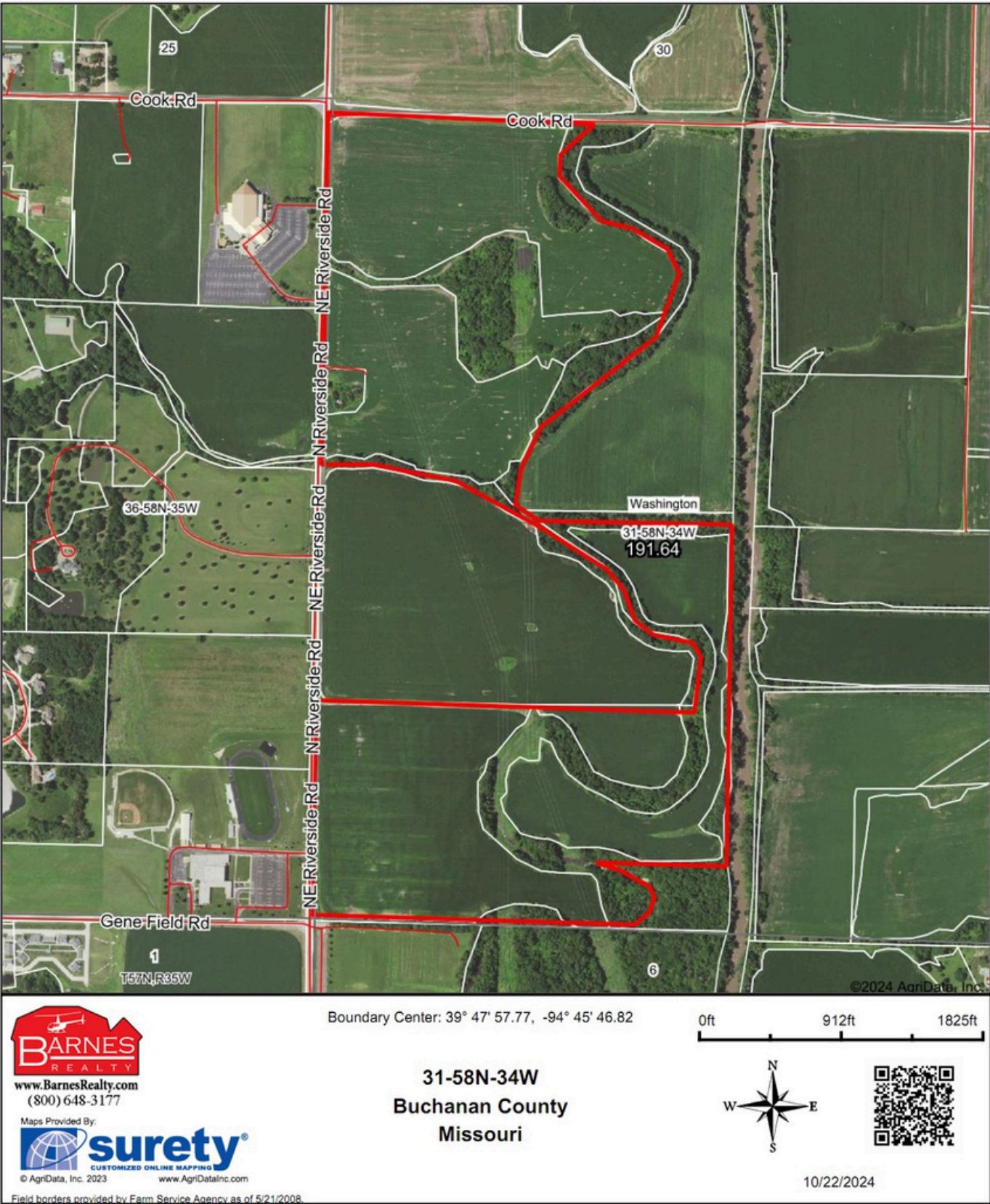


General Location Map:



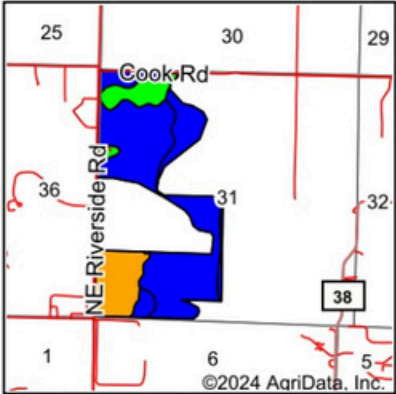
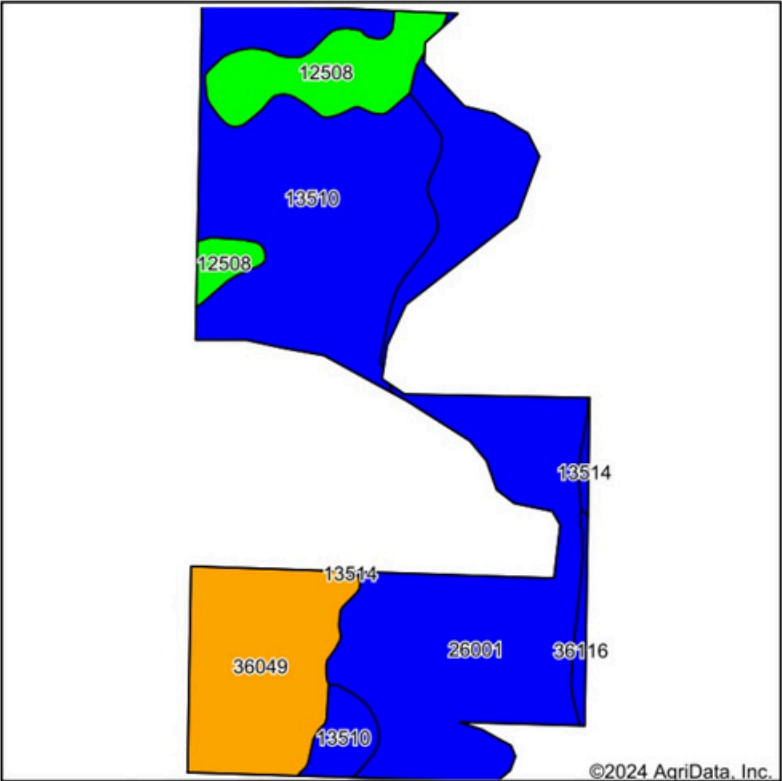
SURETY MAPS

Aerial Map



SURETY MAPS

Soils Map



State: Missouri
County: Buchanan
Location: 31-58N-34W
Township: Washington
Acres: 191.64
Date: 10/22/2024



Maps Provided By:



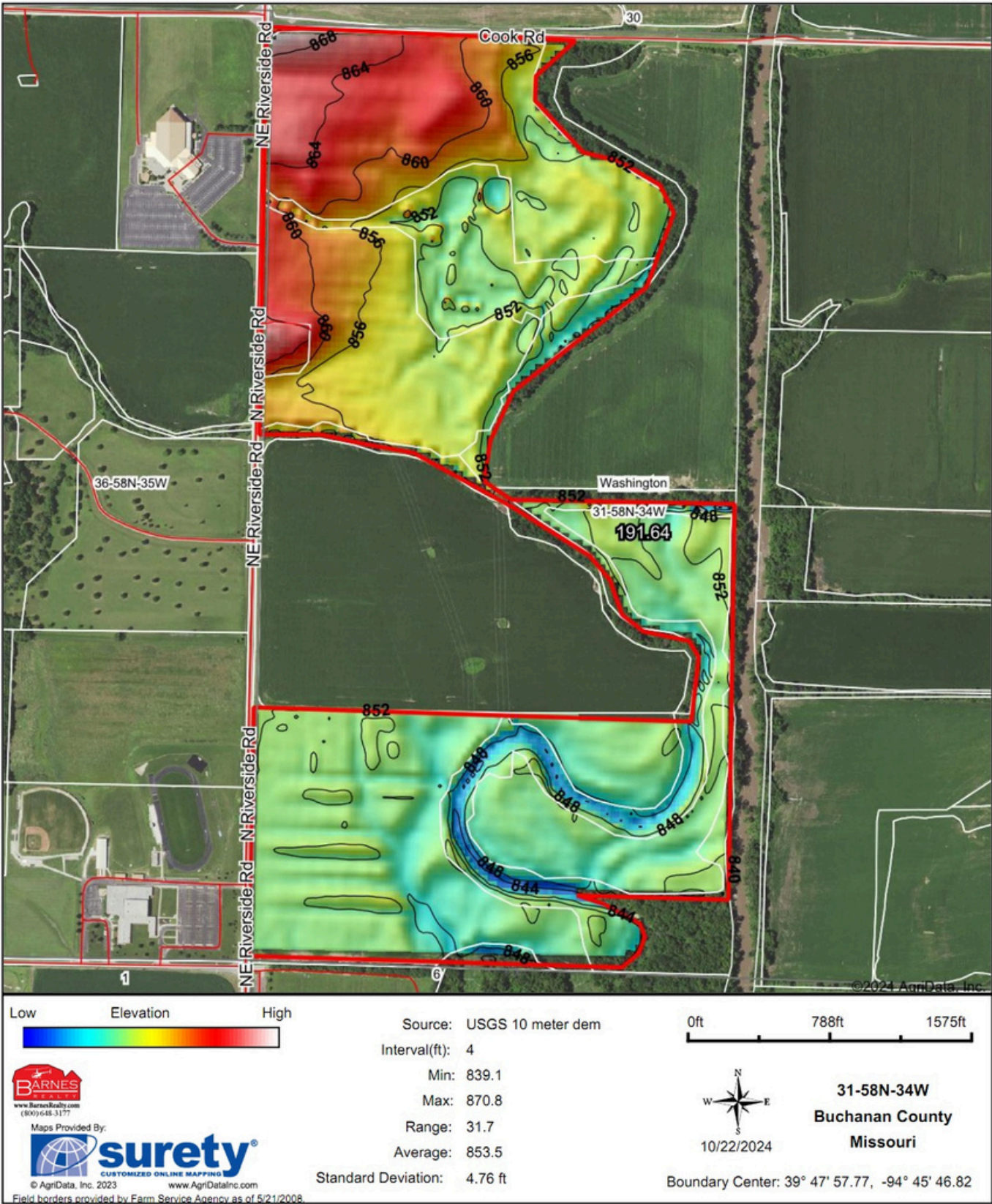
Soils data provided by USDA and NRCS.

Area Symbol: MO021, 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
26001	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	74.38	38.8%		Ilw	93	85	49	92
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	65.89	34.4%		Ilw	95	94	66	86
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	30.12	15.7%		Illw	56	56	37	45
12508	Wiota silt loam, 1 to 3 percent slopes, rarely flooded	18.35	9.6%		I	90	90	80	87
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.04	1.1%		Ilw	74	74	61	67
13514	Dockery silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.86	0.4%		Ilw	86	86	67	72
Weighted Average					2.06	*n 87.4	*n 83.9	*n 56.1	*n 81.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

SURETY MAPS

Topography Hillshade



FSA INFORMATION

North 89 Acres - 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 areas. Refer to your original determination (CEA-026 and attached maps) for exact wetland boundaries and determinations, or contact RRC CS.

Buchanan Co. FSA

C=Com-Yel-gr C00=Com-00he-gr
Amy=Com-Amy-gr 00xy=Com-00xy-gr
SB=Soyln-com-gr Milo=Sorgh-grs-gr
HR00=00heat-hrw-gr SR00=00heat-srw-gr
H=Mixfg-IGS-fg P=Mixfg-IGS-gz
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz
Alf=Alfalfa-fg GLS=Grass-FTA-LS
PP=perennialplanted F=Failed I=Irrigated
*Non-Irrigated acres unless noted on map

1 inch equals 312 feet

Program Year: 2024

Created: 11/16/2023

Flown: 2022-7-10

- clu
- crp
- plss

Farm 5869
Tract 2731

FSA INFORMATION

North 89 Acres - FSA-156EZ:

MISSOURI
BUCHANAN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5869

Prepared : 6/24/24 1:19 PM CST

Crop Year : 2024

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 29-021-2024-5
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
94.94	73.40	73.40	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	73.40	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	26.50	0.00	104	
Soybeans	29.60	0.00	36	
TOTAL	56.10	0.00		

NOTES

Tract Number : 2731

Description : L2/2B SEC31 T58N R34W
FSA Physical Location : MISSOURI/BUCHANAN
ANSI Physical Location : MISSOURI/BUCHANAN
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
94.94	73.40	73.40	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

North 89 Acres - FSA-156EZ:

MISSOURI
BUCHANAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5869
Prepared : 6/24/24 1:19 PM CST
Crop Year : 2024

Tract 2731 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.40	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	26.50	0.00	104
Soybeans	29.60	0.00	36

TOTAL **56.10** **0.00**

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 or 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 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, audiotape, 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) 632-9992. 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

North 89 Acres - FSA-578:

Buchanan, Missouri

FSA - 578 (09-13-16)

Farm Number: 5869

Operator Name and Address

[Redacted]

REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024

DATE: 06/24/2024
PAGE: 1

Original: ALF
Revision: _____
Cropland: 73.40
Farmland: 94.94

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
2731	1	SOYBN	COM	GR		N	C	N	I	A	43.22		Yes		N	04/11/2024	01	
Producer		[Redacted]		Share		33.34	FSA Physical Location		Buchanan, Missouri			NAP Unit 3206		Signature Date 06/17/2024				
		[Redacted]				33.33			Buchanan, Missouri									
		[Redacted]				33.33			Buchanan, Missouri									
2		SOYBN	COM	GR		N	C	N	I	A	30.18		Yes		N	04/11/2024	01	
Producer		[Redacted]		Share		33.34	FSA Physical Location		Buchanan, Missouri			NAP Unit 3206		Signature Date 06/17/2024				
		[Redacted]				33.33			Buchanan, Missouri									
		[Redacted]				33.33			Buchanan, Missouri									

Tract 2731 Summary

PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty
01	SOYBN	COM	GR	N	A	73.40											
Photo Number/Legal Description: L2/2B SEC31 T58N R34W					Cropland: 73.40			Reported on Cropland: 73.40			Difference: 0.00			Reported on Non-Cropland: 0.00			

Farm Number: 5869

FARM SUMMARY

DATE: 06/24/2024
PAGE: 2

Operator Name and Address

[Redacted]

Original: ALF
Revision: _____
Cropland: 73.40
Farmland: 94.94

NOTE: 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 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. 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 is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes 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.

		Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share		
[REDACTED]		SOYBN	COM	33.34	[REDACTED]		SOYBN	COM	33.33	[REDACTED]		SOYBN	COM	33.33	
[REDACTED]		SOYBN	COM	33.33	[REDACTED]		SOYBN	COM	33.33	[REDACTED]		SOYBN	COM	33.33	
Planting Period 01	Crop/ Commodity SOYBN	Variety/ Type COM	Intended Use GR	Irrigation Practice N	Reporting Unit A	Reported Quantity 73.40	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity

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.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date

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 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 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, audiotape, 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) 632-9992. 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.