



Farmland 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

45 Acres +/- Macon County, MO

Welcome to this stunning 45-acre property in Macon County, Missouri, a rare gem for those looking for a peaceful, rural lifestyle. This beautiful land is the perfect place for farming, ranching, or simply enjoying the natural beauty of the Missouri countryside. The property features gently rolling hills and fertile, productive soil, making it ideal for a variety of agricultural uses. Whether you're looking to start a farm, raise livestock, or simply enjoy the peace and tranquility of the countryside, this property is the perfect choice. Macon County is a thriving agricultural community with a strong tradition of farming and ranching. With its abundant natural resources and supportive community, Macon County is the perfect place to call home for those who love the rural lifestyle. In addition to its productive soil and rolling hills, this property features excellent road frontage and easy access to major highways, making it easy for you to transport your products to market. The property is also conveniently located near a variety of shopping, dining, and entertainment options, making it easy for you to enjoy the best of both worlds.

LOCATION:

Tract is North of Macon, MO on US Highway 63. It is located on the Southeast corner of Atlanta, MO.

PRICE:

\$7,500.00/Taxable Acre or
\$343,800.00 Total

FSA INFORMATION:

See Attached.

TAXES/TAXABLE ACRES:

2022 taxes are \$59.31 on 45.84
taxable acres.

RENTAL STATUS:

Inquire with Agent

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or
jamie@barnesrealty.com
Garrett Barnes
(660) 851-1495 or Garrett@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 him self 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 The listing may be withdrawn with or without approval.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:

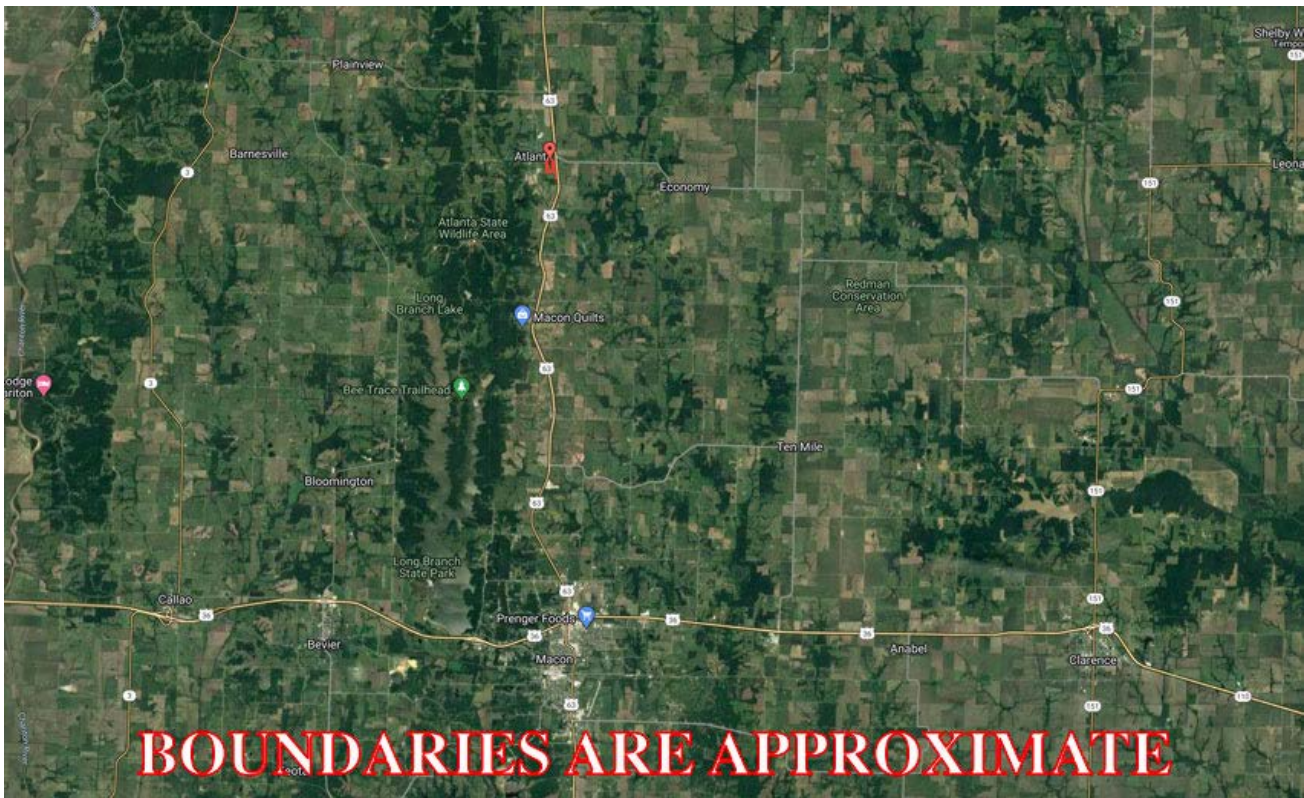
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

45 Acres +/- Macon County, MO

Google Aerial Map



General Location Map

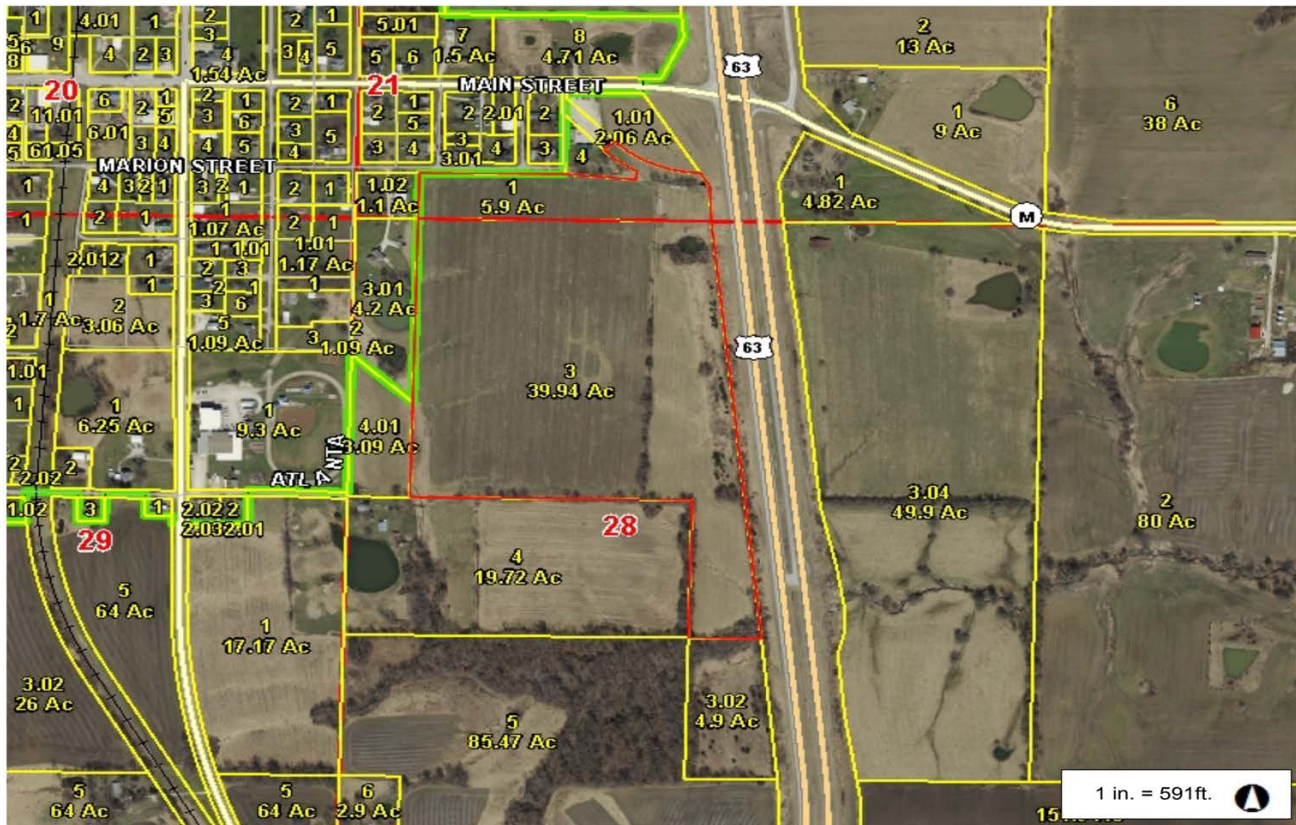


45 Acres +/- Macon County, MO

Driving Map



Tax Map



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45 Acres +/- Macon County, MO

Surety Map



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Map Center: 39° 53' 43.36, -92° 28' 30.43



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Maps Provided By:



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28-59N-14W
Macon County
Missouri

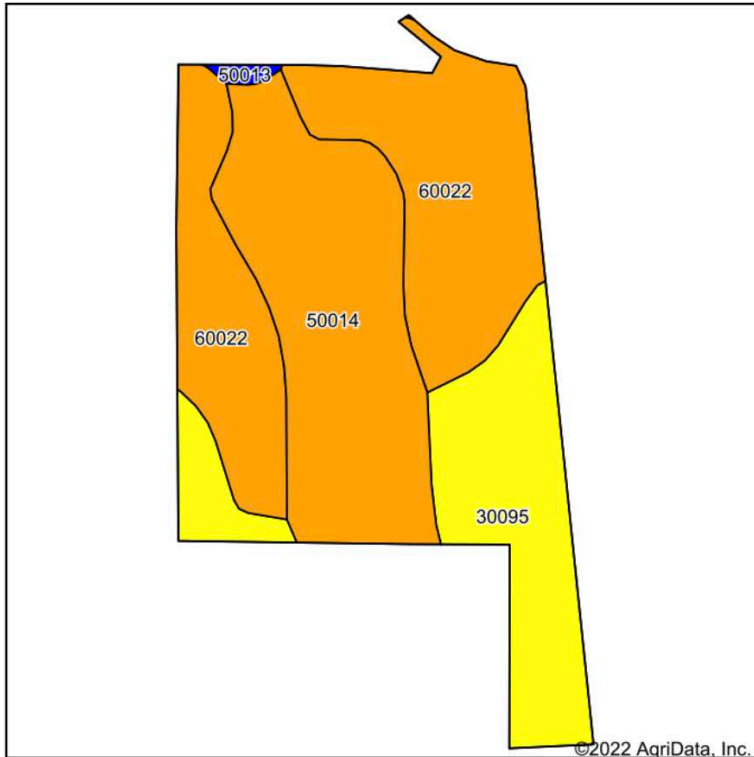


10/31/2022

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

45 Acres +/- Macon County, MO

Soil Map



State: **Missouri**
 County: **Macon**
 Location: **28-59N-14W**
 Township: **Lyda**
 Acres: **45.84**
 Date: **10/31/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO121, 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	
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	18.48	40.3%		IIIe	63	63	59	52	
50014	Adco silt loam, 1 to 3 percent slopes, eroded	15.45	33.7%		IIIe	58	58	52	42	
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	11.64	25.4%		IVe	55	51	55	42	
50013	Adco silt loam, 1 to 3 percent slopes	0.27	0.6%		Ile	67	67	59	50	
Weighted Average						3.25	*n 59.3	*n 58.3	*n 55.6	*n 46.1

*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.

45 Acres +/- Macon 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.

Macon Co. FSA

C=CORN-YEL-GR O=OATS-SPR-GR
 SB=SOYBN-COM-GR MILO=SORGH-GRS-GR
 WHT=WHEAT-SRW-GR
 ALF=ALFAL-FG
 P=MIXFG-IGS-GZ
 H=MIXFG-IGS-FG
 CCC=COVRC-CEG-CO
 LS=MIXFG-IGS-LS
 *Unless notated on Map

1:3,230

Program Year: 2023

Created: 9/9/2022

Flown: 2020-06-17

- clu
- crp
- plss

Farm 3939
Tract 7833

