



# Farmland Sales Specialists

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18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

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(785) 742-4580

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

## 39.97 Acres, Clay County, MO

*The owners of this tract discovered another larger Barnes Realty offering they liked to build their home on so have decided to let us offer this to a new owner! This parcel has a great location lots of timber and currently it's on a dead-end road (if the bridge does not get repaired). Seller can clean up the rock piles and telephone poles and make changes to the pond within reason or leave it all alone.*

### LOCATION:

Tract is about 2.5 miles South of Smithville on Highway 169/Arrowhead Trafficway and 1.5 miles North of the I-435 and Highway 169 interchange.

### PRICE:

\$35,000.00/Taxable Acre or \$1,398,950.00  
Total

### IMPROVEMENTS:

This tract is unimproved.

### TAXES/TAXABLE ACRES:

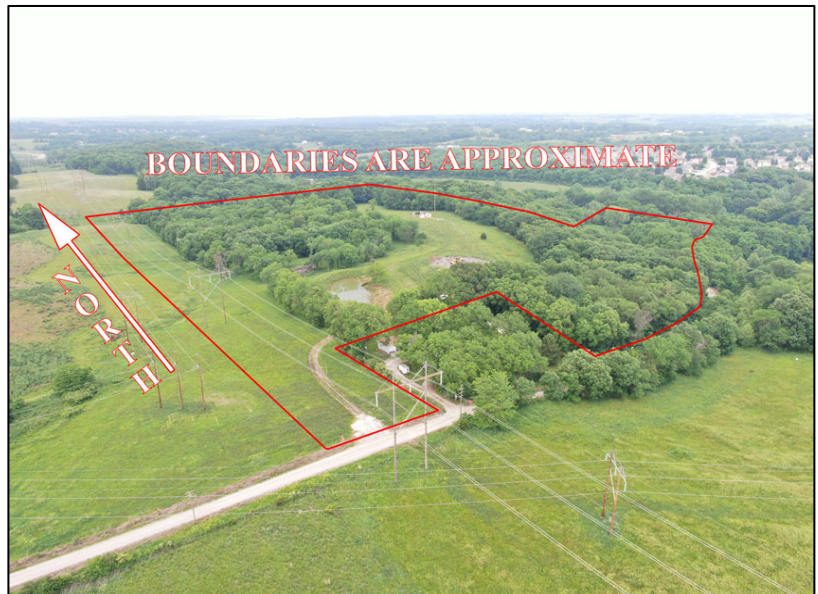
2022 taxes are coming soon!

### RENTAL STATUS:

Inquire with Agent.

### OTHER FEATURES:

There is a 12-inch water line that runs along the South side of the property along the North side of 132 St and cuts across road along the South side of 132 St.



### LISTING AGENT:

Jamie Barnes (660) 851-1125 or [Jamie@BarnesRealty.com](mailto:Jamie@BarnesRealty.com)

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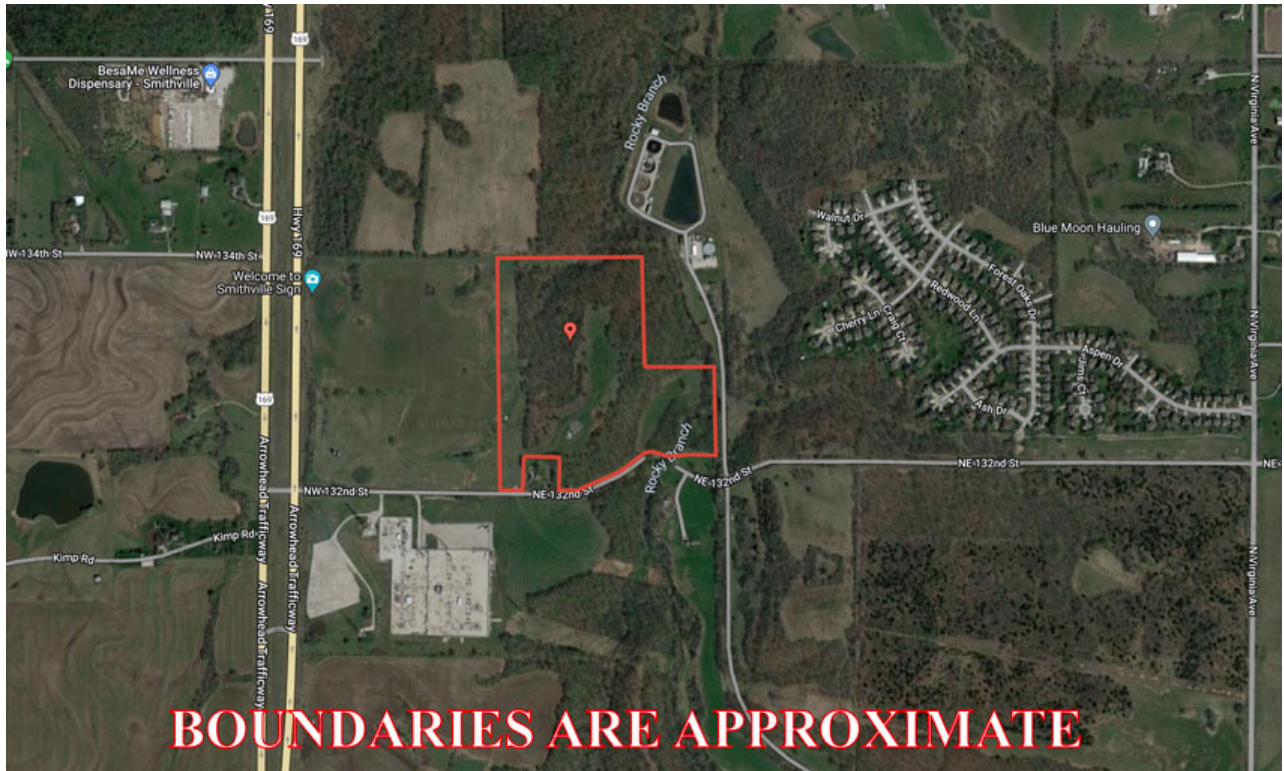
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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:

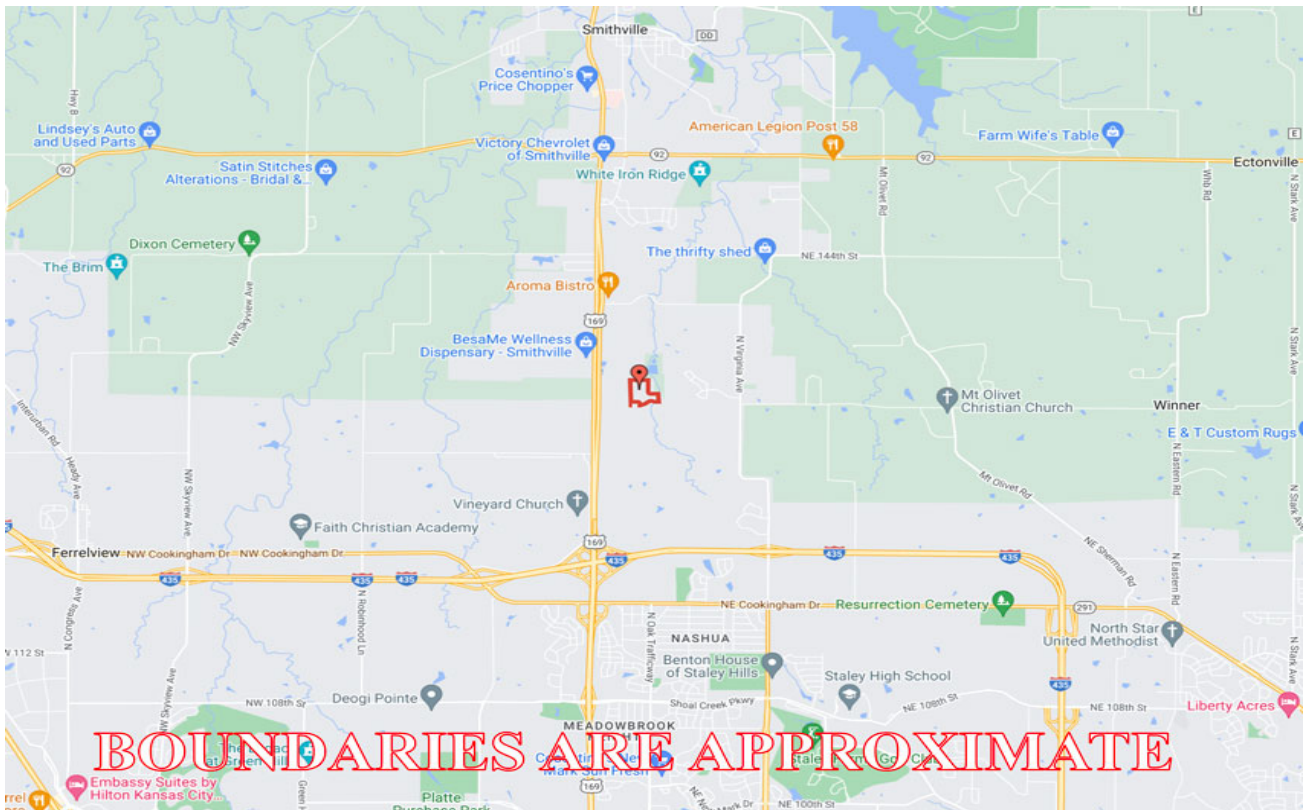
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

# 39.97 Acres, Clay County, MO

## Google Aerial

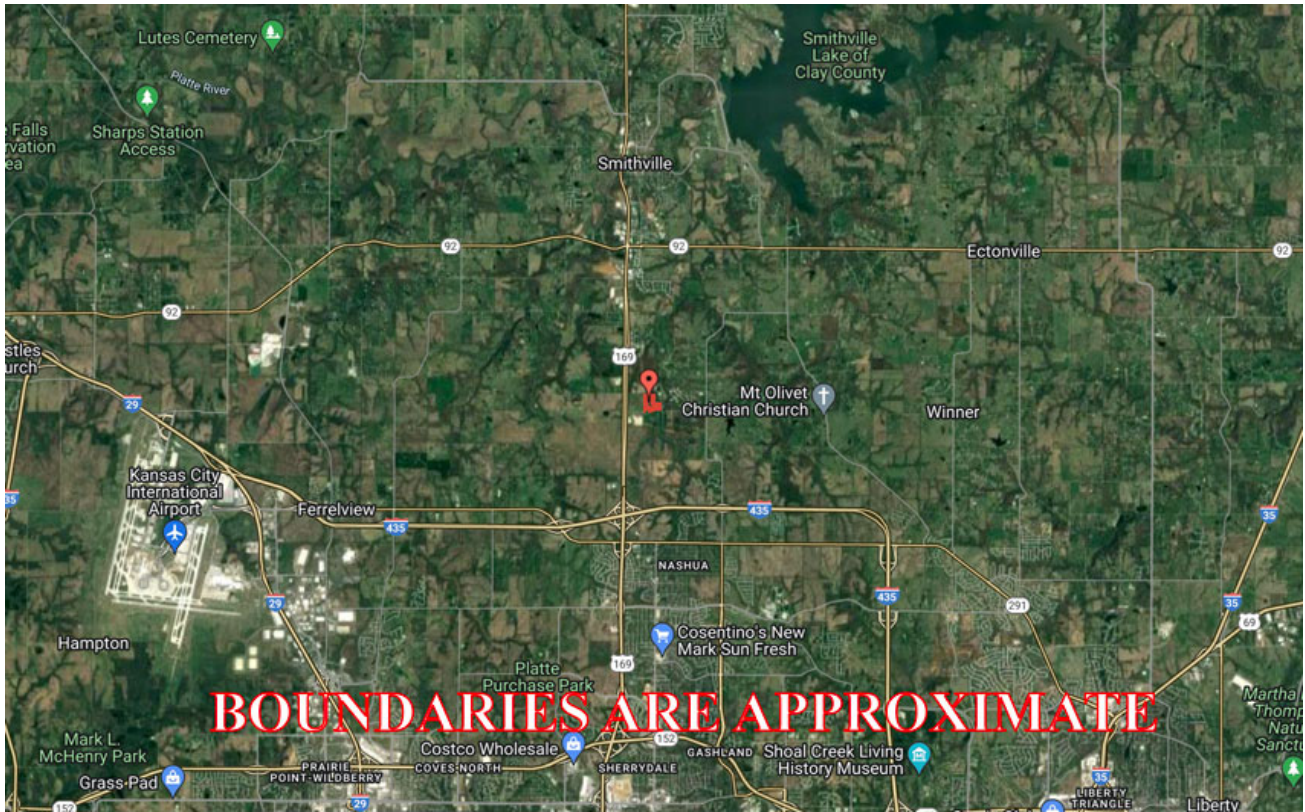


## Driving Map

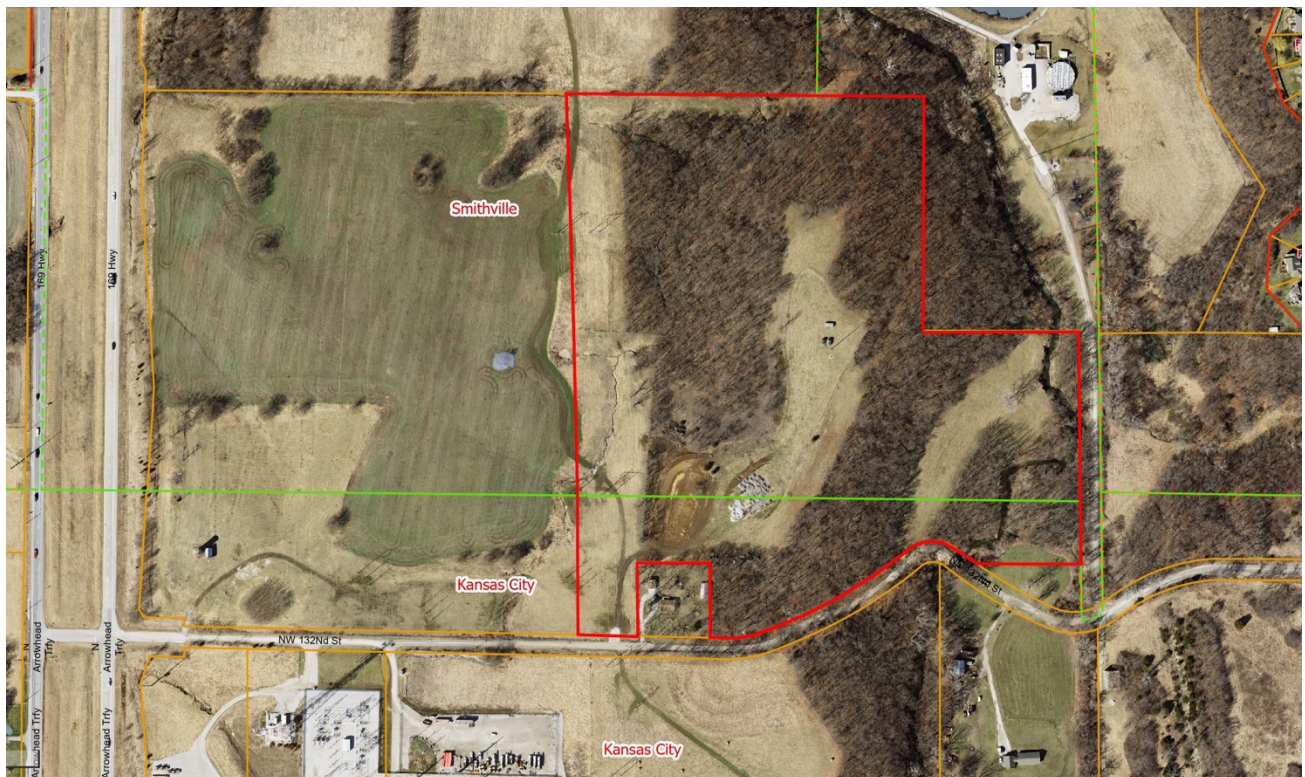


# 39.97 Acres, Clay County, MO

## General Location Map



## Tax Map



# 39.97 Acres, Clay County, MO

## Surety Map



Map Center: 39° 20' 2.35, -94° 34' 36.79

0ft 497ft 995ft



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Maps Provided By:



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11-52N-33W  
Clay County  
Missouri

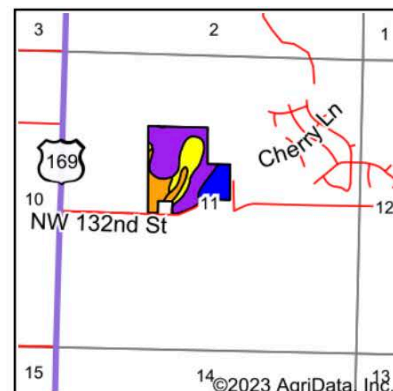
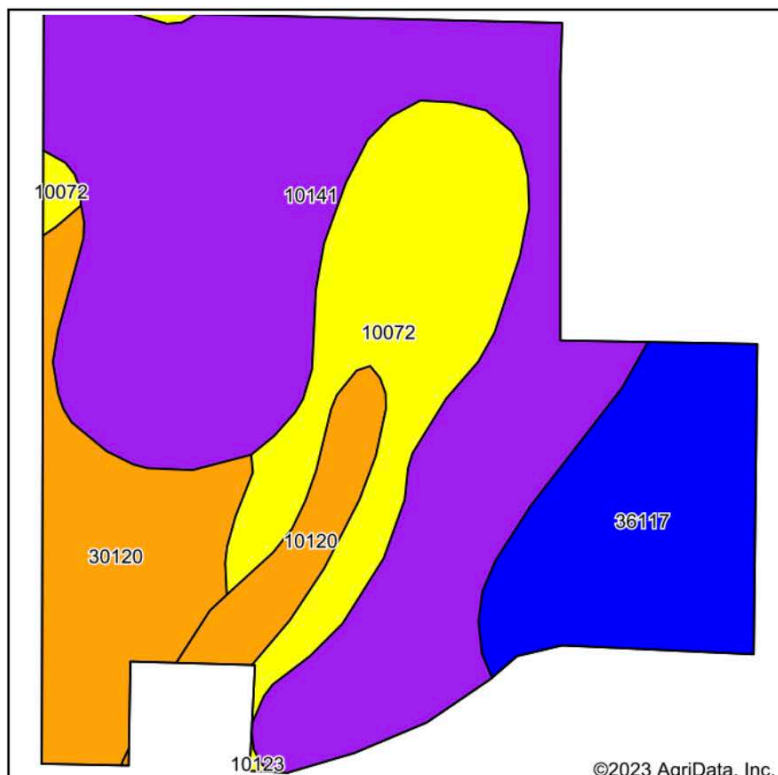


6/2/2023

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

# 39.97 Acres, Clay County, MO

## Soil Map



State: **Missouri**  
 County: **Clay**  
 Location: **11-52N-33W**  
 Township: **Platte**  
 Acres: **39.97**  
 Date: **6/2/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO047, 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	*n NCCPI Cotton
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	20.04	50.1%		Vle	34	34	19	26	
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.17	17.9%		IVe	57	56	51	44	1
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.15	15.4%		IIw	80	80	74	78	
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.88	12.2%		IIIe	69	67	67	58	
10120	Sharpsburg silt loam, 2 to 5 percent slopes	1.73	4.3%		IIIs	70	70	59	54	
<b>Weighted Average</b>					<b>4.53</b>	<b>*n 51</b>	<b>*n 50.6</b>	<b>*n 40.8</b>	<b>*n 42.3</b>	<b>*n 0.2</b>

\*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.

***39.97 Acres, Clay County, MO***  
***Aerial Photos***



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