



# 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](http://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 tiled and terraced.

## FSA Information:

Attached below

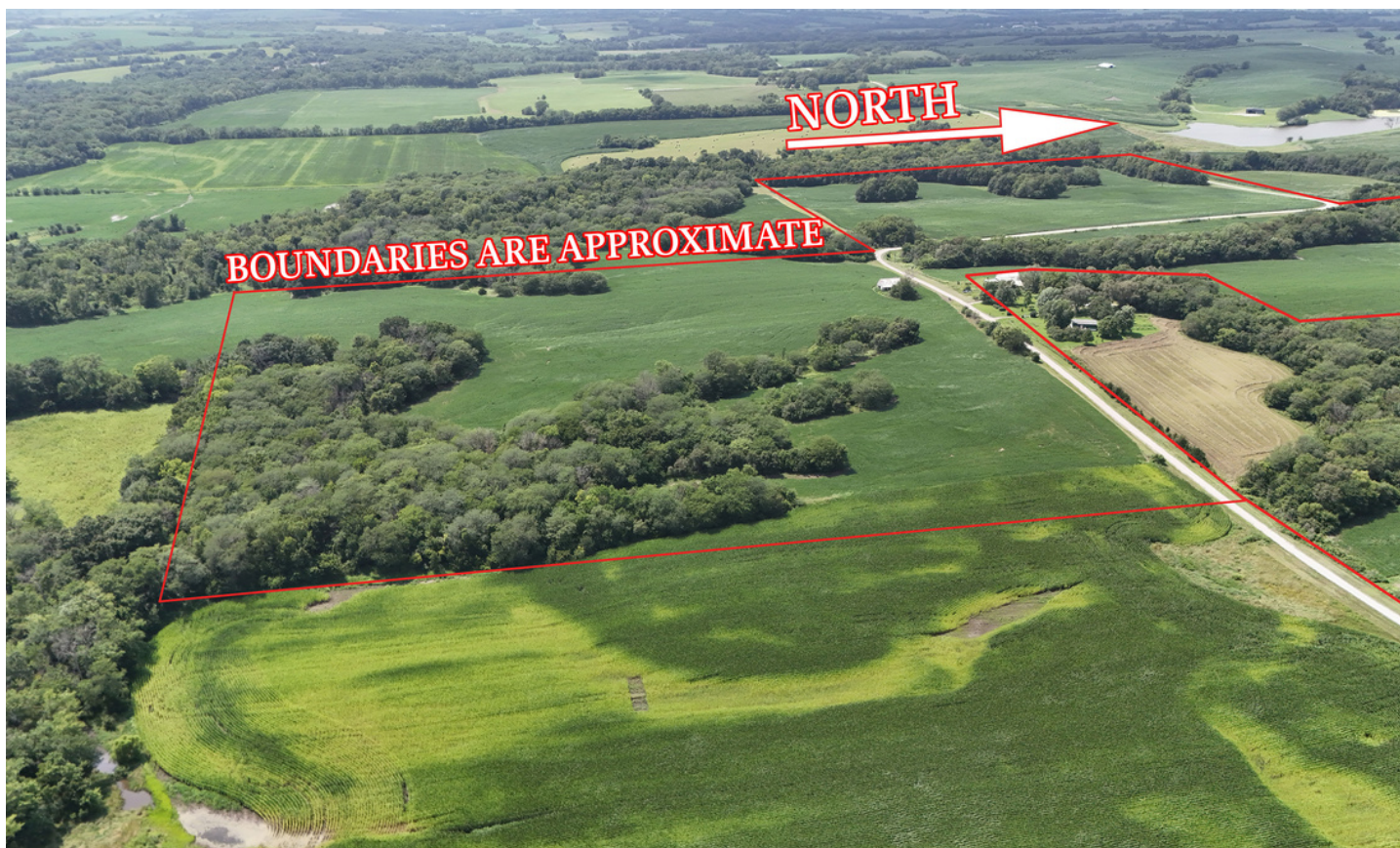


Setting the trend for how Real Estate is sold in the Midwest.

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

# AERIAL PHOTOS



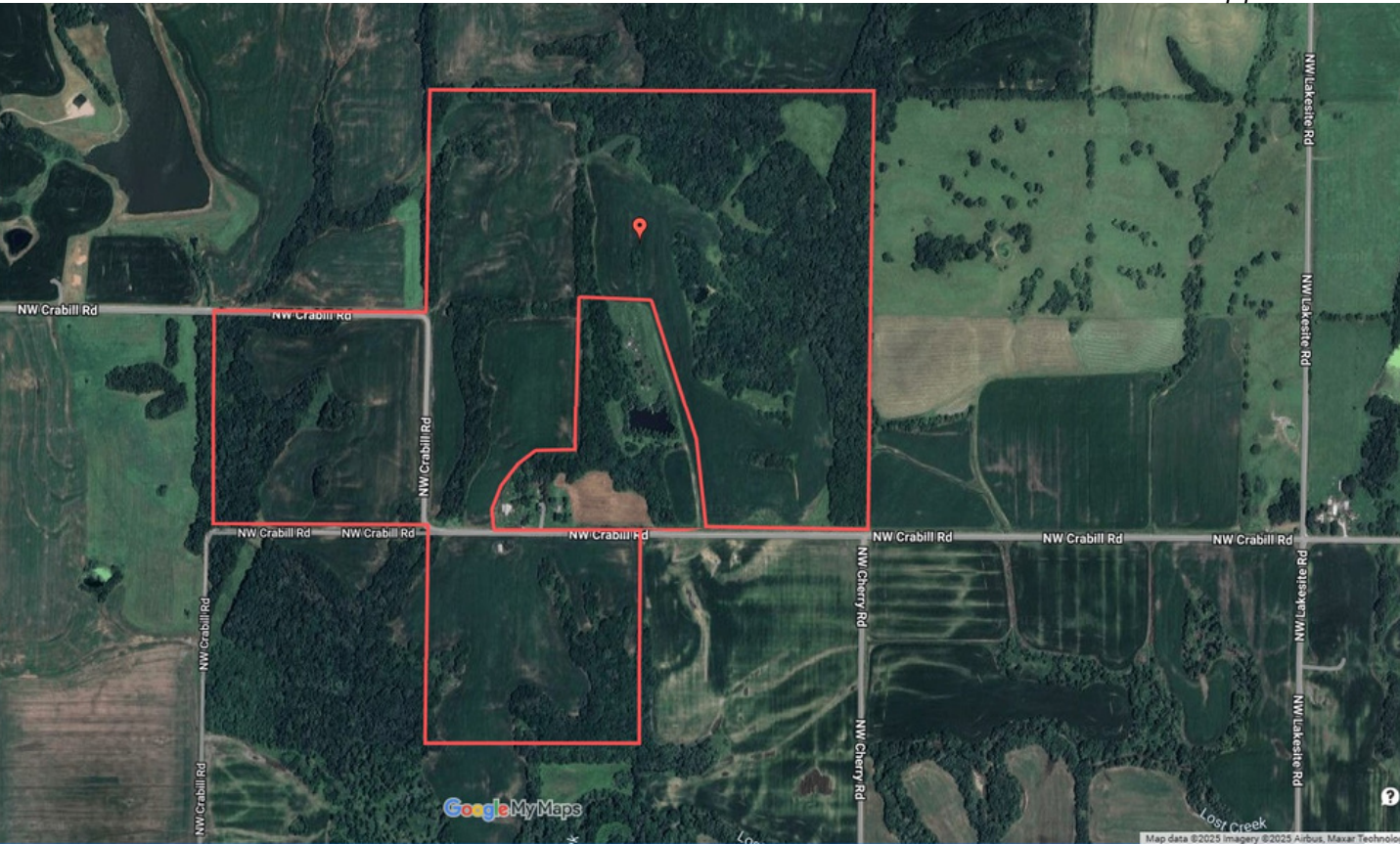
# AERIAL PHOTOS



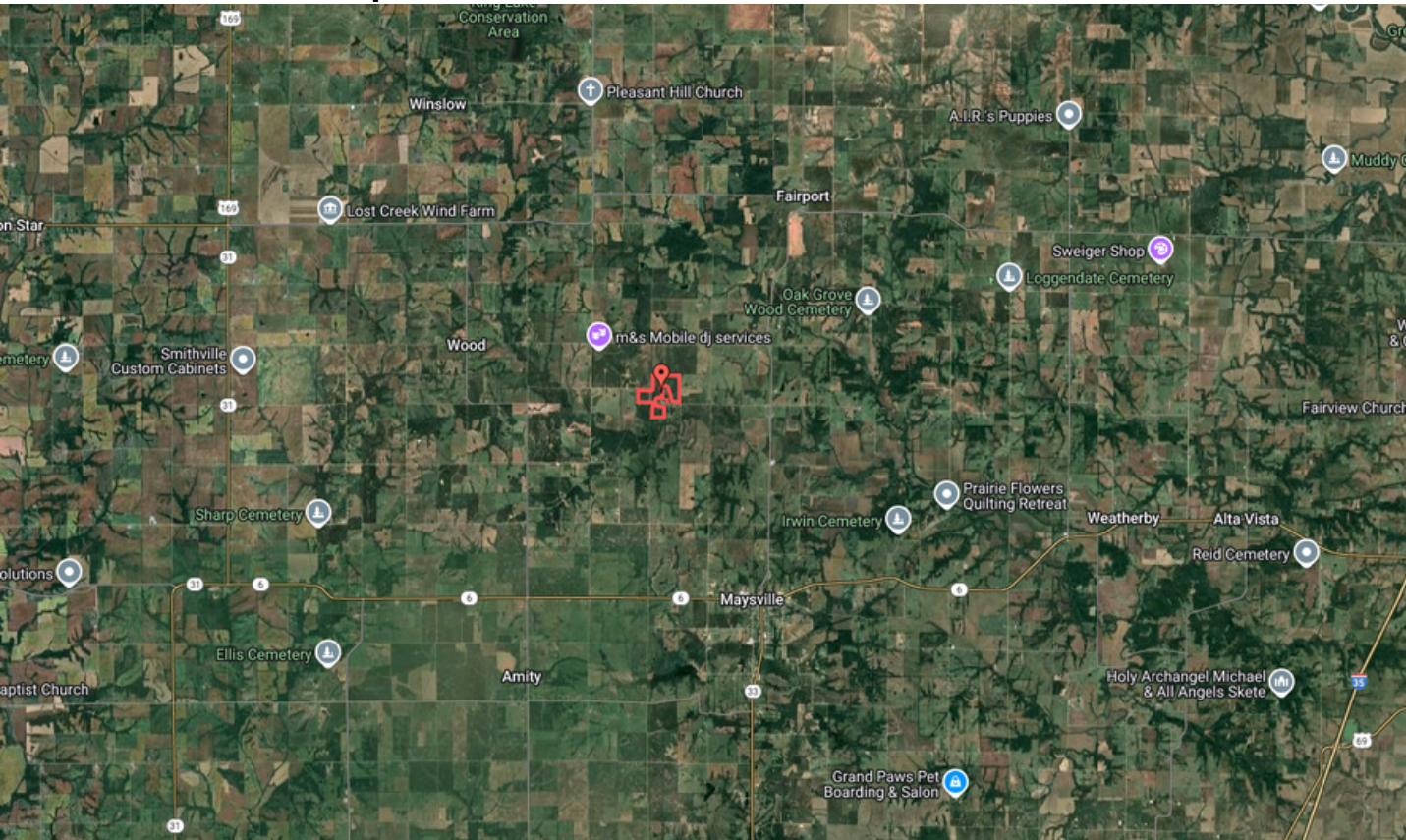
# AERIAL MAPS

Google Aerial Map:

*\*Boundaries are approximate\**

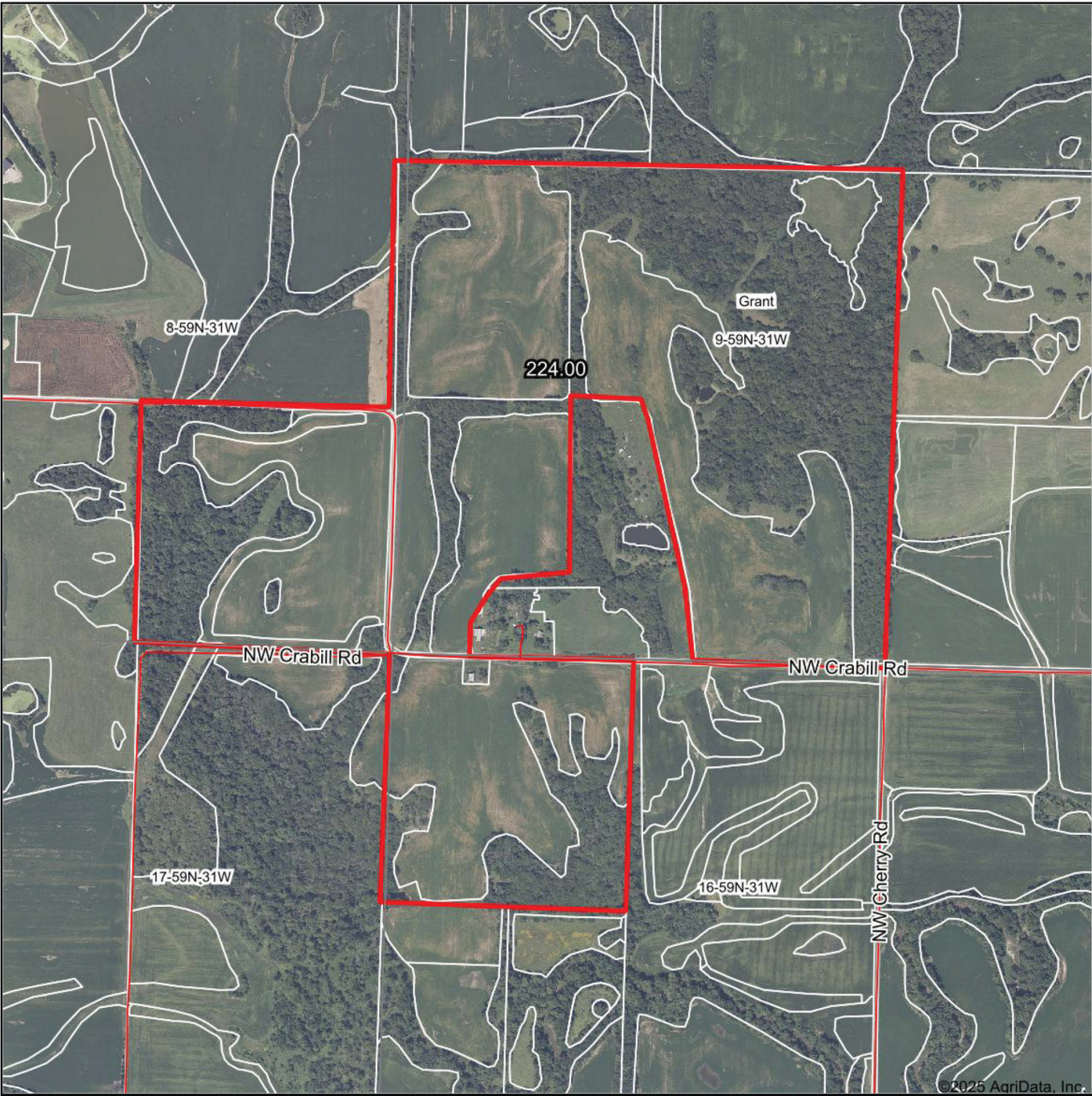


General Location Map:



# SURETY MAPS

Aerial Map



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www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

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

0ft 837ft 1674ft

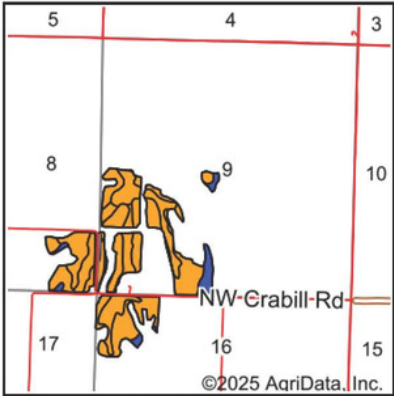
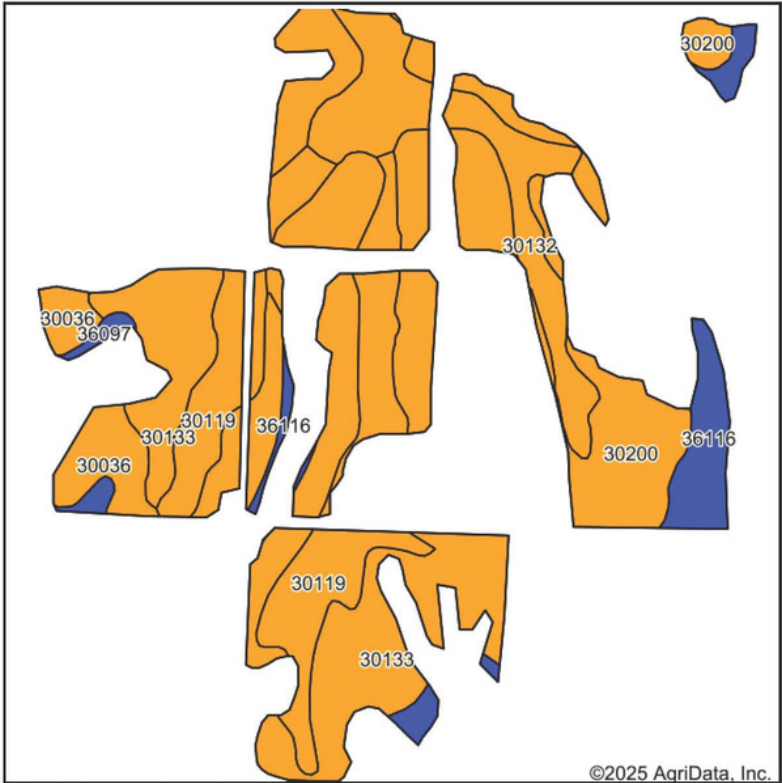
9-59N-31W  
DeKalb County  
Missouri



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:



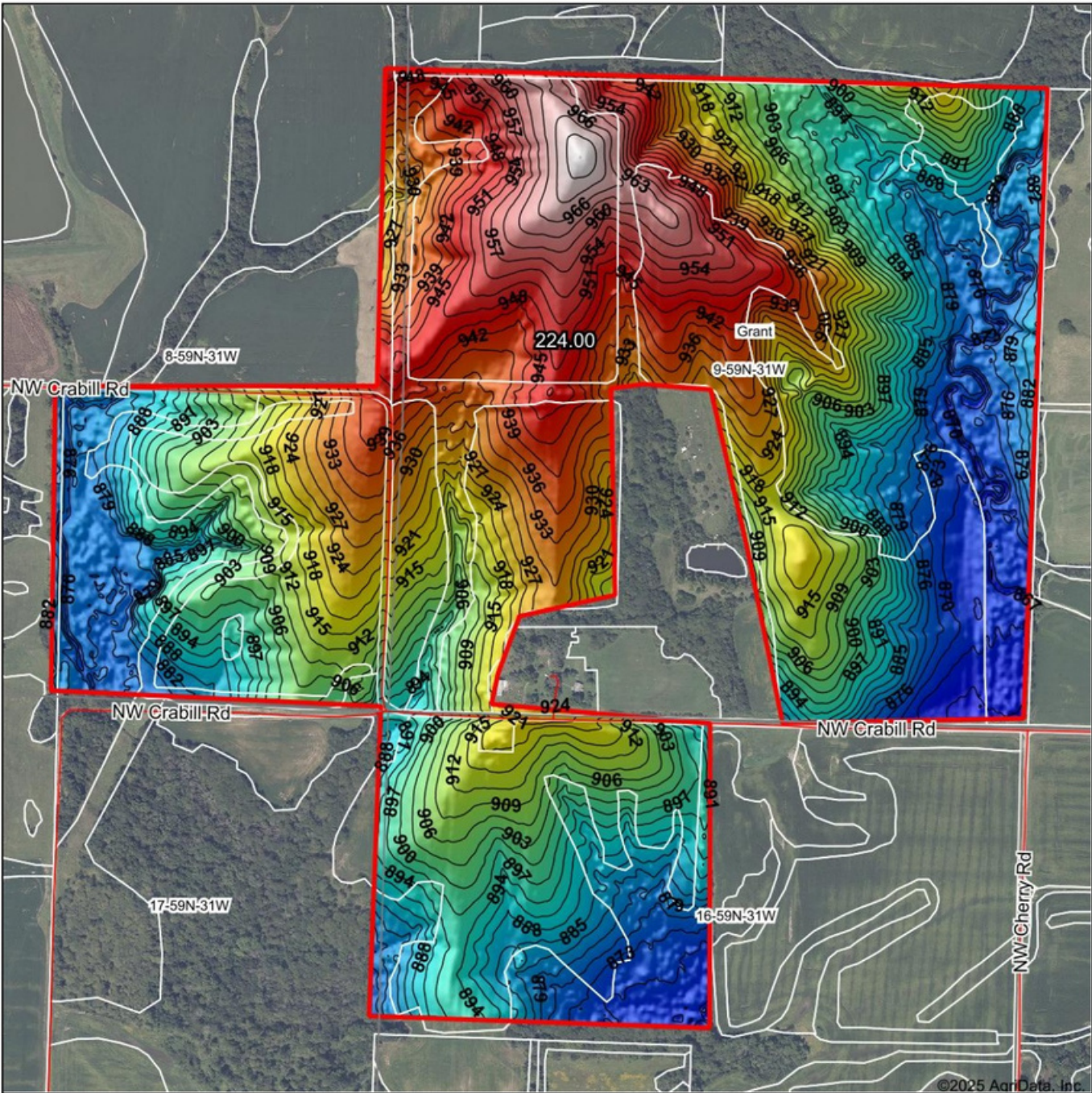
Soils data provided by USDA and NRCS.

| 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



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 860.7  
Max: 974.3  
Range: 113.6  
Average: 909.1  
Standard Deviation: 26.64 ft



9-59N-31W  
DeKalb County  
Missouri

Boundary Center: 39° 56' 20.59, -94° 23' 31.99



Maps Provided By:



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

# 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/I/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        |     |
| <b>TOTAL</b>  | <b>117.90</b> | <b>0.00</b>                 |           |     |

#### 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



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

| Crop Name     | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|---------------|------------|-----------------------------|-----------|
| 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

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