



224 +/- ACRES, DEKALB COUNTY, MO

For Sale

Are you looking for the perfect blend of farmable acres and a wildlife paradise? This incredible property offers everything an avid outdoorsman or farmer could want. Including tillable land for income, amazing hunting opportunities, and exceptional recreational possibilities! All within easy reach of St. Joseph, MO, and just an hour from MCI Airport and Kansas City!

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



1711 Oregon Hiawatha,
KS 66434
(785)-742-4580

Barnesrealty.com

PROPERTY FEATURES

Price:

\$6,500.00/taxable acre or \$1,456,000.00 total

Cash Rent:

\$20,000.00 Income

Real Estate Taxes:

TBD

Listing Agent:

Nathan Kneib (816) 271-3246 or
Nathan@BarnesRealty.com

Location:

From the city of Maysville go North on State Hwy A for 3 miles. Turn West onto Crabill Road and continue for 2 miles. The tract is on the North side of the road.

Improvements:

1 old barn, small pond, portion of tillable acres have been tilled and terraced.

FSA Information:

Attached below

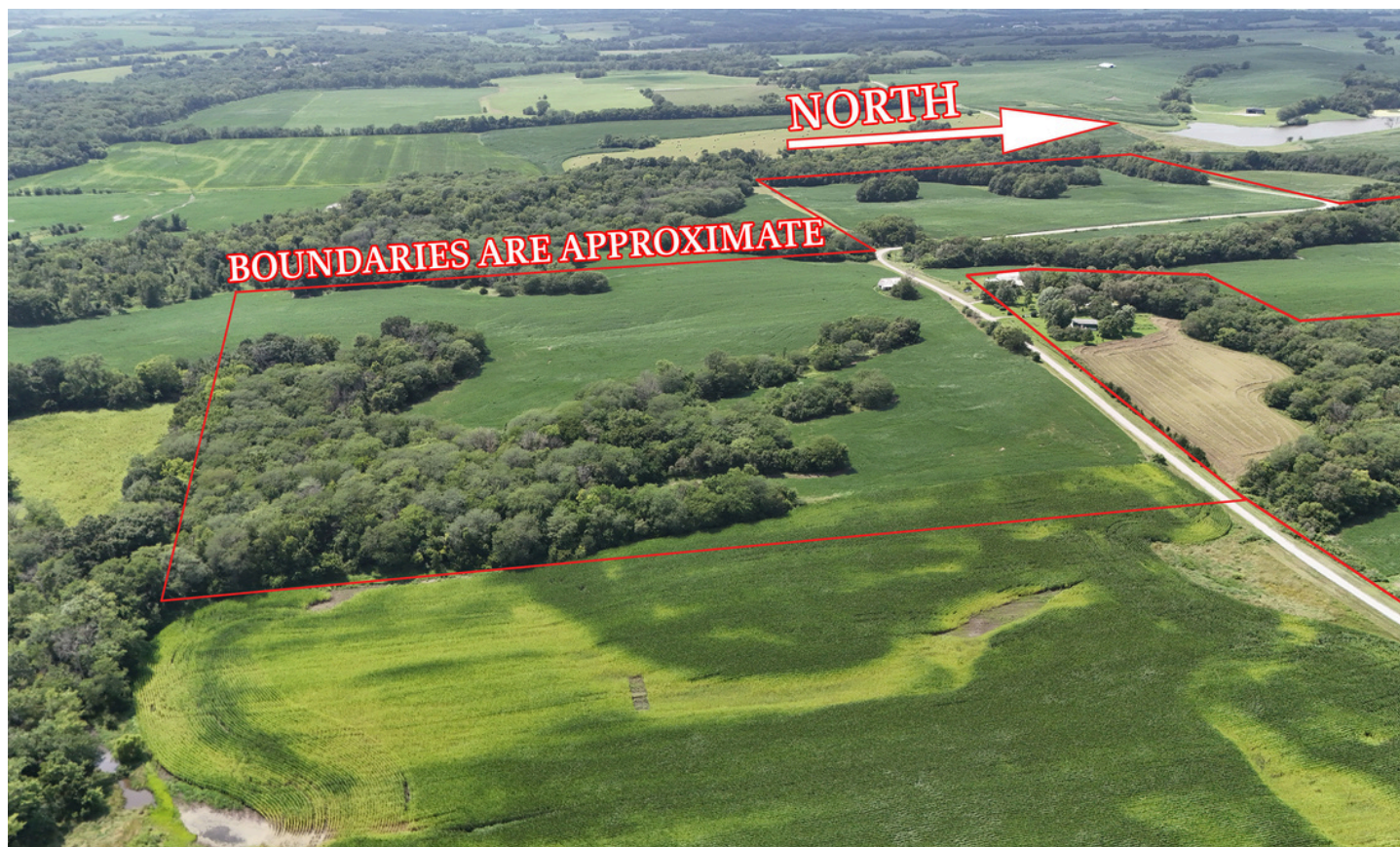


Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

AERIAL PHOTOS



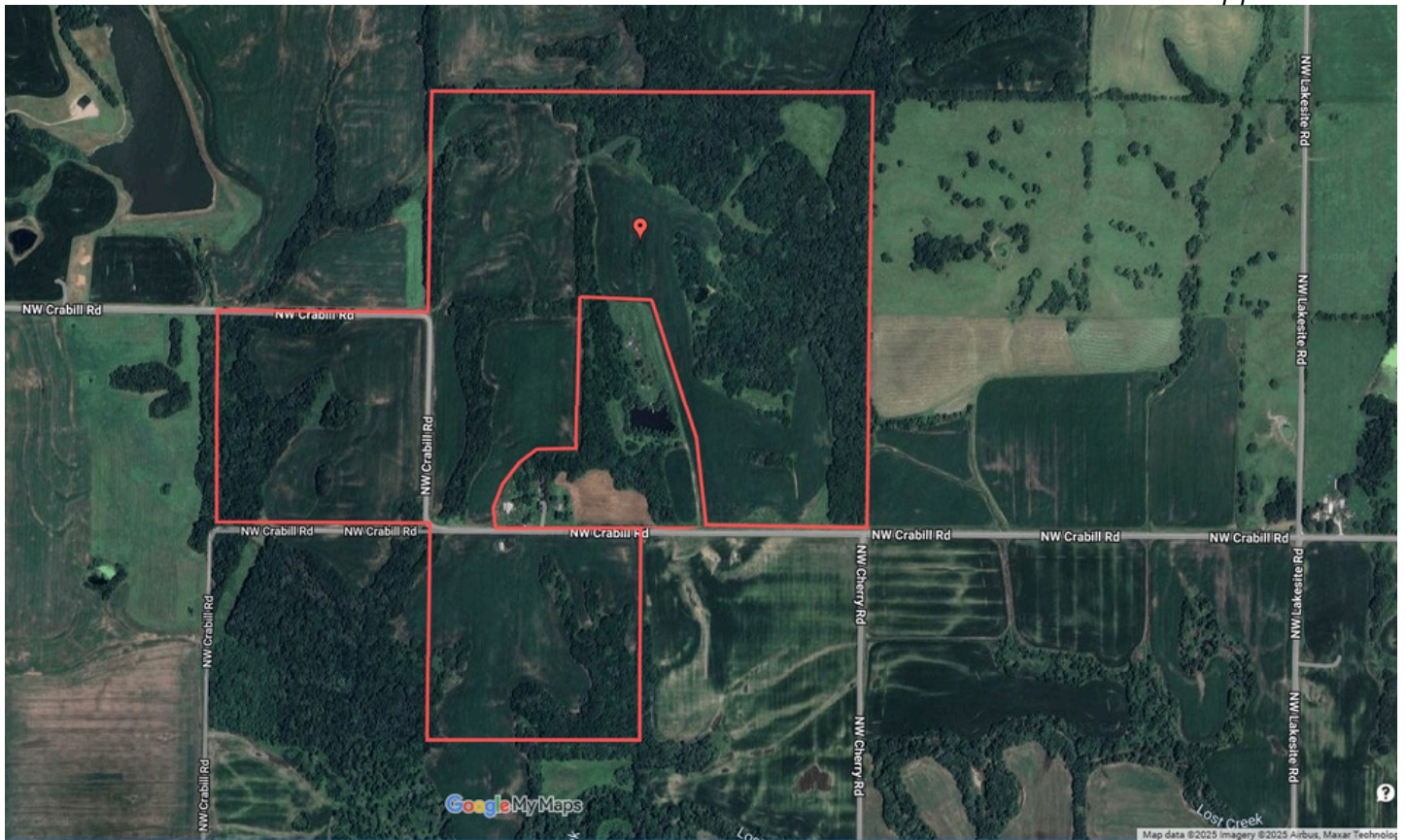
AERIAL PHOTOS



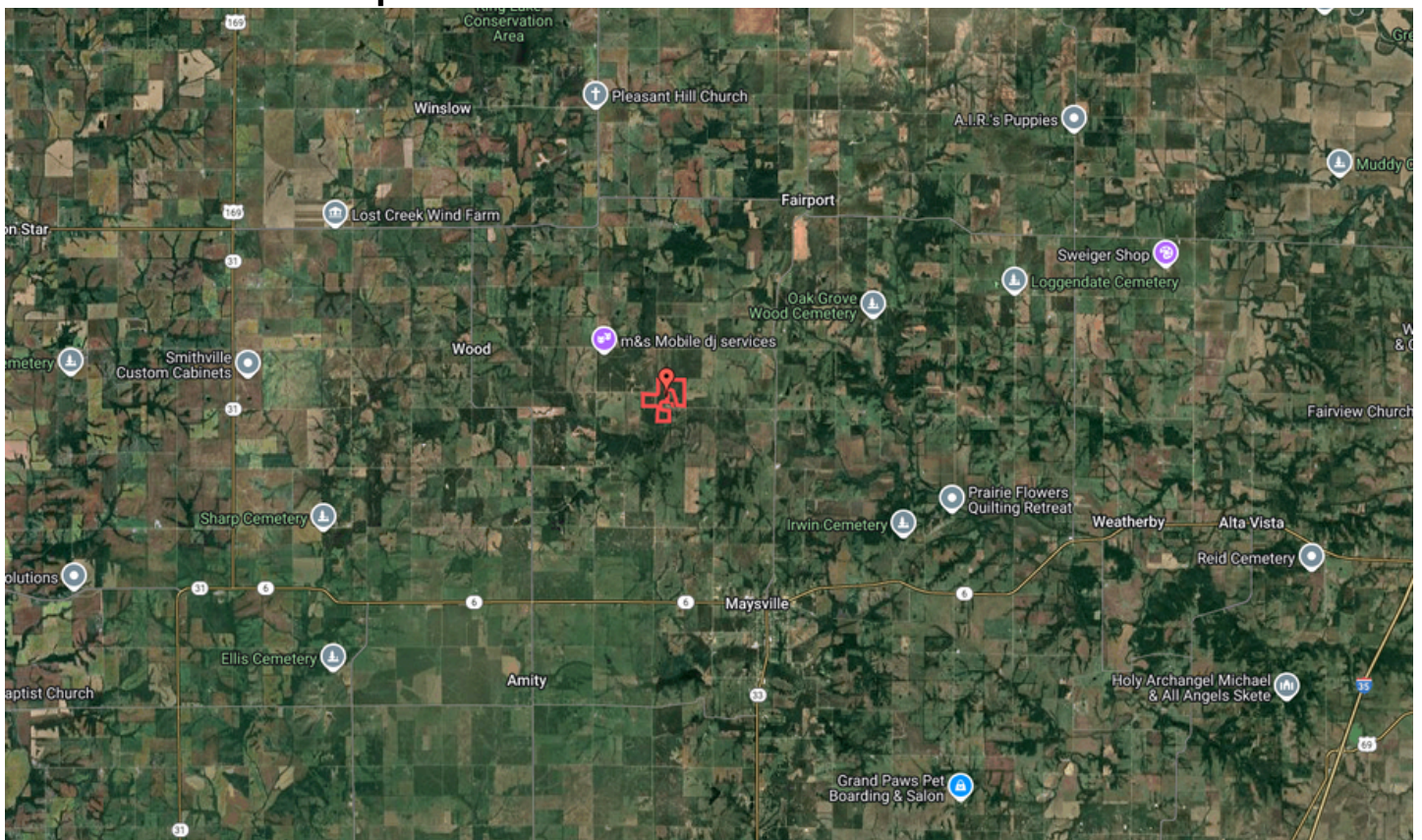
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate

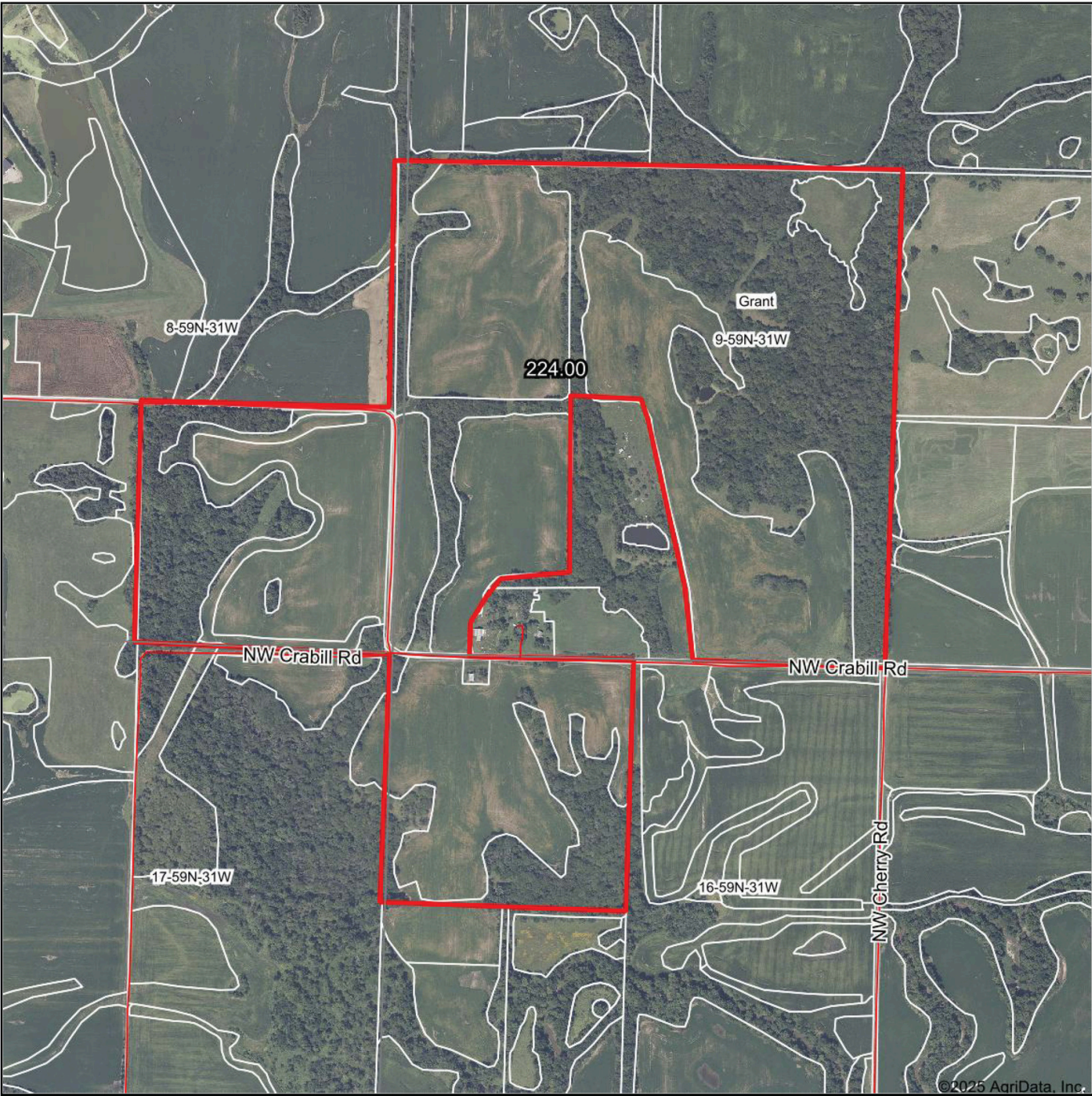


General Location Map:



SURETY MAPS

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

Boundary Center: 39° 56' 20.12, -94° 23' 31.85

9-59N-31W
DeKalb County
Missouri

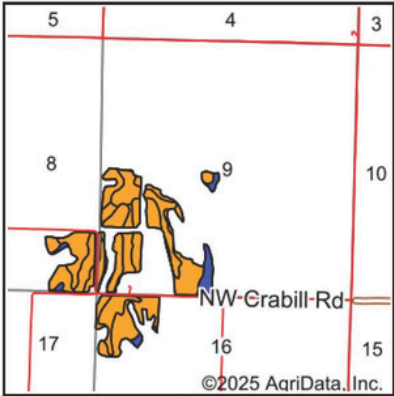
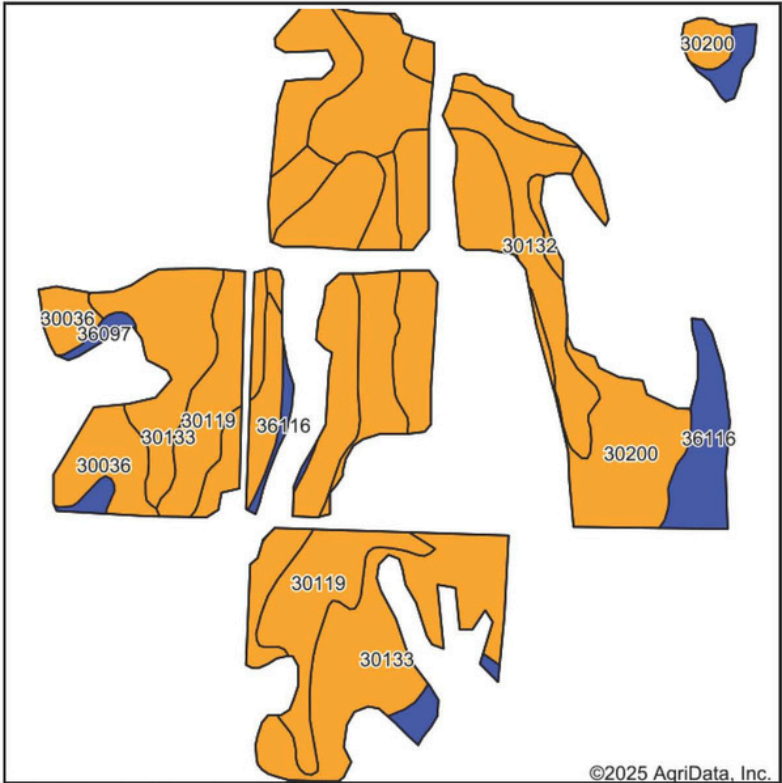
0ft 837ft 1674ft



8/1/2025

SURETY MAPS

Soils Map



State: Missouri
County: DeKalb
Location: 9-59N-31W
Township: Grant
Acres: 112.42
Date: 7/21/2025



Maps Provided By:



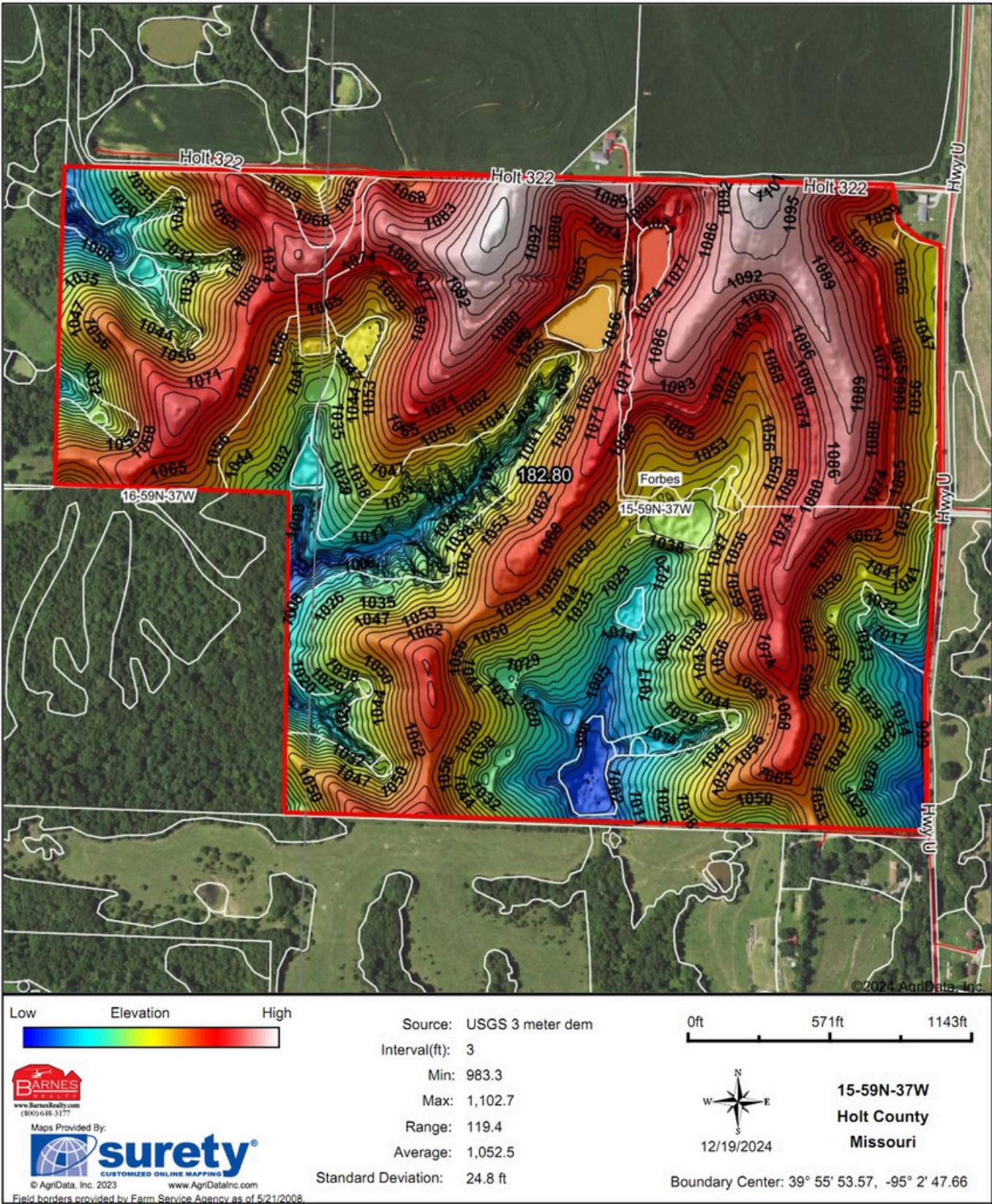
Soils data provided by USDA and NRCS.

Area Symbol: MO063, Soil Area Version: 26									
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
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	46.62	41.5%		Ille	59	59	53	47
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	20.18	18.0%		Ille	73	73	66	58
30132	Lamoni clay loam, 4 to 7 percent slopes	13.83	12.3%		Ille	58	58	58	53
30200	Shelby loam, 9 to 14 percent slopes	12.98	11.5%		Ille	72	72	60	61
30036	Armstrong loam, 5 to 9 percent slopes	9.96	8.9%		Ille	56	52	56	52
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.24	7.3%		Ilw	74	74	61	67
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	0.61	0.5%		Ilw	85	84	65	67
Weighted Average					2.92	*n 63.9	*n 63.5	*n 57.7	*n 53.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

SURETY MAPS

Topography Hillshade



FSA INFORMATION



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 NRC S.

DeKalb Co. FSA

C=Corn-YEL-Gr
AMY=Corn-Army-Gr
WXY=Corn-Wky-Gr
SB=Soybn-Corn-Gr
MLO=Sorgh-GRS-Gr
H=MixFg-IGS-Fg
ALF=Alfal-Fg
GZ=Mixfg-IGS-Gz
*Unless notated on Map

1 inch equals 562 feet

Program Year: 2025

Created: 1/14/2025

Flown: 2020-06-07

- clu
- crp
- plss

Farm 5091
Tract 7906



FSA INFORMATION

FSA-156EZ:

MISSOURI

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5091

Prepared : 7/23/25 2:16 PM CST

Crop Year : 2025

Operator Name : TB FARMS AG LLC
CRP Contract Number(s) : None
Recon ID : 29-063-2013-44
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
278.14	136.03	136.03	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	136.03		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	20.00	0.00	88	
Grain Sorghum	7.20	0.00	71	
Soybeans	90.70	0.00	25	
TOTAL	117.90	0.00		

NOTES

Tract Number : 7906

Description : H4 S16/17 T59N R31W
FSA Physical Location : MISSOURI/DEKALB
ANSI Physical Location : MISSOURI/DEKALB
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PAMELA WYKERT
Other Producers : TREVOR ALAN JONES, BLAYNE ANDREW JONES, JAH FARMS, LLC
Recon ID : 29-063-2013-43

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
278.14	136.03	136.03	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5091
Prepared : 7/23/25 2:16 PM CST
Crop Year : 2025

Tract 7906 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	136.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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TOTAL **117.90** **0.00**

NOTES

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