



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
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18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

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Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## 150 Acres +/- Nodaway County, MO

Here is an opportunity to own a very nice, affordable tract of land in a good area. It has a total of 157 acres including 16 acres of prime non-flooding bottomland, 81 acres of good quality row crop farmland and the remaining acres include very good pasture with good fences and timber. It has five ponds and there is a beautiful spot on the ridge to build a home on if you were so inclined. There is a state highway on the west side of the farm and gravel road access from the east through a neighbor. One of the previous owners told me that one of the ponds is deep and full of fish, but I can't affirm that since I haven't tried it out. It's located in an area that is known for prime hunting and I think the hunting on this farm would be really great, but it's not what I would call a "hunter's delight" (when I read about a farm that is a hunter's delight, I think of a poorly maintained, weedy, brushy tract, one that's fuzzy around the edges and needs lots of work. That's not the case on this tract.) It's too good a farm for that!

### LOCATION:

The farm is located two and a half miles southwest of the town of Conception Junction, MO on State Highway AH. It's 4 miles north of the town of Guilford, Mo.

### PRICE:

\$7,150.00/Acre or \$1,073,358.00 Total

### FSA INFORMATION:

See Attached.

### IMPROVEMENTS:

The tract is unimproved.

### TAXES/TAXABLE ACRES:

2022 taxes were \$575.37 on 150.12 taxable acres.

### RENTAL STATUS:

Property is cash rented for the 2023 season on the following terms:

Row Crop: 97.1 Acres x \$310.00/Acre =  
\$30,166.10

Pasture: 33.26 Acres x \$150.00/Acre =  
\$4,989.00

Hunting Lease: \$3,250.00/year

Totaling: \$38,405.10

### LISTING AGENT:

Rick Barnes  
(660) 851-1152 or [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)



### BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of property on terms satisfactory with the current owners.

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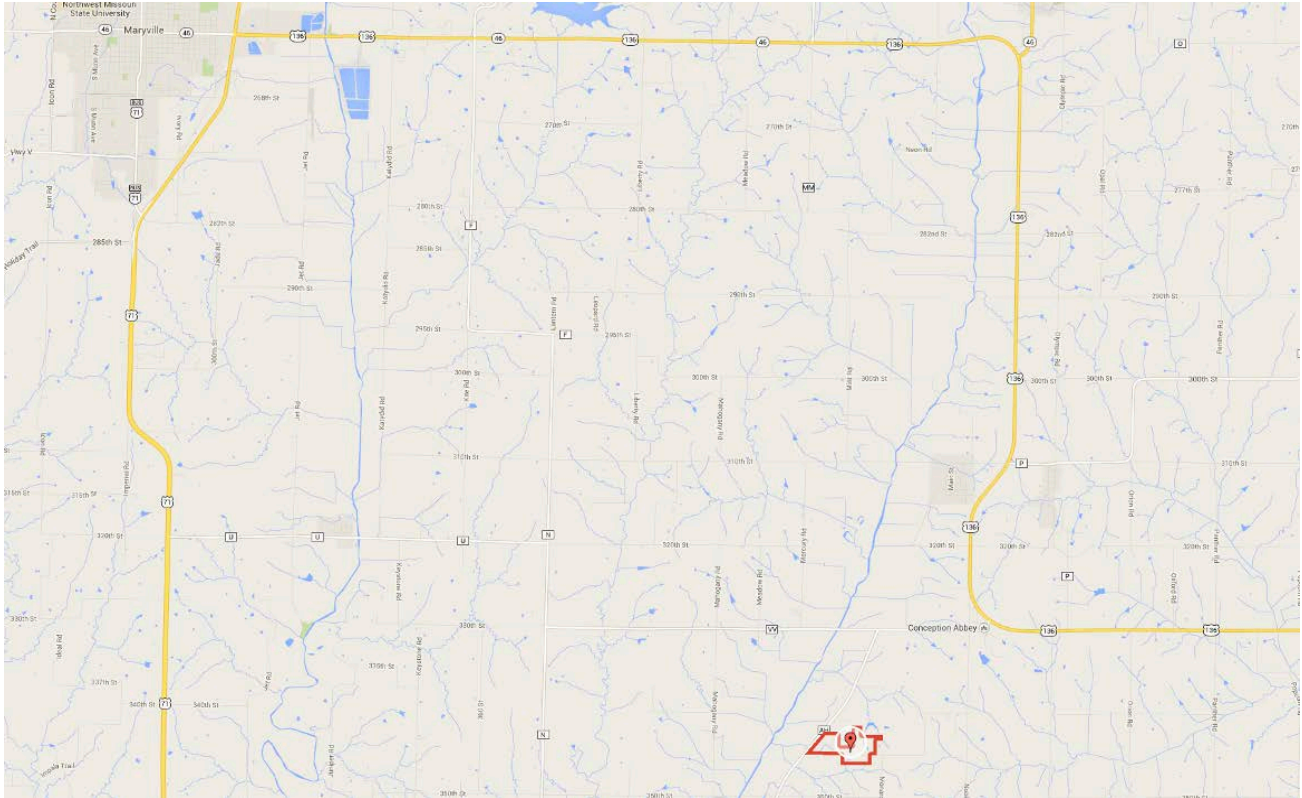
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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

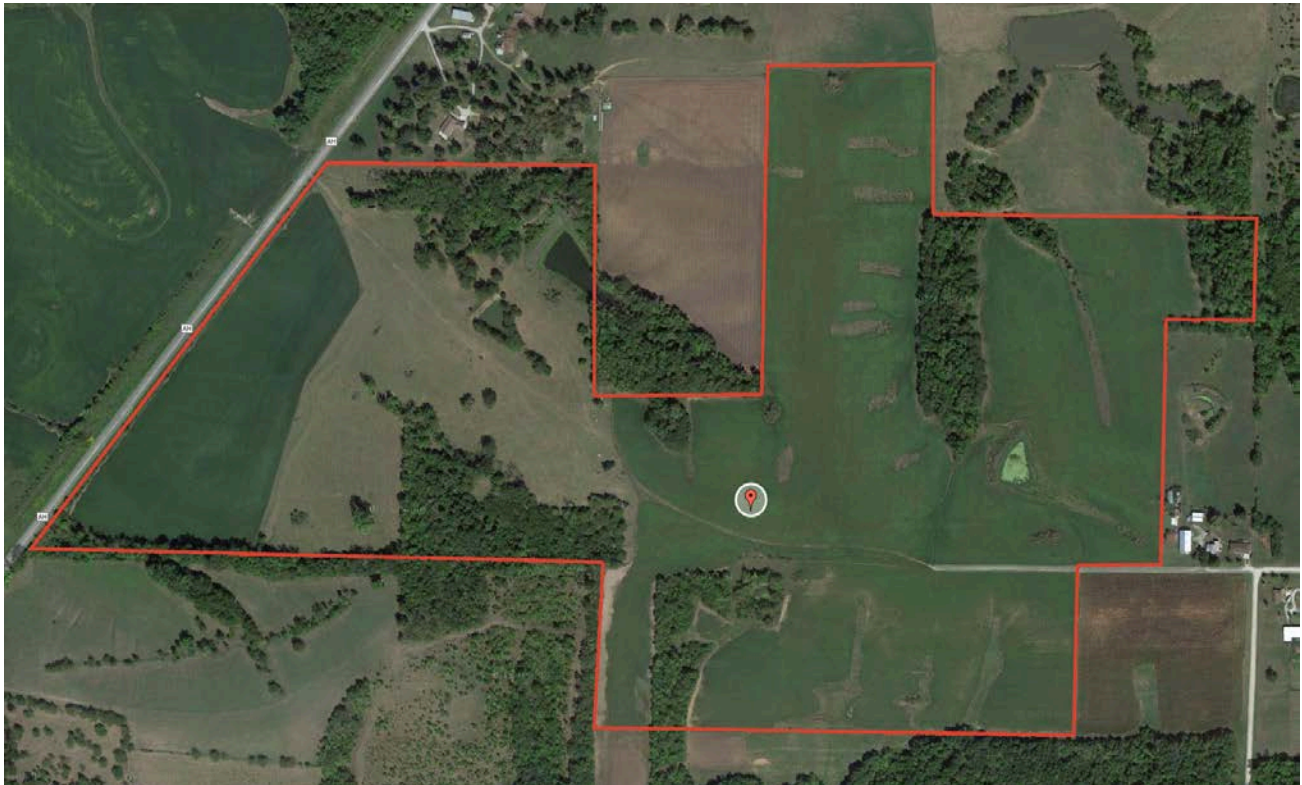
Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# ***150 Acres +/- Nodaway County, MO***

## ***Driving Map***

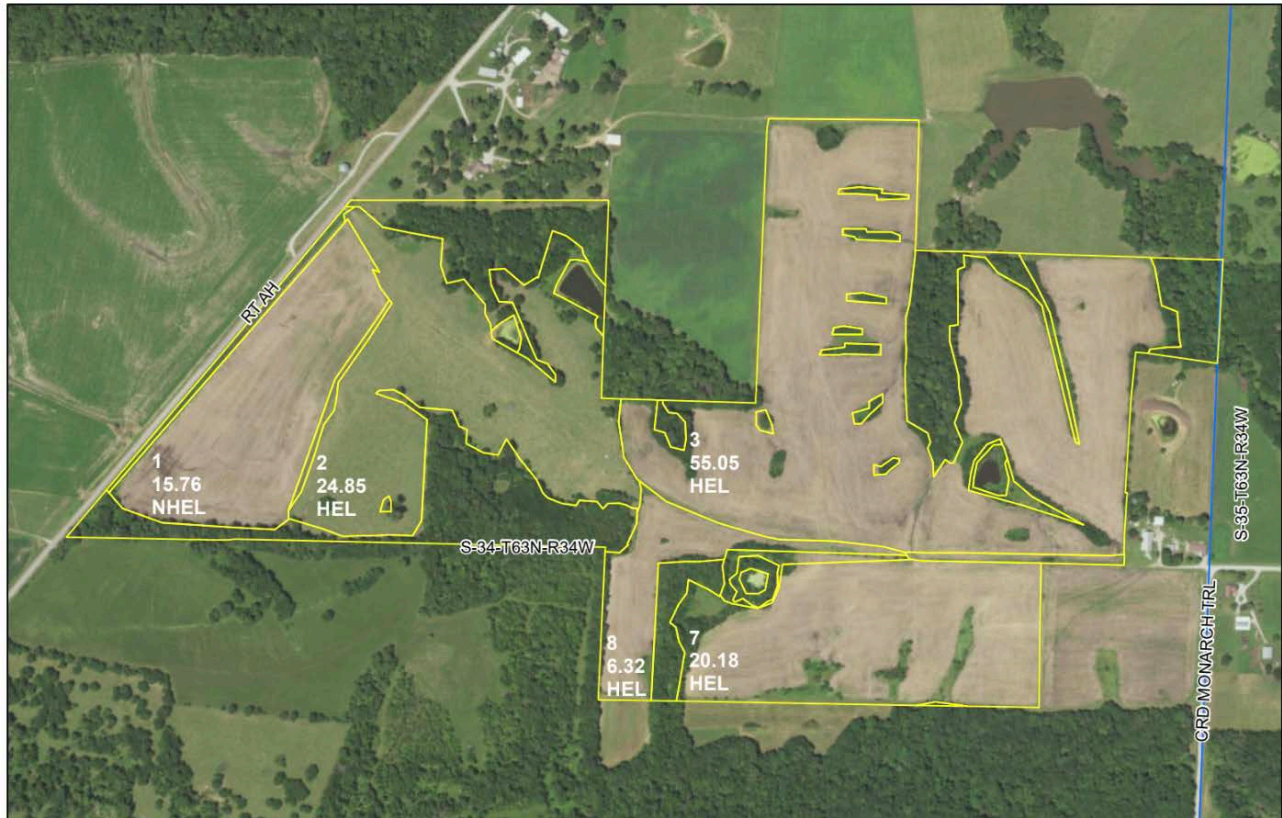


## ***Google Aerial***





150 Acres +/- Nodaway County, MO  
FSA Aerial



crp All Crop Non Irrigated Unless Notated  
clu C=Corn Yel GR ; CW=Corn Whe GR  
plss 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 FD  
\*Unless notated on Map

Nodaway Co. FSA

1 inch equals 516 feet

Program Year: 2023

Created: 10/7/2022

Flown: 2022-7-10

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.

FSA 578

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 8293

Operator Name and Address

REPORT OF COMMODITIES  
FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 11/25/2022

PAGE: 1

Original: ANS  
Revision: KMS  
Cropland: 122.16  
Farmland: 155.18

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
10455	1	SOYBN	COM	GR		N	C	N	I	A	15.76		Yes		N	06/10/2022	01	
Producer					Share 100.00					FSA Physical Location Nodaway, Missouri					NAP Unit 3404 Signature Date 07/13/2022			
	2	MIXFG	IGS	GZ		N	C	N	I	A	24.85		Yes		N	03/03/2003	01	
Producer					Share 100.00					FSA Physical Location Nodaway, Missouri					NAP Unit 3404 Signature Date 07/13/2022			
	3	SOYBN	COM	GR		N	C	N	I	A	55.05		Yes		N	06/10/2022	01	
Producer					Share 100.00					FSA Physical Location Nodaway, Missouri					NAP Unit 3404 Signature Date 07/13/2022			
	7	SOYBN	COM	GR		N	C	N	I	A	20.18		Yes		N	06/10/2022	01	
Producer					Share 100.00					FSA Physical Location Nodaway, Missouri					NAP Unit 3404 Signature Date 07/13/2022			
	8	SOYBN	COM	GR		N	C	N	I	A	6.32		Yes		N	06/10/2022	01	
Producer					Share 100.00					FSA Physical Location Nodaway, Missouri					NAP Unit 3404 Signature Date 07/13/2022			

Tract 10455 Summary

PP	Cri/Co	Var/Type	Int/Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP	Cri/Co	Var/Type	Int/Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP	Cri/Co	Var/Type	Int/Use	Irr.Pr	Rpt.Unit	Rpt.Qty			
01	SOYBN	COM	GR	N	A	97.31	01	MIXFG	IGS	GZ	N	A	24.85										
Photo Number/Legal Description: S34,35-T63-R34						Reported on Cropland: 122.16						Difference: 0.00						Reported on Non-Cropland: 0.00					
Cropland: 122.16																							

**150 Acres +/- Nodaway County, MO**  
**FSA 156EZ**

Missouri	U.S. Department of Agriculture	FARM: 8293
Nodaway	Farm Service Agency	Prepared: 11/25/22 7:59 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	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	Recon Number
	2015 Div 7139=8292+8293	2015 - 41

Farms Associated with Operator:  
193, 942, 3180, 3555, 3565, 5382, 7347, 7389, 8598, 8605, 9044, 9090, 9189

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.18	122.16	122.16	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	122.16	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.19	39	0.00
CORN	27.35	77	0.00
Total Base Acres:	41.54		

Tract Number: 10455      Description S34,35-T63-R34  
FSA Physical Location :    Nodaway, MO                      ANSI Physical Location: Nodaway, MO

BIA Range Unit Number:

HEL Status:    HEL: conservation system is being actively applied                      Recon Number

Wetland Status:    Tract contains a wetland or farmed wetland                      2015-    40

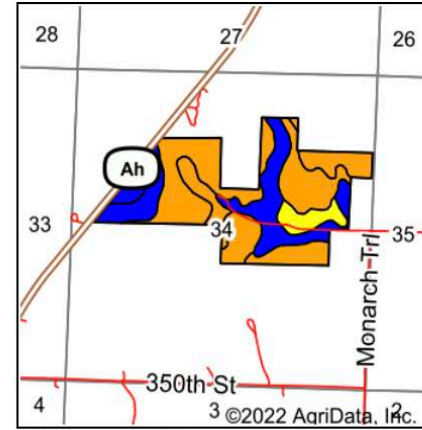
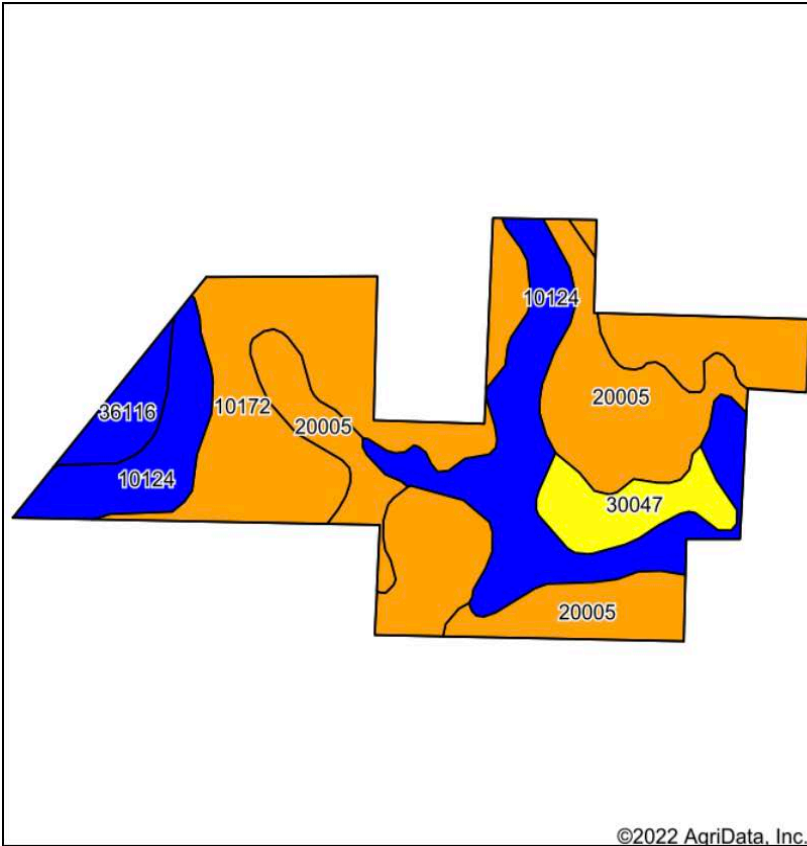
WL Violations:    None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.18	122.16	122.16	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	122.16	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.19	39	0.00
CORN	27.35	77	0.00
Total Base Acres:	41.54		

# 150 Acres +/- Nodaway County, MO

## Soil Map



State: **Missouri**  
 County: **Nodaway**  
 Location: **34-63N-34W**  
 Township: **Jefferson**  
 Acres: **150.12**  
 Date: **5/5/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 23

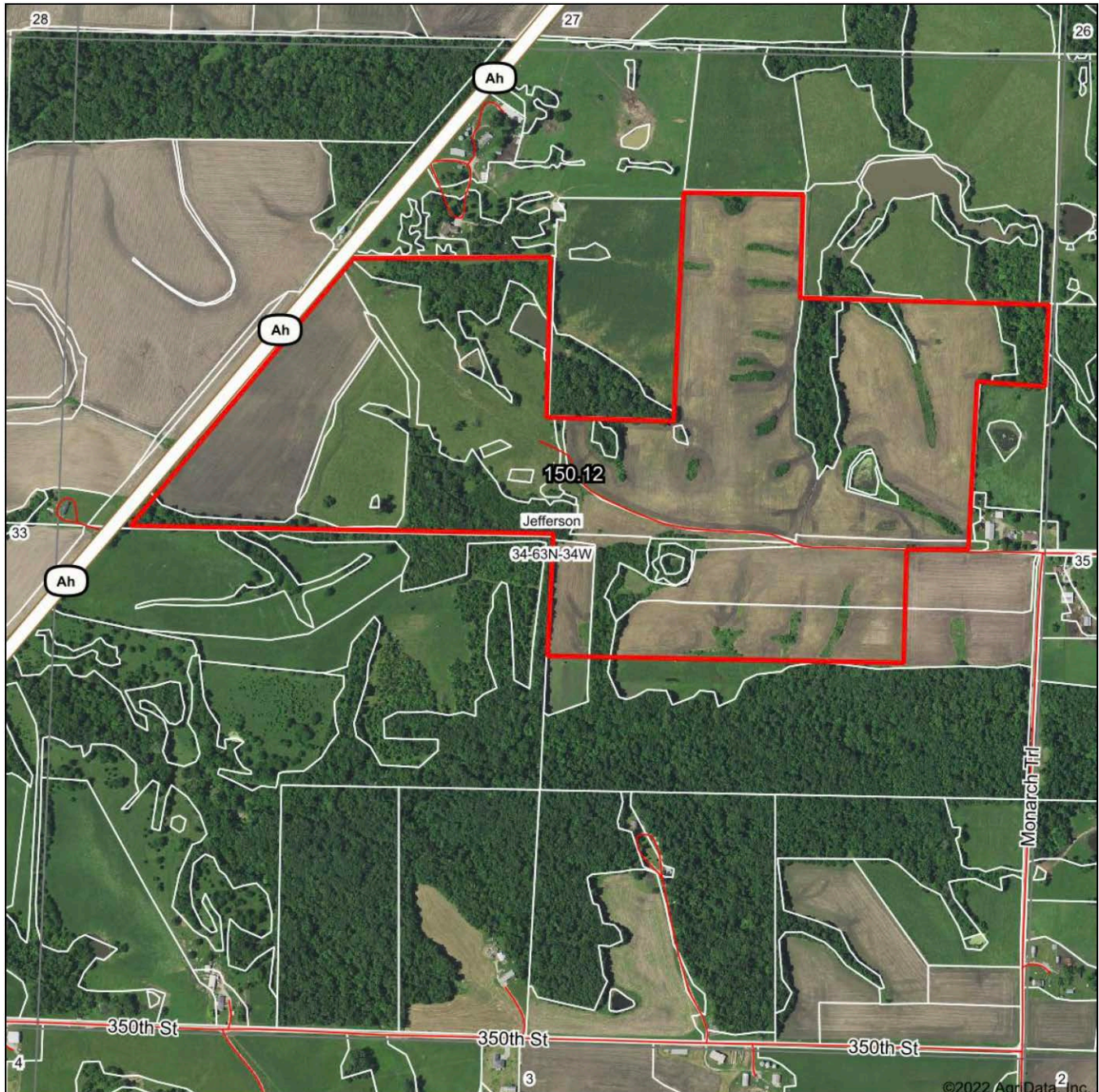
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	53.91	35.9%		IIIe	71	71	57	55
20005	Lamoni clay loam, 5 to 9 percent slopes	41.18	27.4%		IIIe	63	63	57	55
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	40.24	26.8%		Ile	81	81	72	68
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.12	6.1%		IVw	56	56	48	44
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.67	3.8%		IIw	74	74	62	68
<b>Weighted Average</b>					<b>2.75</b>	<b>*n 70.7</b>	<b>*n 70.7</b>	<b>*n 60.7</b>	<b>*n 58.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



***150 Acres +/- Nodaway County, MO***  
***Surety Map***



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Maps Provided By:



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Map Center: 40° 13' 13.99, -94° 42' 58.21

0ft 828ft 1657ft

**34-63N-34W**  
**Nodaway County**  
**Missouri**



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



***150 Acres +/- Nodaway County, MO***  
***Aerial Photos***





*150 Acres +/- Nodaway County, MO*

