



## Land Sales Specialists

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

**www.BarnesRealty.com**

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

### ***104 Acres +/- Platte County, MO***

*Here's a nice upland tract with plenty of timber for good game habitat. There's room for hunting and other recreational use as well as good highly productive soils for farming income. And of course, someday the best use will likely be for housing so it's a great investment for you and your family. Ask the listing agent about market rents in the area. Barnes Realty helps buyers with their first-year farming arrangements, free of charge!*

#### **LOCATION:**

Tract is East of the NW Skyview Ave and NW 136th Street intersection. It is Approximately 2.5 miles North of Exit 37 off I-29 and 2.5 miles South of Highway 92 on NW Skyview Ave.

#### **PRICE:**

\$12,498.79/Taxable Acre or

\$1,295,000.00 Total

**PRICE REDUCED! \$12,016.21/Taxable  
Acre or \$1,245,000.00 Total**

#### **FSA INFORMATION:**

See Attached.

#### **TAXES/TAXABLE ACRES:**

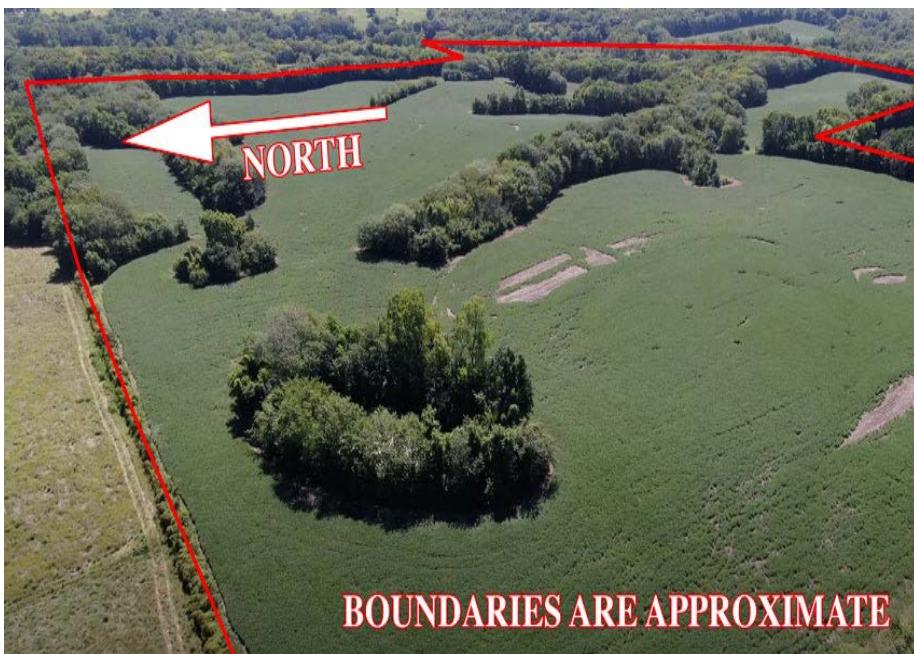
2022 taxes are \$457.84 on 103.61 taxable acres.

#### **RENTAL STATUS:**

Inquire with Agent

#### **WATER ACCESS:**

There is a water main that runs to the North boundary line of the property. You will need to contact Platte County Water District #4 (816-858-2782) to request a meter on the property.



#### **ACCESS:**

Please note that the title company has provided us with a weasel clause (see item 15 of the exceptions on the [title commitment](#)). I have talked with the sellers, and they have accessed the property from the northwest on what he describes as an abandoned county road for 40+ years and will execute an easement affidavit to any prospective purchasers that require one.

#### **LISTING AGENT:**

Jamie Barnes

(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)

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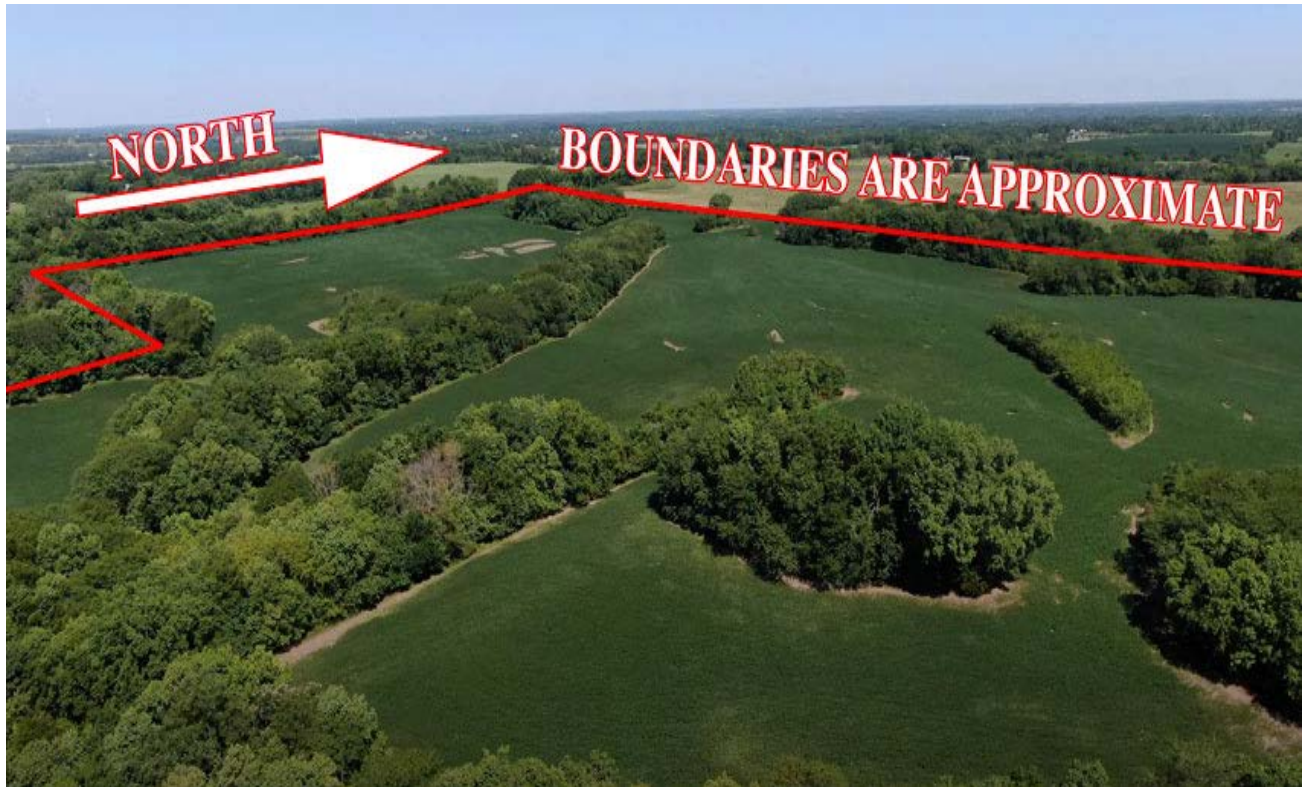
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

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, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.**

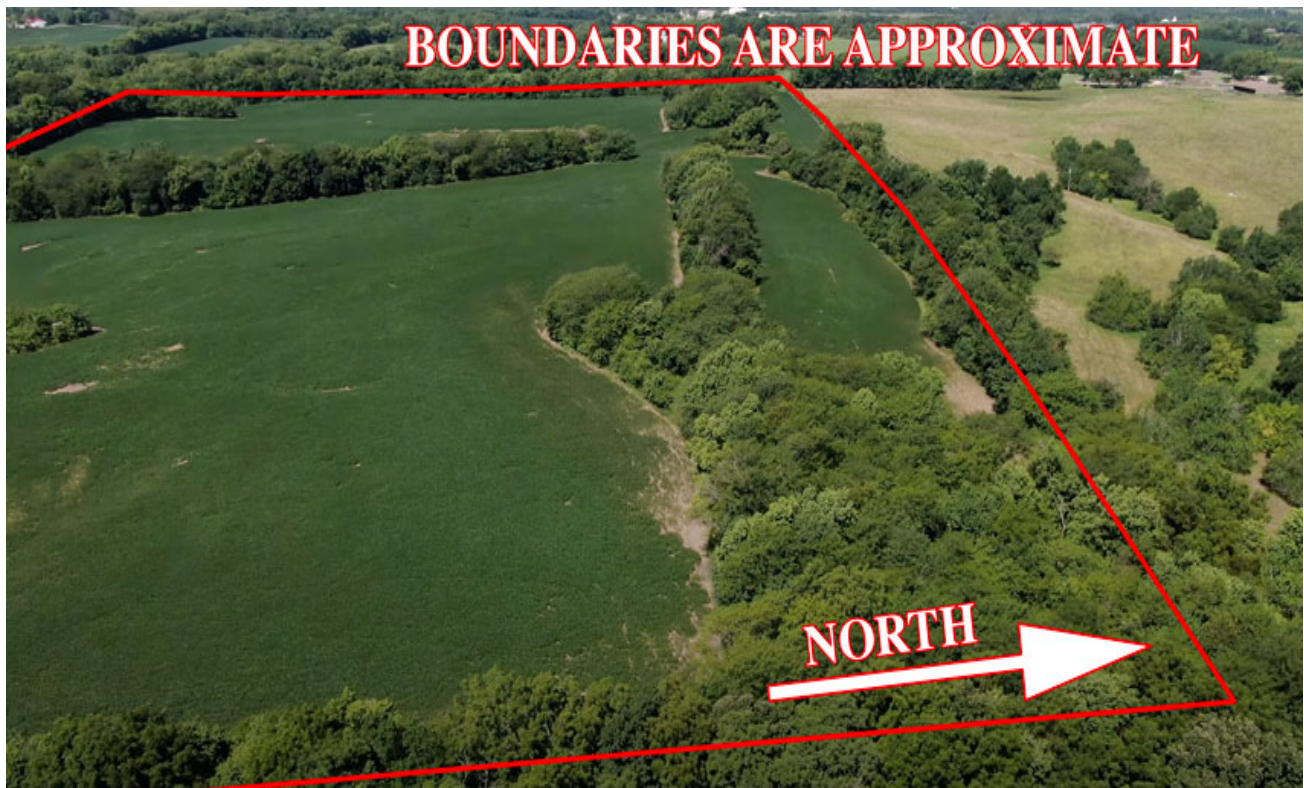
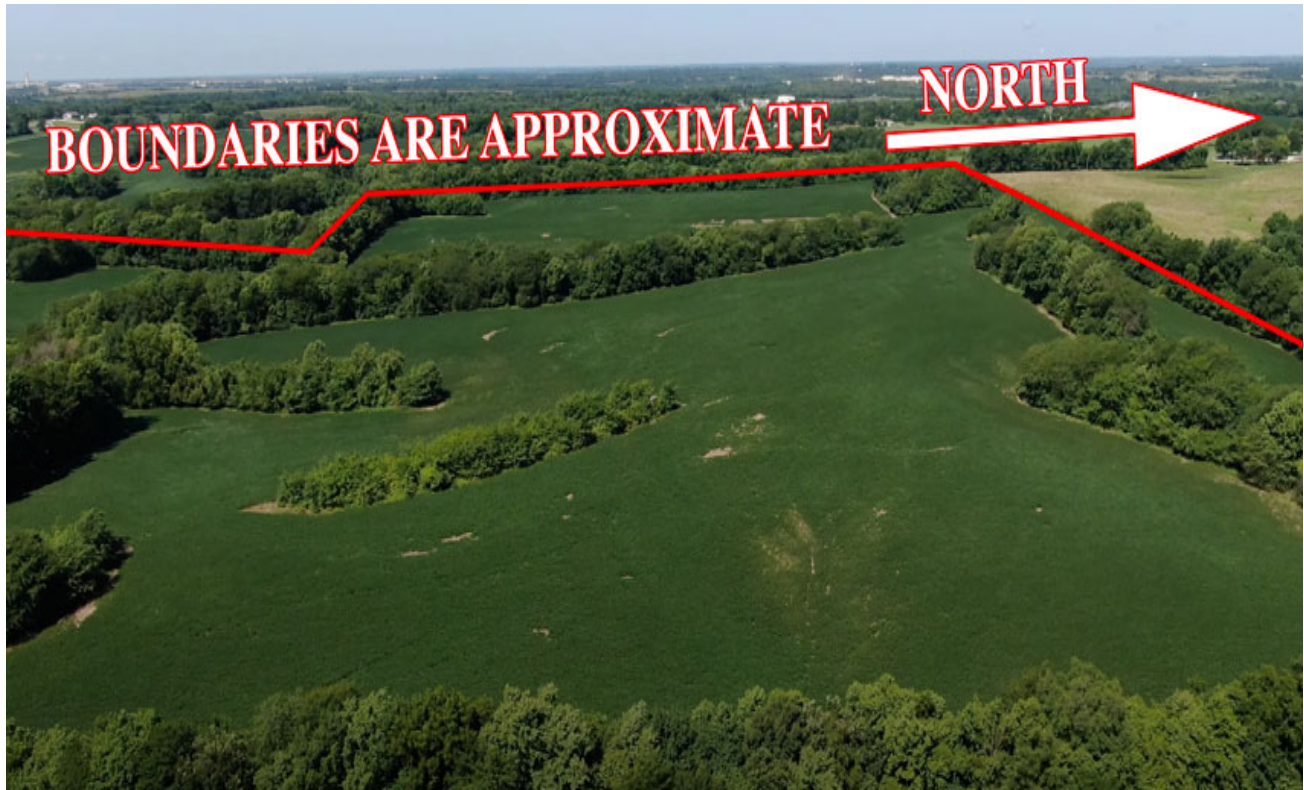


***104 Acres +/- Platte County, MO***  
***Aerial Photos***



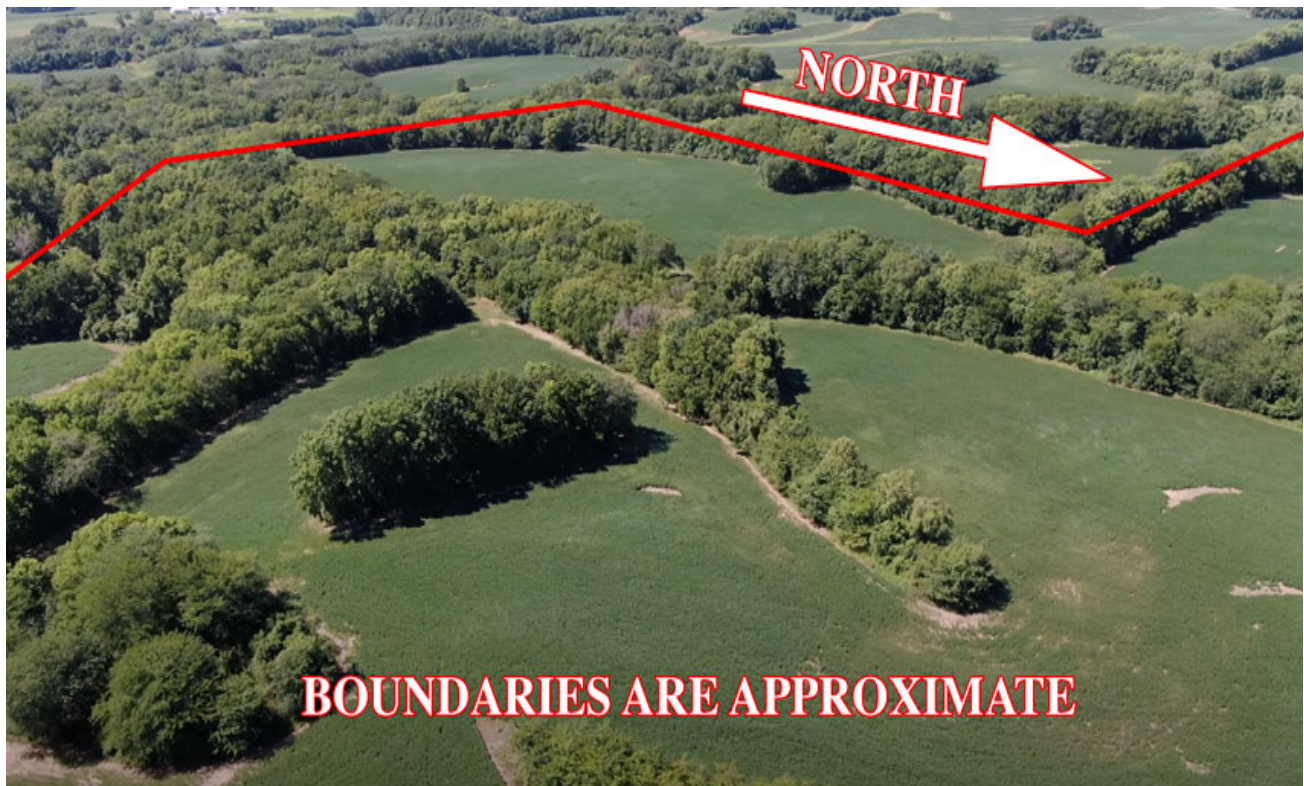
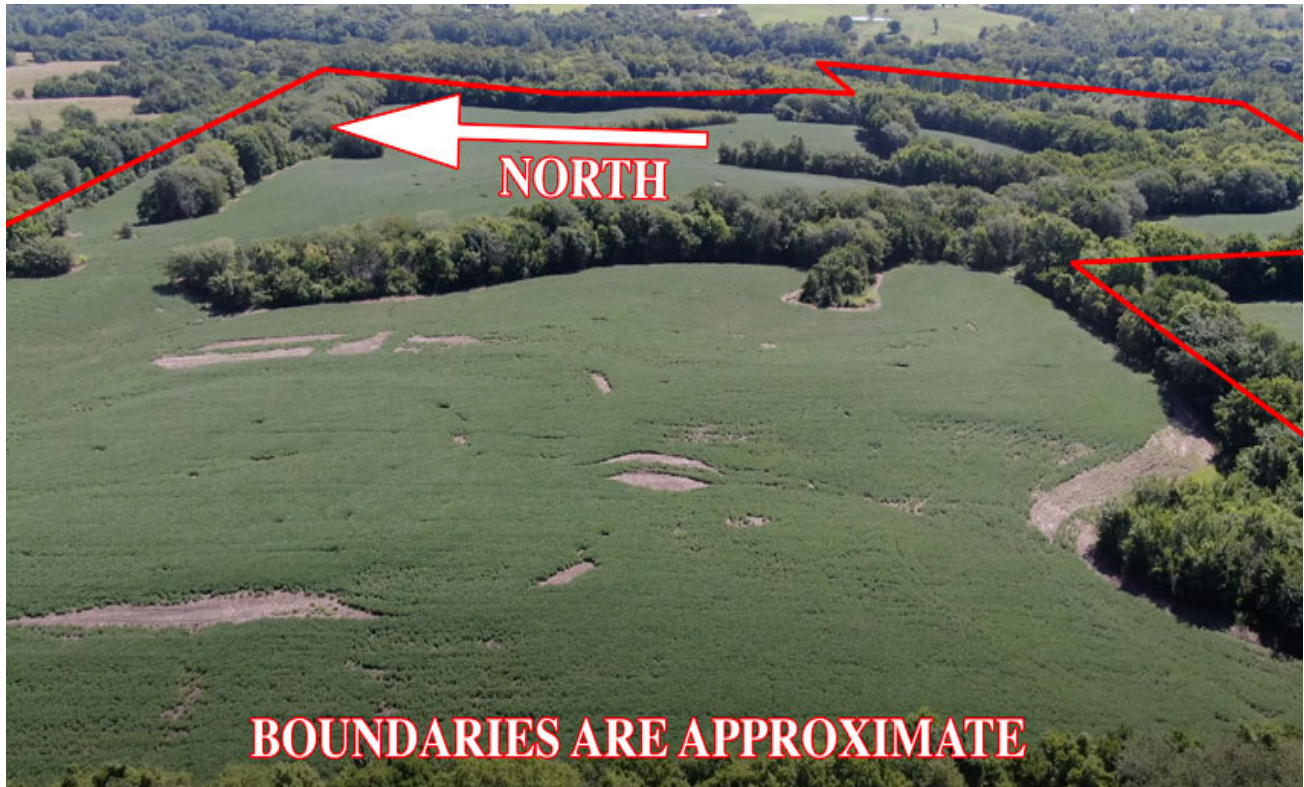


***104 Acres +/- Platte County, MO***  
***Aerial Photos***





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***Aerial Photos***



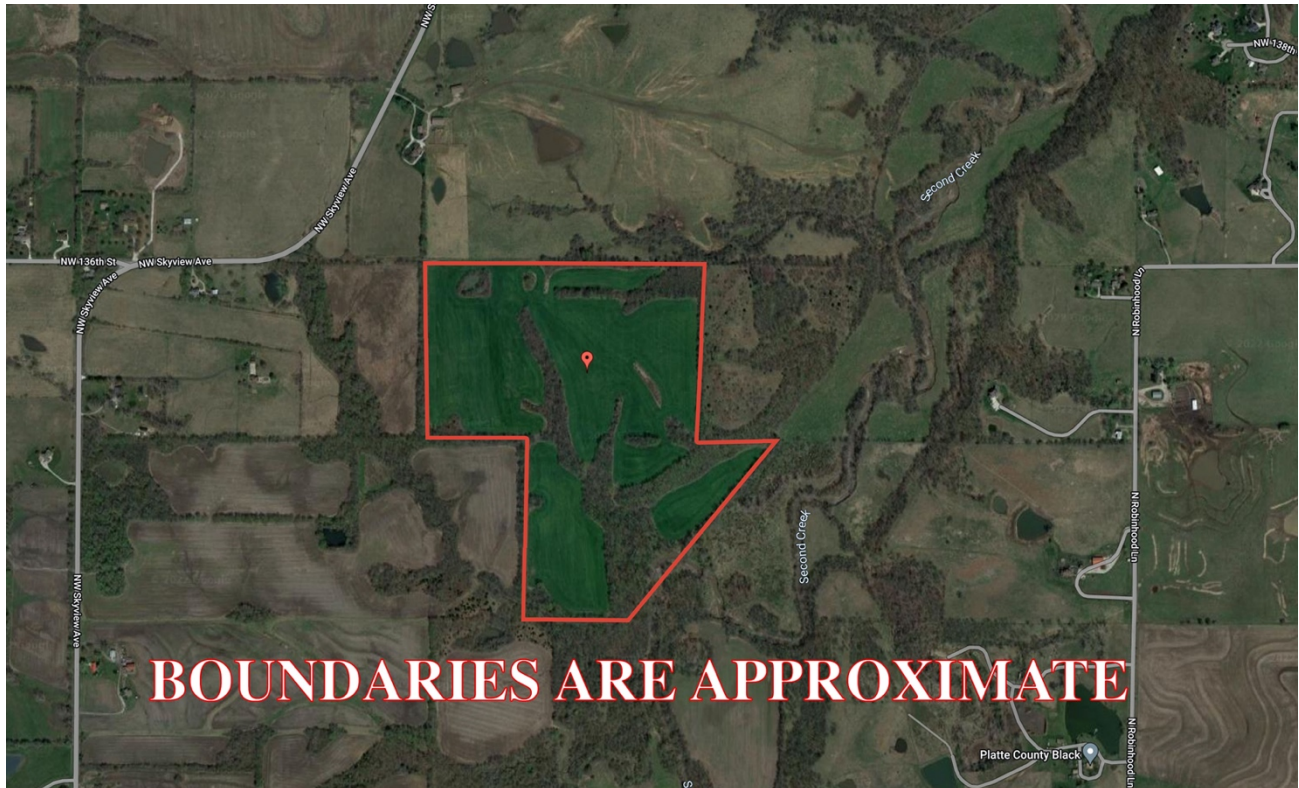


***104 Acres +/- Platte County, MO***  
***Aerial Photos***





***104 Acres +/- Platte County, MO***  
***Google Aerial Map***



***General Location Map***

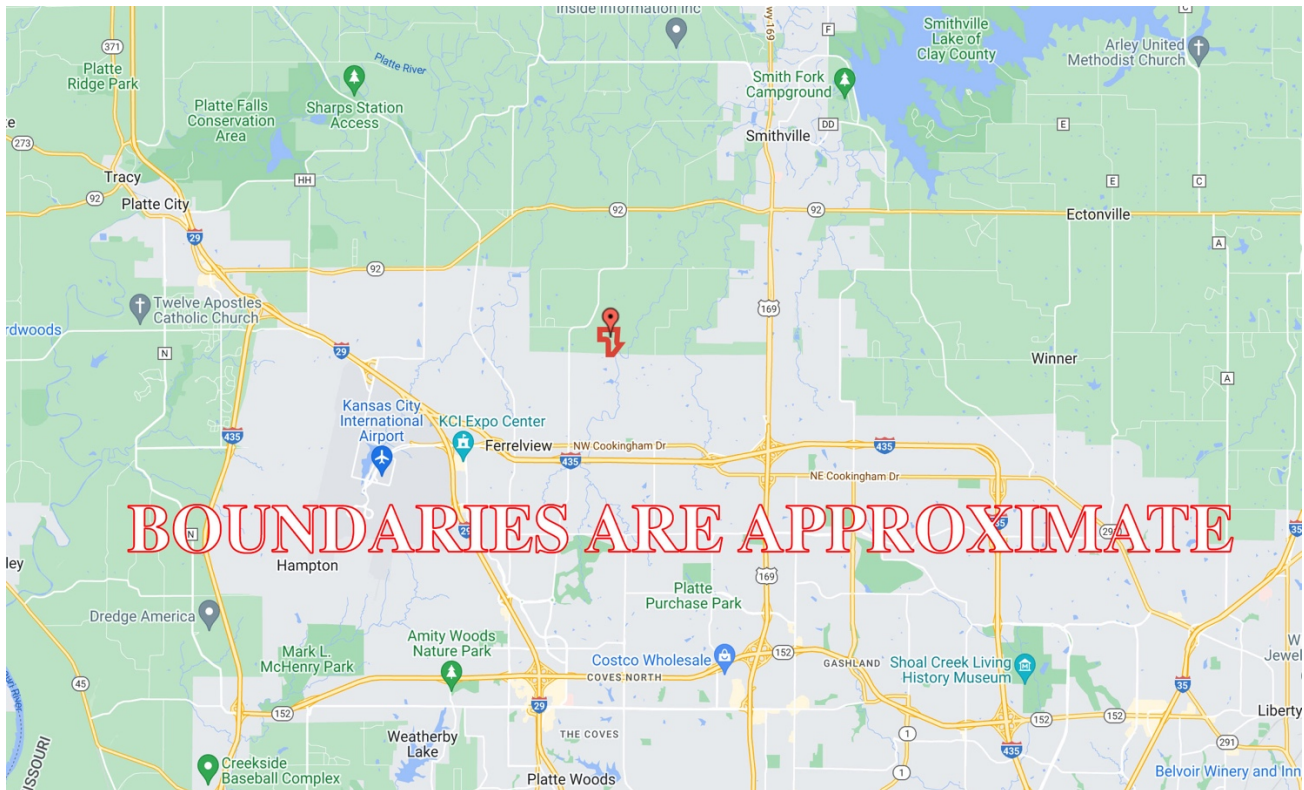


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

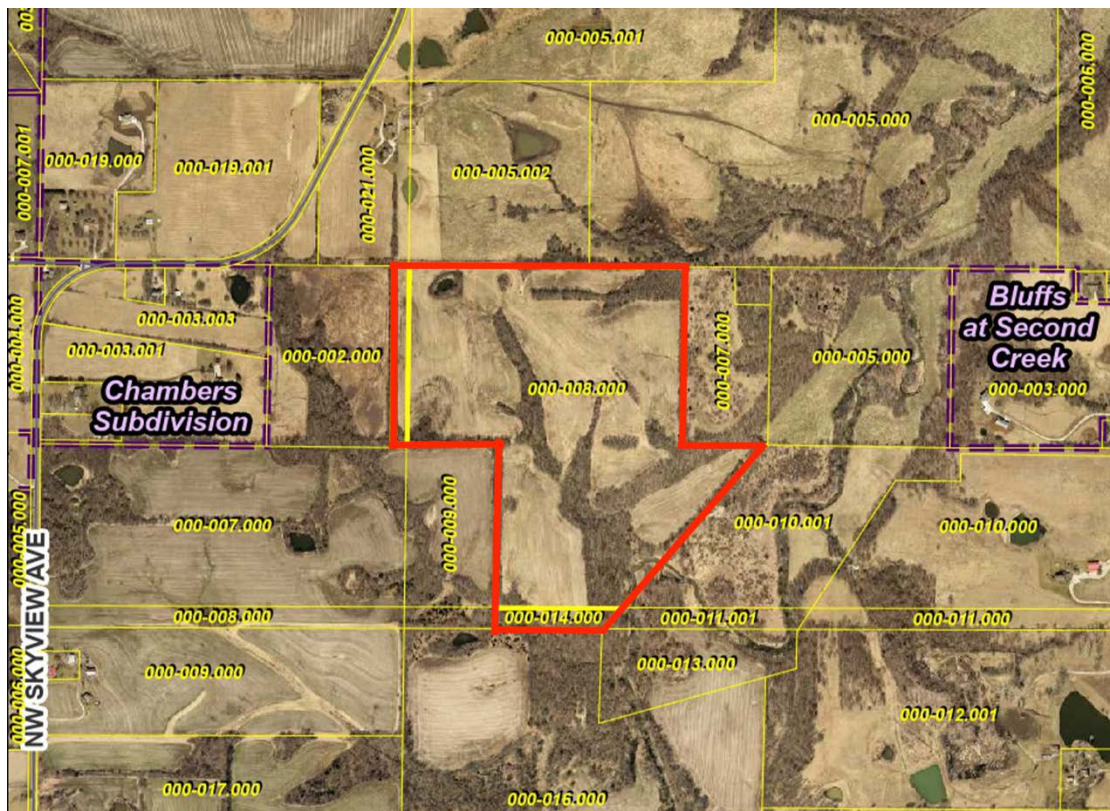


# *104 Acres +/- Platte County, MO*

## *Driving Map*



## *Tax Map*



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# 104 Acres +/- Platte County, MO

## Surety Map



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Maps Provided By:



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

Map Center: 39° 20' 7.29, -94° 38' 9.61

0ft 821ft 1642ft

8-52N-33W  
Platte County  
Missouri

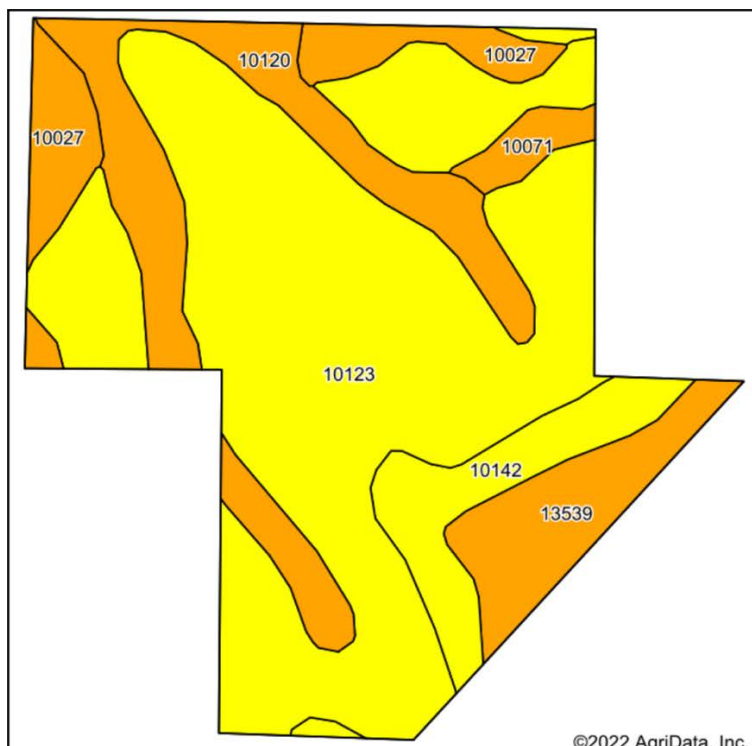


10/10/2022

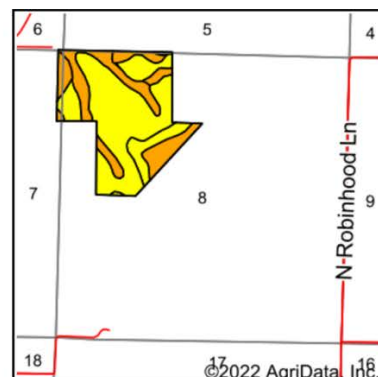


# 104 Acres +/- Platte County, MO

## Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Platte**  
 Location: **8-52N-33W**  
 Township: **Carroll**  
 Acres: **103.61**  
 Date: **10/10/2022**



Maps Provided By:



Area Symbol: MO165, Soil Area Version: 22

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
10123	Sharpsburg silt loam, 9 to 14 percent slopes, eroded	62.55	60.4%		IVe	65	65	53	46
10120	Sharpsburg silt loam, 2 to 5 percent slopes	15.69	15.1%		IIIIs	72	72	60	56
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	8.51	8.2%		IVe	38	38	29	31
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	7.79	7.5%		IIIW	63	63	54	56
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	7.14	6.9%		IIIe	87	87	69	68
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.93	1.9%		IIIe	63	63	57	51
<b>Weighted Average</b>					<b>3.69</b>	<b>*n 65.2</b>	<b>*n 65.2</b>	<b>*n 53.3</b>	<b>*n 48.6</b>



# 104 Acres +/- Platte County, MO

## FSA Aerial Map



All Measurements are  
For FSA Programs Only

Platte Co. FSA

1:4,310

Program Year: 2023

Created: 9/8/2022

Flown: 2020-06-07

### 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.

LS=mixfg-igs-ls  
SB=soybn-com-gr  
C=corn-Yel-gr  
H=mixfg-igs-fg  
P=mixfg-igs-gz  
HRW=wheat-hrw-gr  
SRW=wheat-srw-gr  
All fields NI

\*Unless notated on Map

- clu
- crp
- plss

Farm 4088  
Tract 162



# 104 Acres +/- Platte County, MO

## FSA 156 EZ

Missouri

Platte

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4088

Prepared: 11/3/22 2:24 PM

Crop Year: 2023

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
102.4	74.22	74.22	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	74.22	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	37.11	98	0.00	
SOYBEANS	37.11	44	0.00	0
Total Base Acres:	74.22			

Tract Number: 162 Description O7/S8-T52-R33

FSA Physical Location : Platte, MO

ANSI Physical Location: Platte, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
102.4	74.22	74.22	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	74.22	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	37.11	98	0.00
SOYBEANS	37.11	44	0.00
Total Base Acres:	74.22		

Owners:



# 104 Acres +/- Platte County, MO

## FSA 578

Platte, Missouri

FSA - 578 (09-13-16)

Farm Number: 4088

Operator Name and Address

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 11/03/2022

PAGE: 1

Original: MLC

Revision: \_\_\_\_\_

Cropland: 74.22

Farmland: 102.40

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
162	18	SOYBN	COM	GR		N	C	N	I	A	6.14		Yes		N	05/19/2022	01	
Producer						Share	16.67	FSA Physical Location			Platte, Missouri	NAP Unit 3333		Signature Date 07/06/2022				
							16.66				Platte, Missouri							
							66.67				Platte, Missouri							
20		SOYBN	COM	GR		N	C	N	I	A	13.61		Yes		N	05/19/2022	01	
Producer						Share	16.66	FSA Physical Location			Platte, Missouri	NAP Unit 3333		Signature Date 07/06/2022				
							66.67				Platte, Missouri							
							16.67				Platte, Missouri							
32		SOYBN	COM	GR		N	C	N	I	A	22.58		Yes		N	05/19/2022	01	
Producer						Share	16.67	FSA Physical Location			Platte, Missouri	NAP Unit 3333		Signature Date 07/06/2022				
							16.66				Platte, Missouri							
							66.67				Platte, Missouri							
33		SOYBN	COM	GR		N	C	N	I	A	31.89		Yes		N	05/19/2022	01	
Producer						Share	16.67	FSA Physical Location			Platte, Missouri	NAP Unit 3333		Signature Date 07/06/2022				
							16.66				Platte, Missouri							
							66.67				Platte, Missouri							

#### Tract 162 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	74.22														
Photo Number/Legal Description: 07/S8-T52-R33																				
Cropland: 74.22						Reported on Cropland: 74.22						Difference: 0.00								
												Reported on Non-Cropland: 0.00								