



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

64.5 Acres +/- Nodaway County, MO

Land in the Conservation Reserve Program basically manages itself! This tract has 3 years left in the program and has blacktop access with cheap Missouri taxes. Stop leasing property and Own land for your family to enjoy year-round.

LOCATION:

Tract is on the Southeast corner of the FF and 170th Street intersection. It is Approximately 5 miles West of Highway 148 on 170th Street, a little over 9 miles Northwest of Maryville, MO.

PRICE:

\$7,250.00/Acre or \$467,915.00 Total

PRICE REDUCED!

\$6,479.31/Acre or \$417,915.00 Total

FSA INFORMATION:

See information attached

TAXES/TAXABLE ACRES:

2021 taxes are \$156.09 on 60.07 taxable acres.

RENTAL STATUS:

Currently enrolled in a CRP Program until September 30, 2025.

LISTING AGENT:

Jamie Barnes

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



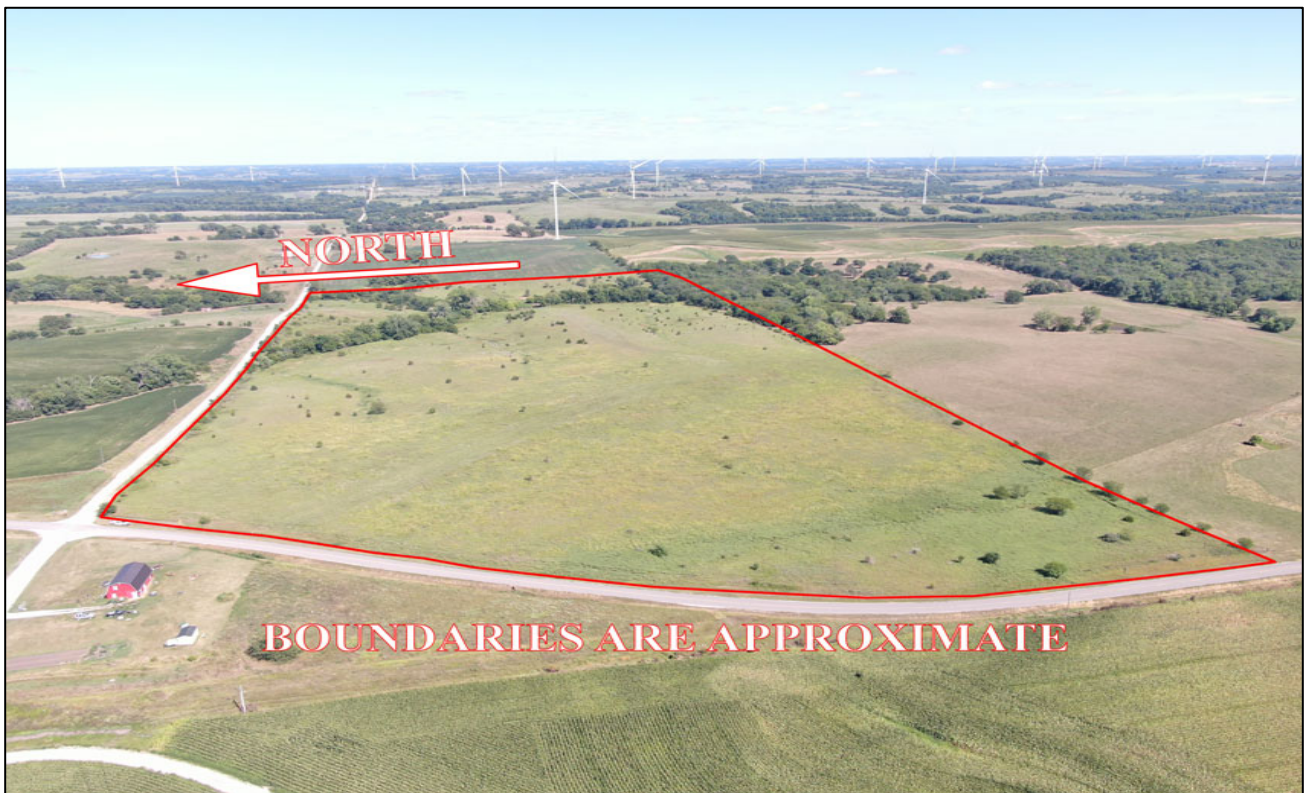
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

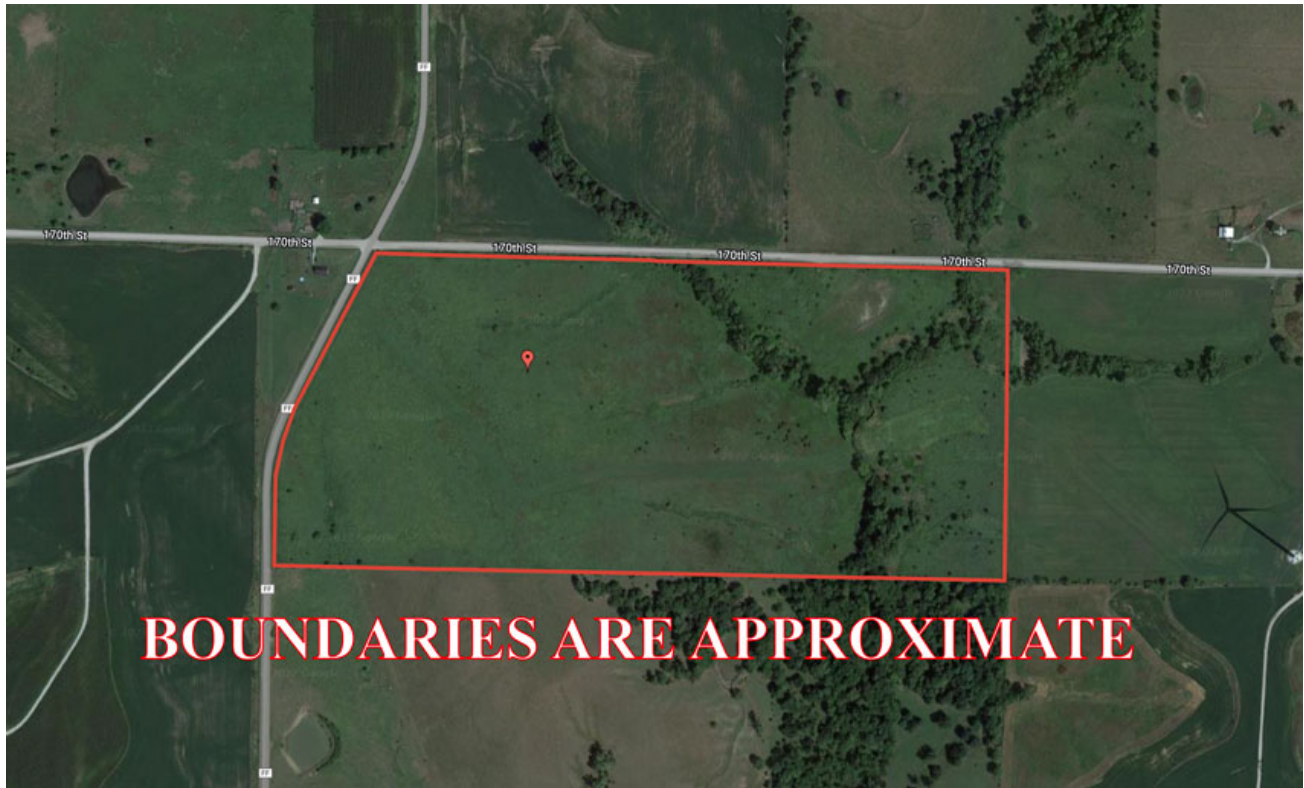
All inquiries, inspections, appointments, and offers must be sent through:

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

64.5 Acres +/- Nodaway County, MO
Aerial Photos



64.5 Acres +/- Nodaway County, MO
Google Aerial Map

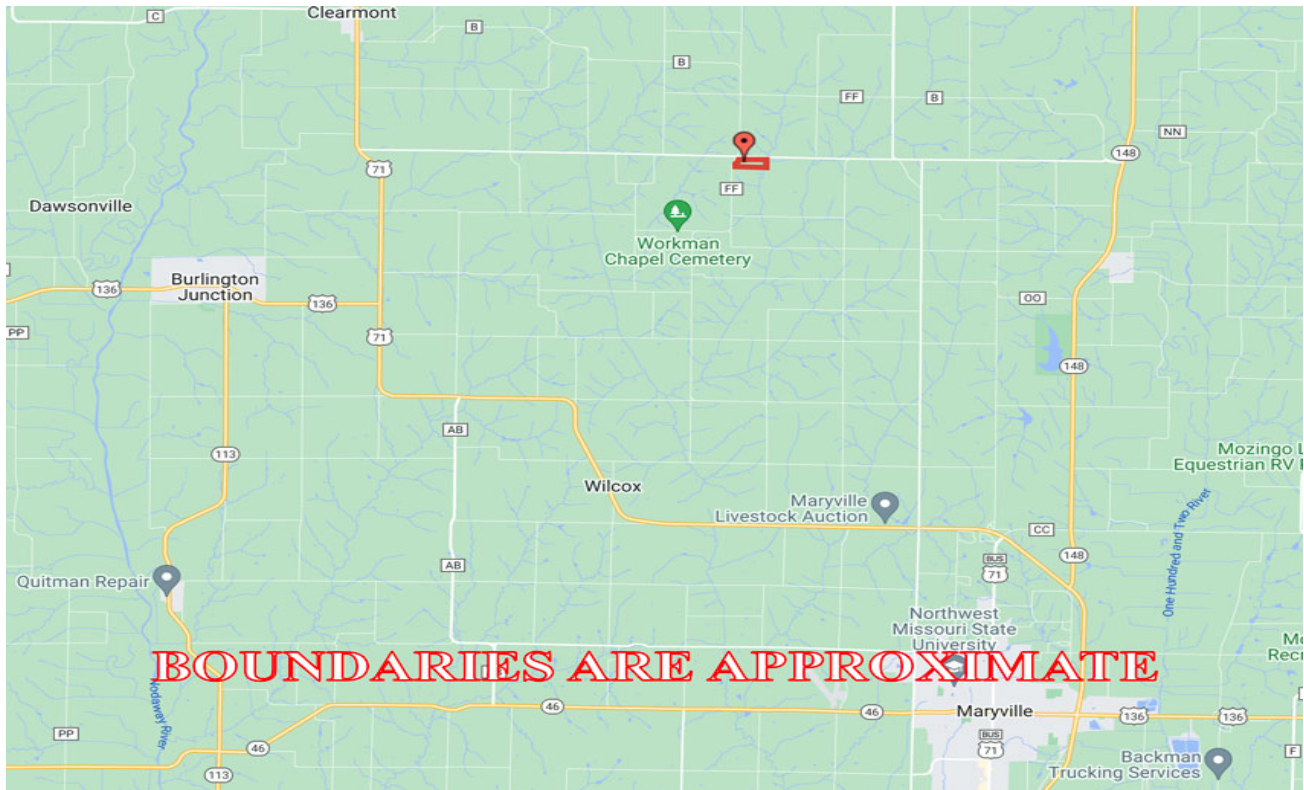


General Location Map

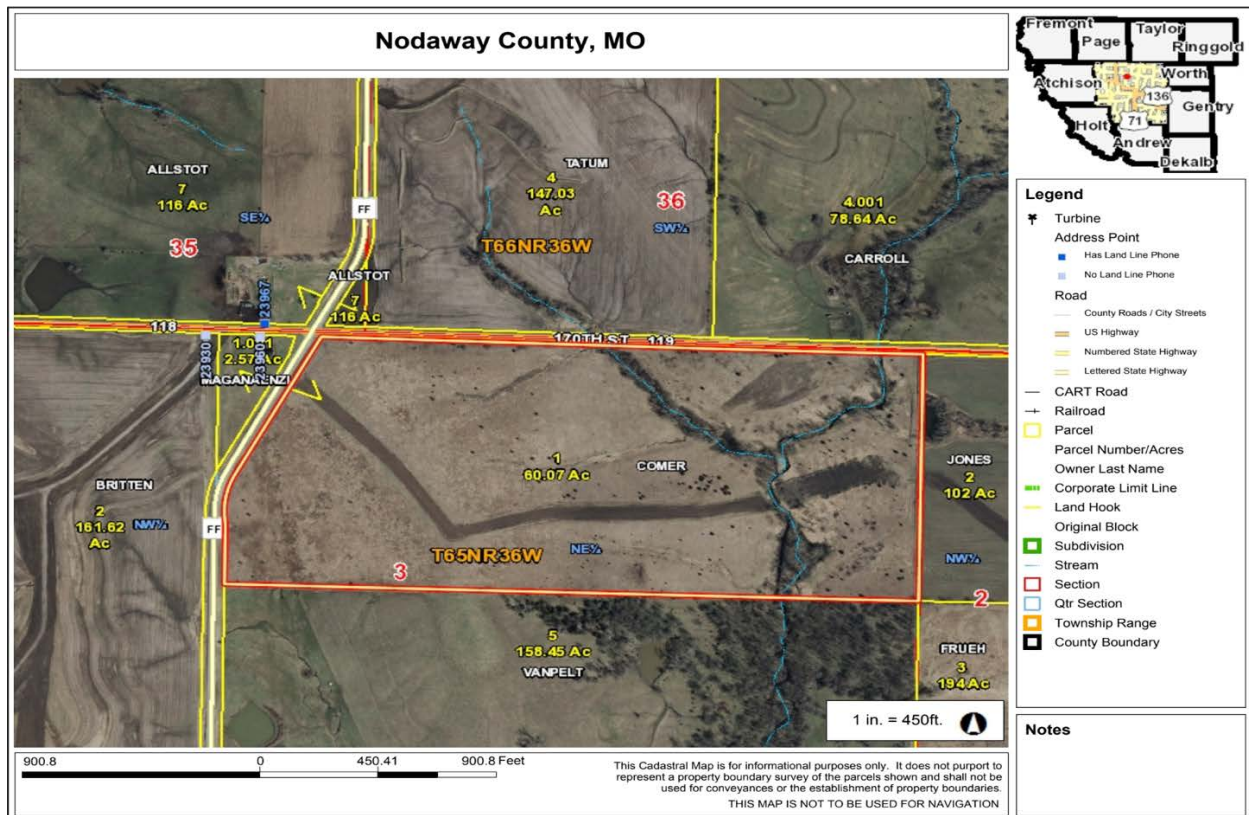


64.5 Acres +/- Nodaway County, MO

Driving Map



Tax Map



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

64.5 Acres +/- Nodaway County, MO

Surety Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Map Center: 40° 28' 25.84, -94° 56' 5.82

0ft 837ft 1675ft

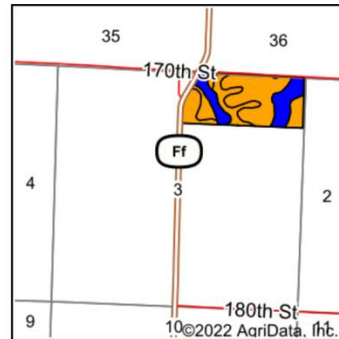
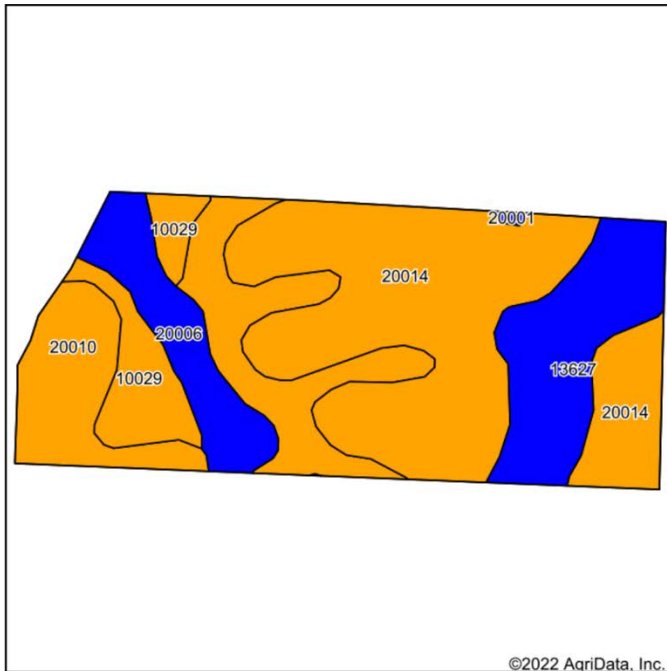
3-65N-36W
Nodaway County
Missouri



8/17/2022

64.5 Acres +/- Nodaway County, MO

Soil Map



State: **Missouri**
 County: **Nodaway**
 Location: **3-65N-36W**
 Township: **Nodaway**
 Acres: **64.54**
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

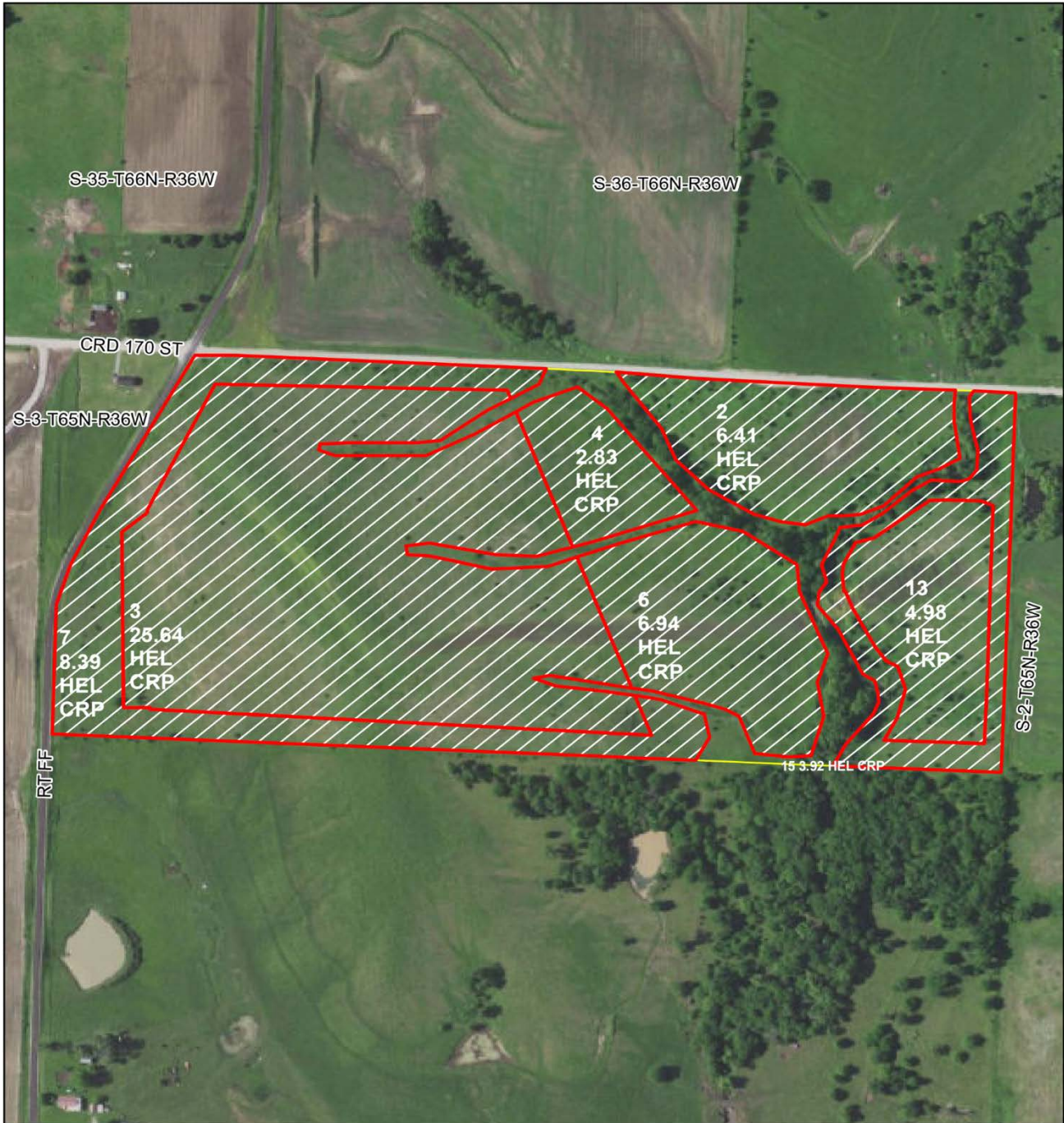
Area Symbol: MO147, Soil Area Version: 23

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	
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	28.28	43.8%		Ille	76	76	57	55	
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	15.20	23.6%		Ille	86	86	66	65	
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	9.52	14.8%		Ilw	77	77	52	67	
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.25	9.7%		Ile	93	93	78	80	
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	5.17	8.0%		Ille	70	70	62	63	
20001	Macksburg silty clay loam, 2 to 5 percent slopes, eroded	0.12	0.2%		Ile	83	83	74	69	
Weighted Average						2.75	*n 79.7	*n 79.7	*n 60.8	*n 62.2

*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.

64.5 Acres +/- Nodaway County, MO

FSA Aerial 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.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
 C=Corn Yel GR; CW=Corn Whe GR
 SB=Soybn Com GR
 HRW=Wht HRW GR; SRW=Wht SRW GR
 H=MIXFG IGS FG; P=MIXFG IGS GZ
 FG=MIXFG LGM FG
 FTA=Grass FTA GZ; LS=Grass FTA LS
 AGM=MIXFG AGM FG; ALF=Alfal FG
 *Unless notated on Map

1 inch equals 362 feet

Program Year: 2022

Created: 11/30/2021

Flown: 2020-06-05

- clu
- crp
- plss

**Farm 5867
Tract 2231**



64.5 Acres +/- Nodaway County, MO

FSA 156 EZ

Missouri	U.S. Department of Agriculture	FARM: 5867
Nodaway	Farm Service Agency	Prepared: 8/16/22 12:28 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2022
		Page: 1 of 1

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:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11087A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
64.54	59.11	59.11	0.0	0.0	0.0	59.11	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	0.0	0.0	0.0	0.0				

Tract Number: 2231 **Description:** I-4 S3-T65-R36
FSA Physical Location : Nodaway, MO **ANSI Physical Location:** Nodaway, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
64.54	59.11	59.11	0.0	0.0	0.0	59.11	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	0.0	0.0	0.0	0.0		

Owners:

Other Producers: None

64.5 Acres +/- Nodaway County, MO

FSA 578

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 5867

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 08/16/2022
PAGE: 1

Original: JNH
Revision: _____
Cropland: 59.11
Farmland: 64.54

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
2231	2	CRP	001			N	C	N	I	A	6.41		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	3	CRP	002			N	C	N	I	A	25.64		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	4	CRP	001			N	C	N	I	A	2.83		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	6	CRP	001			N	C	N	I	A	6.94		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	7	CRP	001			N	C	N	I	A	8.39		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	13	CRP	002			N	C	N	I	A	4.98		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			
	15	CRP	001			N	C	N	I	A	3.92		Yes		O		01	2025
	Producer					Share 50.00		FSA Physical Location		Nodaway, Missouri					NAP Unit 4675			

Tract 2231 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	CRP	002	N	A	30.62	01	CRP	001	N	A	28.49						

Photo Number/Legal Description: I-4 S3-T65-R36
Cropland: 59.11 Reported on Cropland: 59.11 Difference: 0.00 Reported on Non-Cropland: 0.00

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 5867

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2022

DATE: 08/16/2022
PAGE: 2

Original: JNH
Revision: _____
Cropland: 59.11
Farmland: 64.54

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.

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	CRP	002		N	A	30.62		01	CRP	001		N	A	28.49	

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.

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

64.5 Acres +/- Nodaway County, MO CRP Contract

Jun. 18. 2015 10:13AM
Jun 18 2015 09:26:22 18550413 ->

No. 0742 P. 2
U.S. Department of Agriculture Page 002

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 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.

7. COUNTY OFFICE ADDRESS (include Zip Code):

NODAWAY COUNTY FARM SERVICE AGENCY
502 W SO HILLS DR STE 104
MARYVILLE, MO 64468-3661

TELEPHONE NUMBER (include Area Code): (660)582-7423

1. ST. & CO. CODE & ADMIN. LOCATION 28 147	2. SIGN-UP NUMBER 47
3. CONTRACT NUMBER 11087A	4. ACRES FOR ENROLLMENT 59.11
5. FARM NUMBER 5867	6. TRACT NUMBER(S) 2231
B. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	8. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2015 TO: (MM-DD-YYYY) 09-30-2025

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or offer less as set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges (not a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2G, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 149.78

B. Annual Contract Payment \$ 8,854

C. First Year Payment

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
2231	13	CP2	4.98	\$ 374
2231	15	CP1	3.92	\$ 198
2231	2	CP1	6.41	\$ 321

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
		(If more than three individuals are signing, continue on attachment.)	

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE 0.00%	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
		(If more than three individuals are signing, continue on attachment.)	

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
		(If more than three individuals are signing, continue on attachment.)	

13. CCC USE ONLY - Payments according to the terms we approved

A. SIGNATURE OF CCC REPRESENTATIVE B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985 (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct CCC to consider and process the offer to enter into a Conservation Reserve Program Contract. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial advantages administered by USDA agency. This information may be provided to other agencies, (RS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 551, 1001; 15 USC 714n; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy

Owner's Copy

Operator's Copy