

20 +/- ACRES, WARREN COUNTY, IA

For Sale

Here is an affordable tract of creek bottom to hunt, build a cabin on or just get away! It has access to rural water and Electricity, and is surrounded by lots of outstanding crop fields, habitat, and water.



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

Price:

\$11,750.00/taxable acre or
\$235,000.00 total

Real Estate Taxes:

2024 taxes are to be determined

Rental Status:

Available for 2025 crop year

FSA Information:

Attached Below

Listing Agent:

Rick Barnes: 660-851-1152 or
Rickey@barnesrealty.com

Location:

3 miles west and 2 miles south of Indianola, IA
on 85th Ave.

Improvements:

None



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 The listing may be withdrawn with or without approval.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.

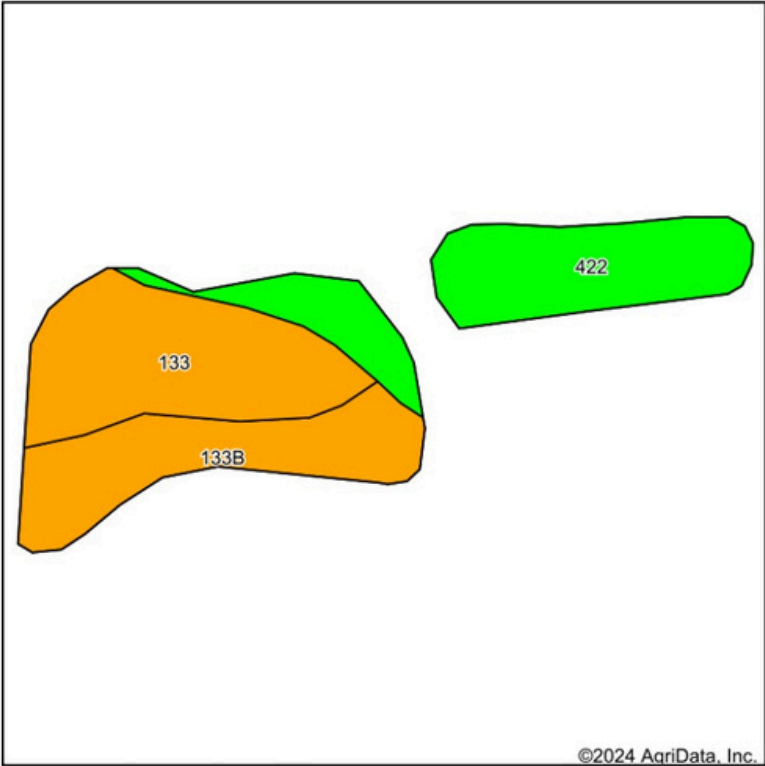
PHOTOS



SURETY MAPS

Tillable Acres:

Soils Map



State: Iowa
County: Warren
Location: 5-75N-24W
Township: White Oak
Acres: 6.97
Date: 10/7/2024



Maps Provided By:



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA181, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
422	Amana silt loam, 0 to 2 percent slopes	2.53	36.3%		Ilw	93	85	88	88	53	83
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.51	36.0%		Ilw	78	80	81	75	36	80
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	1.93	27.7%		Ilw	74	75	83	80	38	82
Weighted Average					2.00	82.3	80.4	*n 84.1	*n 81.1	*n 42.7	*n 81.6

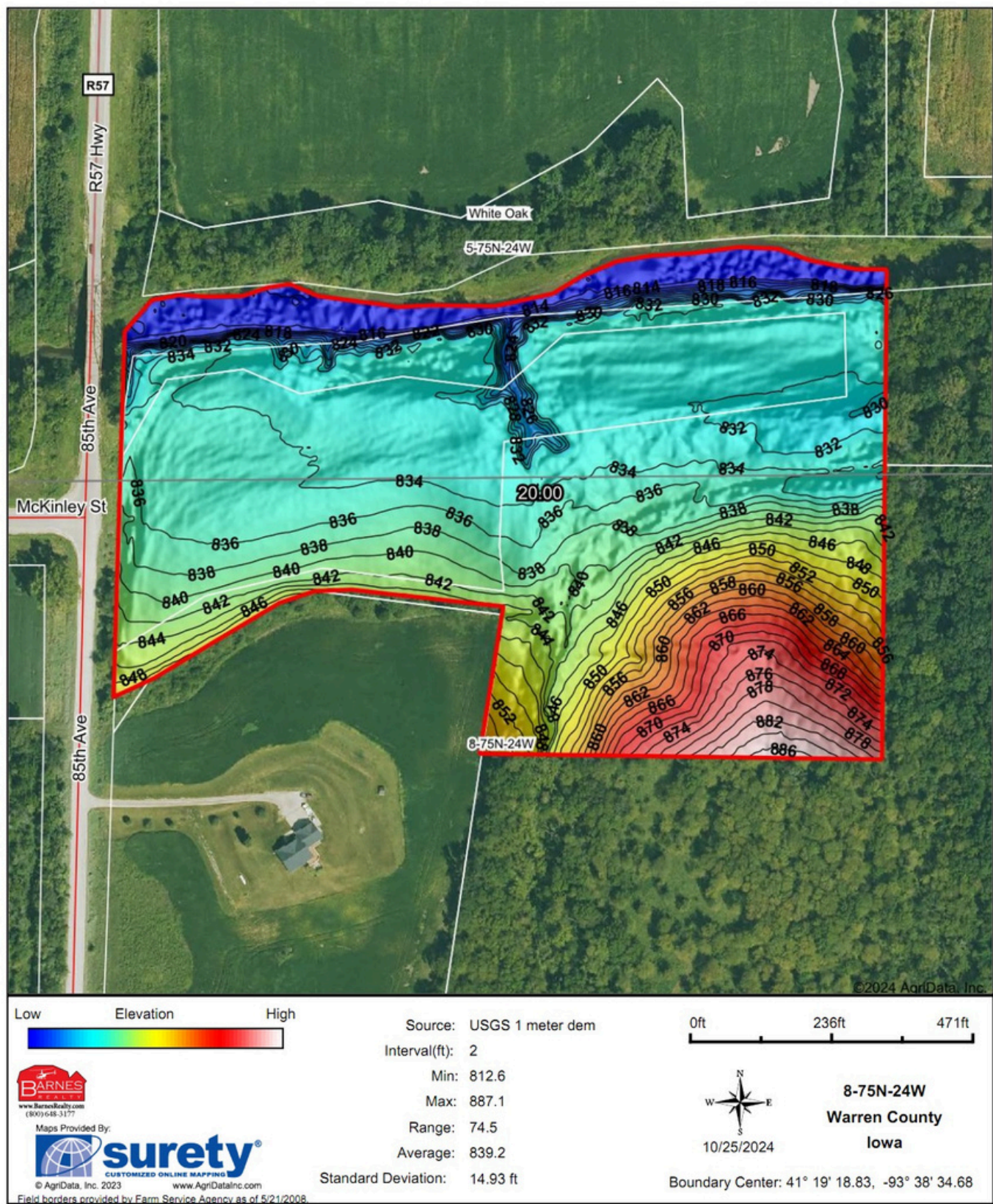
**IA has updated the CSR values for each county to CSR2.

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

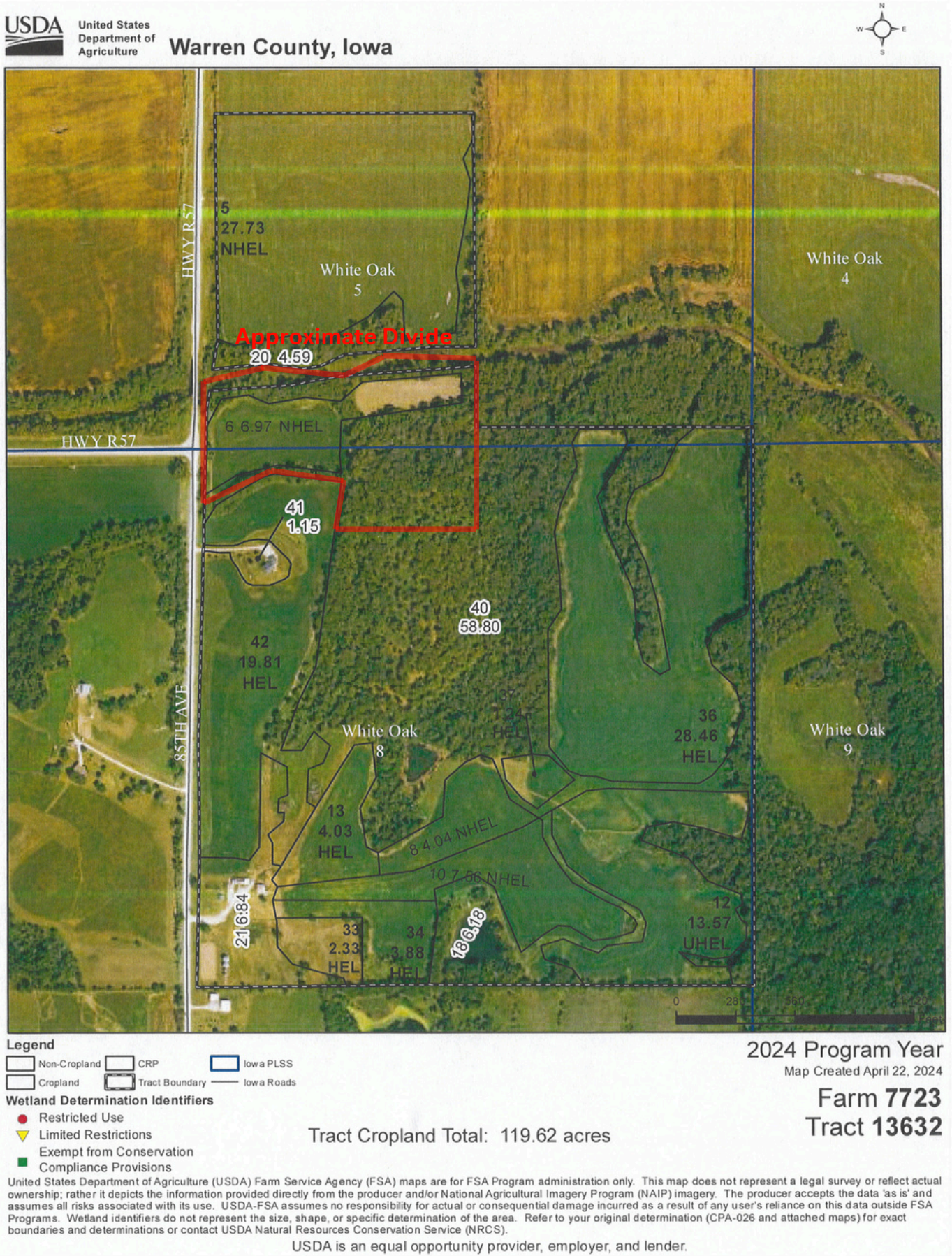
Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



FSA INFORMATION



FSA INFORMATION

IOWA
WARREN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7723

Prepared : 8/29/24 12:05 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-181-2012-54
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
197.18	119.62	119.62	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	119.62		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.70	0.00	105	
Soybeans	40.30	0.00	40	
TOTAL	110.00	0.00		

NOTES

Tract Number : 13632

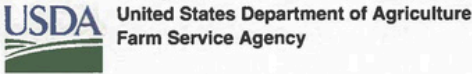
Description : 5-75-24 WO
FSA Physical Location : IOWA/WARREN
ANSI Physical Location : IOWA/WARREN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : 19-181-2012-53

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
197.18	119.62	119.62	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

IOWA
WARREN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7723
Prepared : 8/29/24 12:05 PM CST
Crop Year : 2024

Tract 13632 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.62	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	69.70	0.00	105
Soybeans	40.30	0.00	40
TOTAL	110.00	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

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 Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
13632	5	CORN	YEL	GR		N	C	N	I	A	27.73		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
6A	CORN	YEL	GR			N	C	N	I	A	4.00		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
6B	IDLE					N	C	N	I	A	2.97		Yes		N		01	2099
Producer I						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
8	CORN	YEL	GR			N	C	N	I	A	4.04		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
10	CORN	YEL	GR			N	C	N	I	A	7.56		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
12A	CORN	YEL	GR			N	C	N	I	A	6.57		Yes		N	04/11/2024	01	
Producer I						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
12B	GRASS	ORG	LS			N	C	N	I	A	7.00		Yes		N	04/01/1990	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
13	CORN	YEL	GR			N	C	N	I	A	4.03		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
33	MIXFG	IGS	GZ			N	C	N	I	A	2.33		Yes		N	04/01/2000	21	2099
Producer I						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
34A	CORN	YEL	GR			N	C	N	I	A	2.88		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
34B	MIXFG	IGS	GZ			N	C	N	I	A	1.00		Yes		N	04/01/1990	21	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		

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 Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
13632	36A	CORN	YEL	GR		N	C	N	I	A	27.46		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
36B	GRASS	ORG	LS			N	C	N	I	A	1.00		Yes		N	04/01/1990	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
37A	CORN	YEL	GR			N	C	N	I	A	0.75		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
37B	GRASS	ORG	LS			N	C	N	I	A	0.49		Yes		N	04/01/1990	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
42A	CORN	YEL	GR			N	C	N	I	A	11.55		Yes		N	04/11/2024	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		
42B	GRASS	ORG	LS			N	C	N	I	A	8.26		Yes		N	04/01/1990	01	
Producer						Share 100.00		FSA Physical Location Warren, Iowa						NAP Unit 2883		Signature Date 06/26/2024		

Tract 13632 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		
21	MIXFG	IGS	GZ	N	A	3.33	01	GRASS	ORG	LS	N	A	16.75	01	CORN	YEL	GR	N	A	96.57		
01	IDLE			N	A	2.97																
Photo Number/Legal Description: 5-75-24 WO																						
Cropland: 119.62						Reported on Cropland: 119.62						Difference: 0.00						Reported on Non-Cropland: 0.00				

FSA INFORMATION

Warren, Iowa

FSA - 578 (09-13-16)

Farm Number: 7723

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2024

DATE: 08/29/2024

PAGE: 3

Original: WCB
Revision: WCB
Cropland: 119.62
Farmland: 197.18

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.

MARK PUTNEY																
			Crop/ Commodity	Variety/ Type	Share		Crop/ Commodity	Variety/ Type	Share		Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
			IDLE		100.00		GRASS	ORG	100.00		CORN	YEL	100.00	MIXFG	IGS	100.00
Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity		Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	GRASS	ORG	LS	N	A	16.75			21	MIXFG	IGS	GZ	N	A	3.33	
01	IDLE			N	A	2.97			01	CORN	YEL	GR	N	A	96.57	

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

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