



# 224 +/- ACRES IN 4 TRACTS 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:

55.14 ac. tract @ \$8,000/ac. = \$441,120

39.34 ac. tract @ \$6,500/ac. = \$255,710

39.51 ac. tract @ \$6,500/ac. = \$256,815

87.35 ac. tract @ \$5,000/ac. = \$436,750

## Cash Rent:

\$20,000.00 Income

## Real Estate Taxes:

2025: \$562.12 on 224 ac.

## 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.

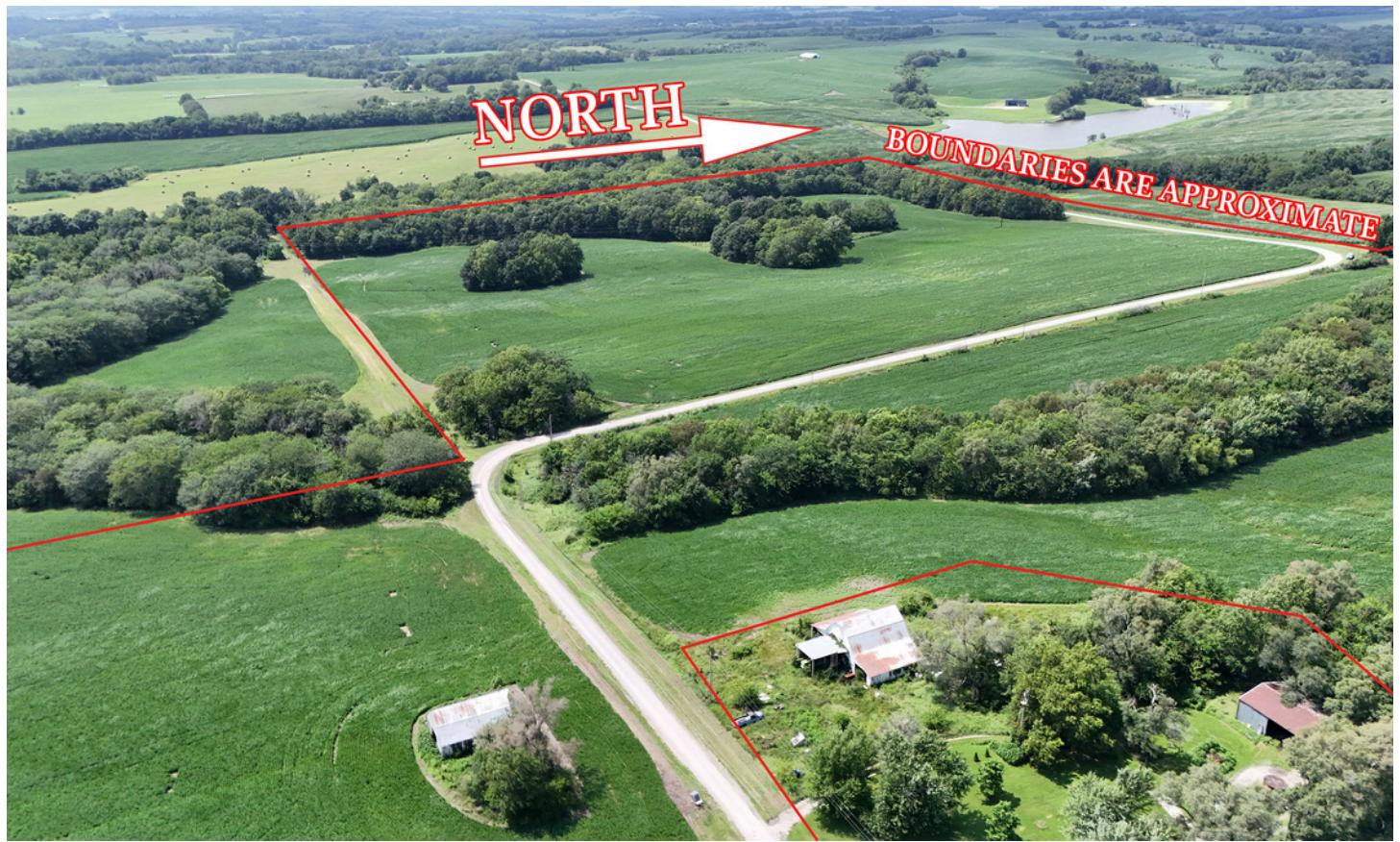
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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



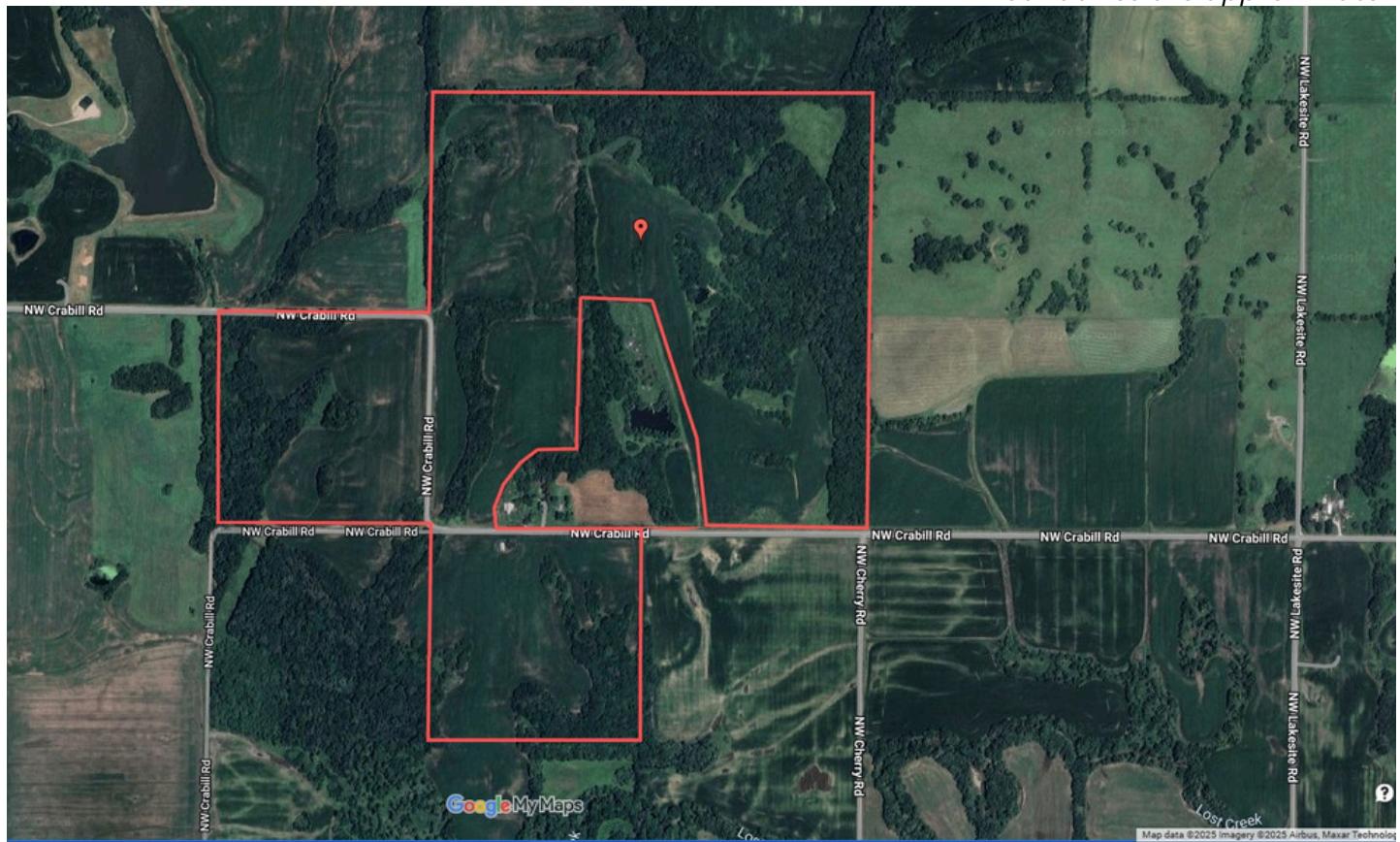
# AERIAL PHOTOS



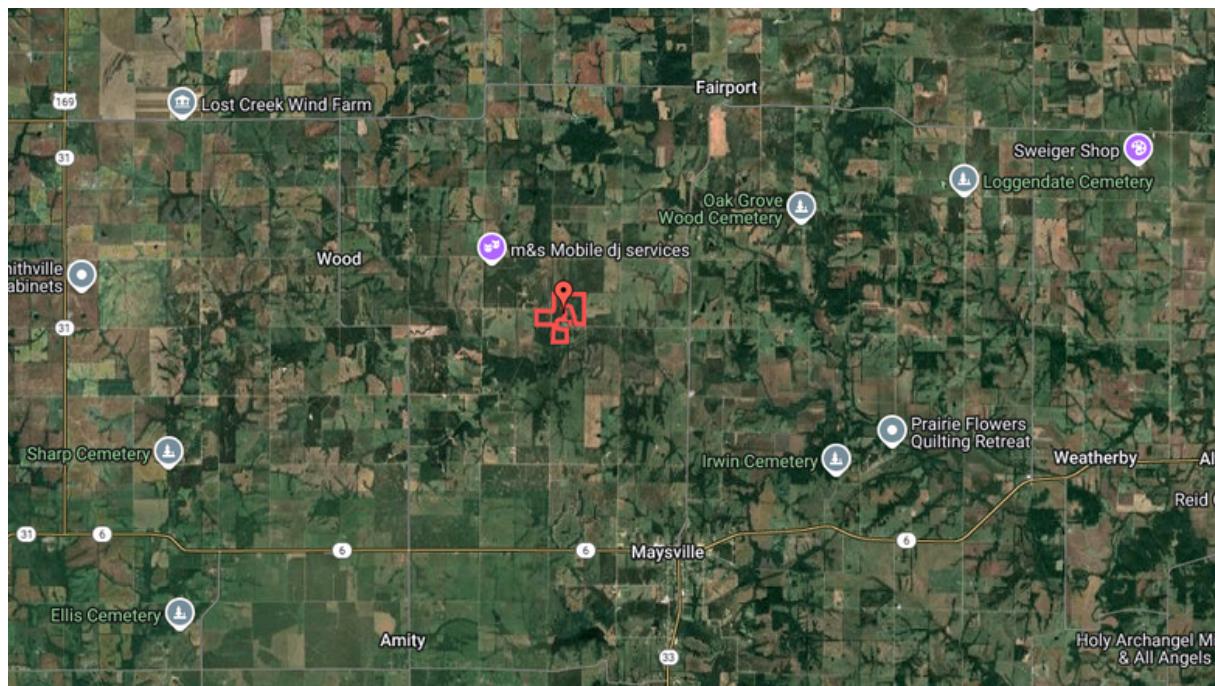
# AERIAL MAPS

## Google Aerial Map:

*\*Boundaries are approximate\**

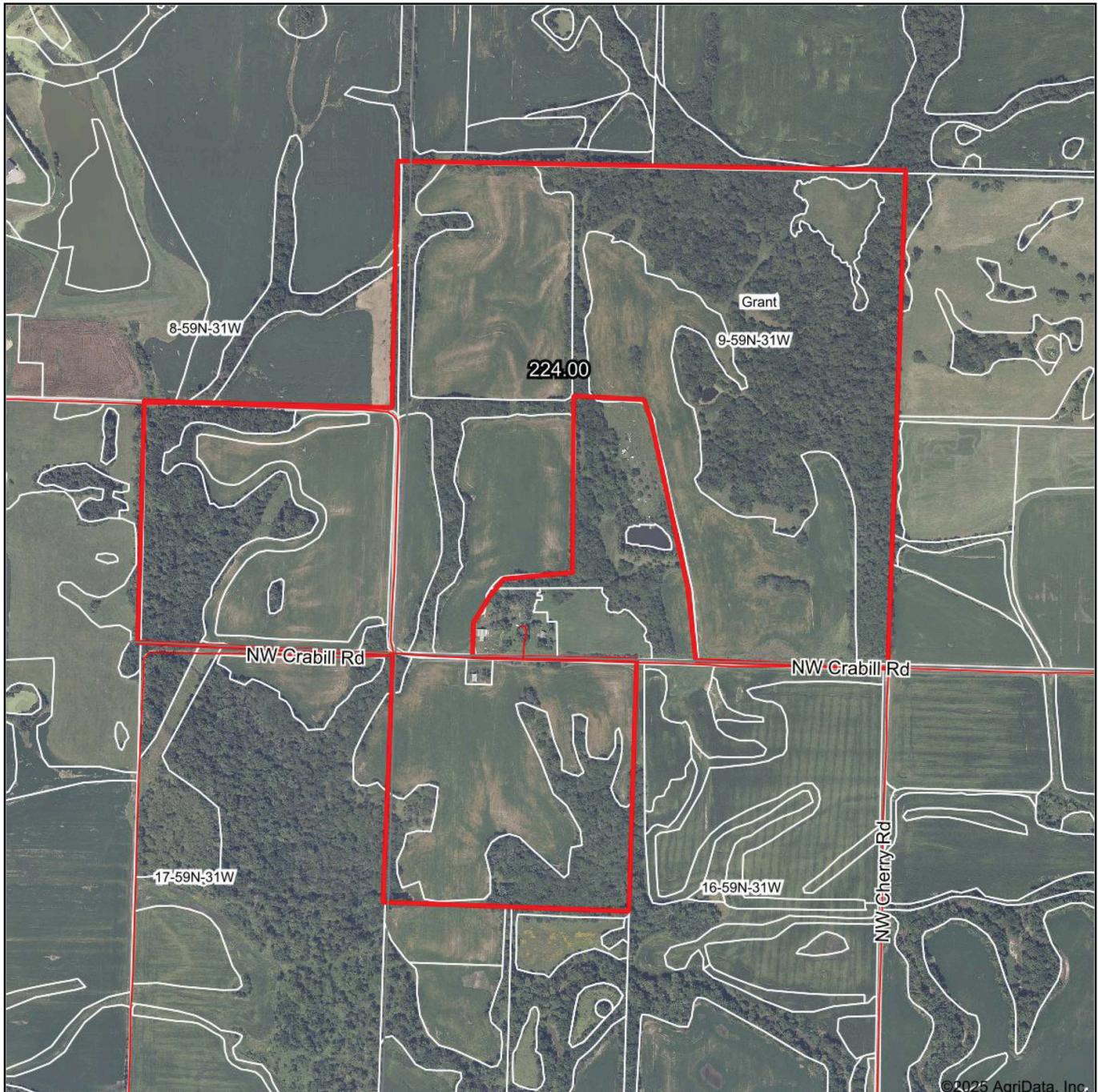


## General Location Map:



# SURETY MAPS

## Aerial Map



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Maps Provided By:



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

0ft 837ft 1674ft

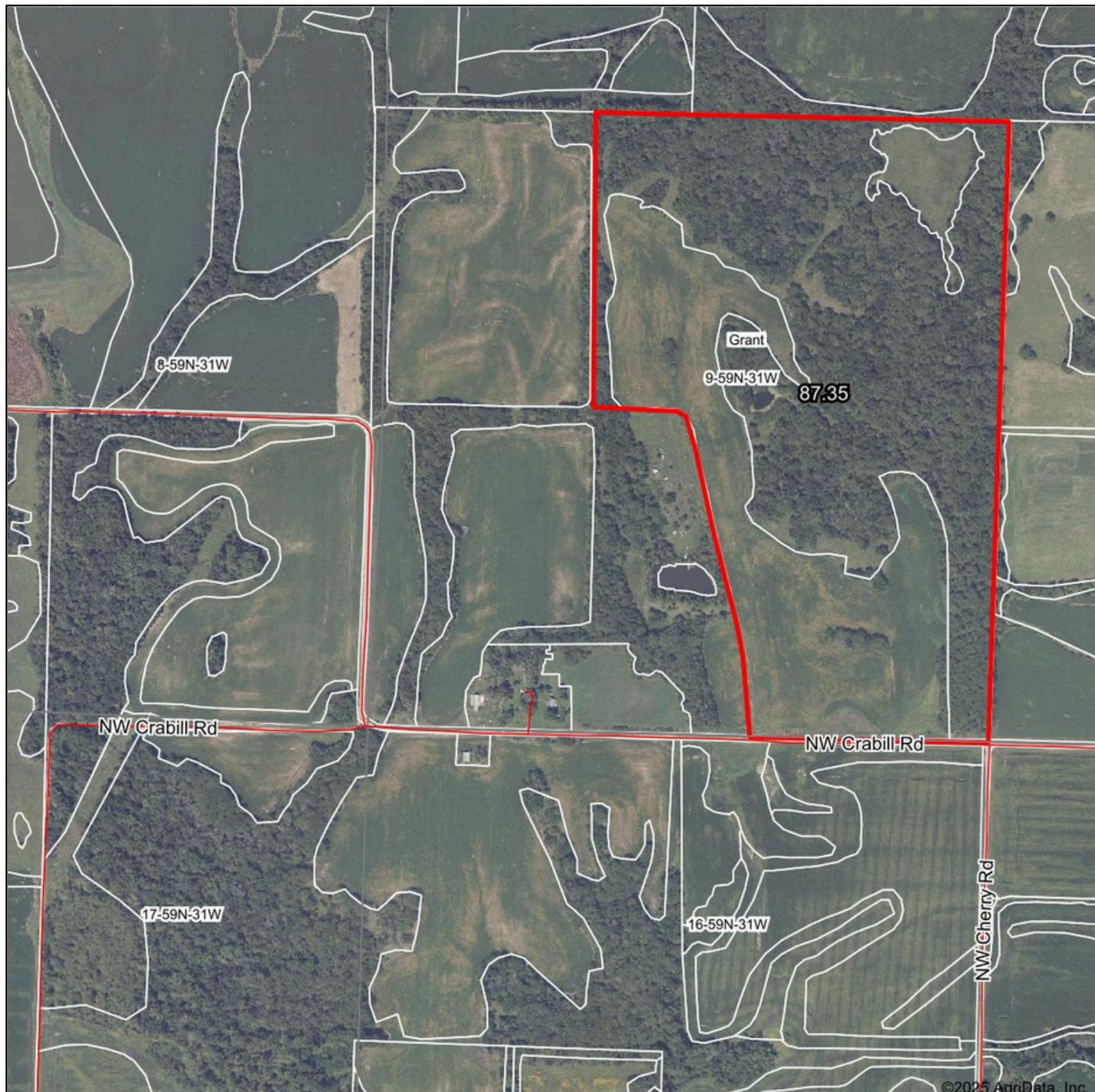
**9-59N-31W**  
**DeKalb County**  
**Missouri**



8/1/2025

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

# Aerial Map



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

Boundary Center: 39° 56' 26.66, -94° 23' 17.01

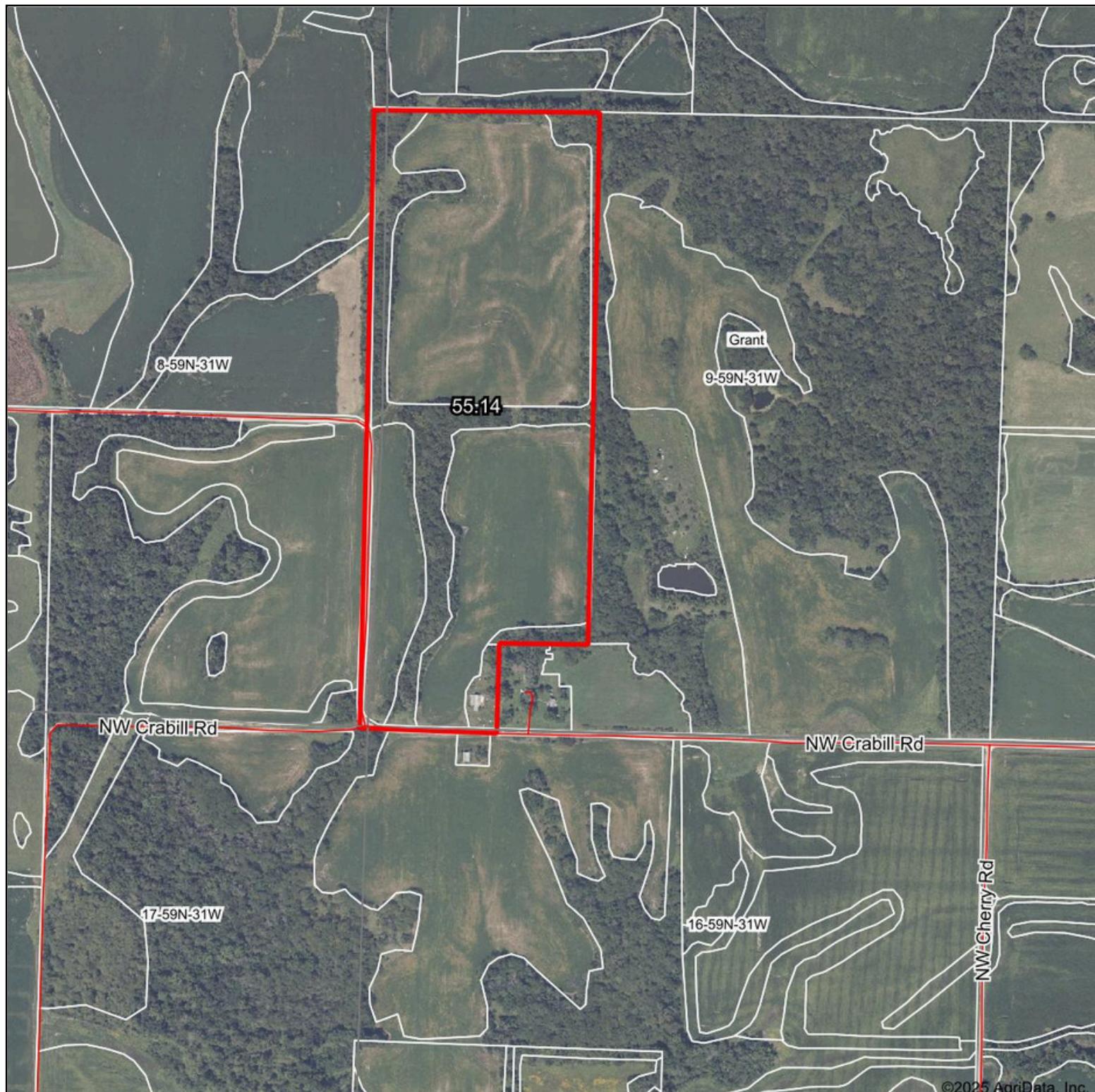
0ft 663ft 1326ft

**9-59N-31W**  
**DeKalb County**  
**Missouri**



12/31/2025

# Aerial Map



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Boundary Center: 39° 56' 26.7", -94° 23' 34.41"

0ft 663ft 1326ft

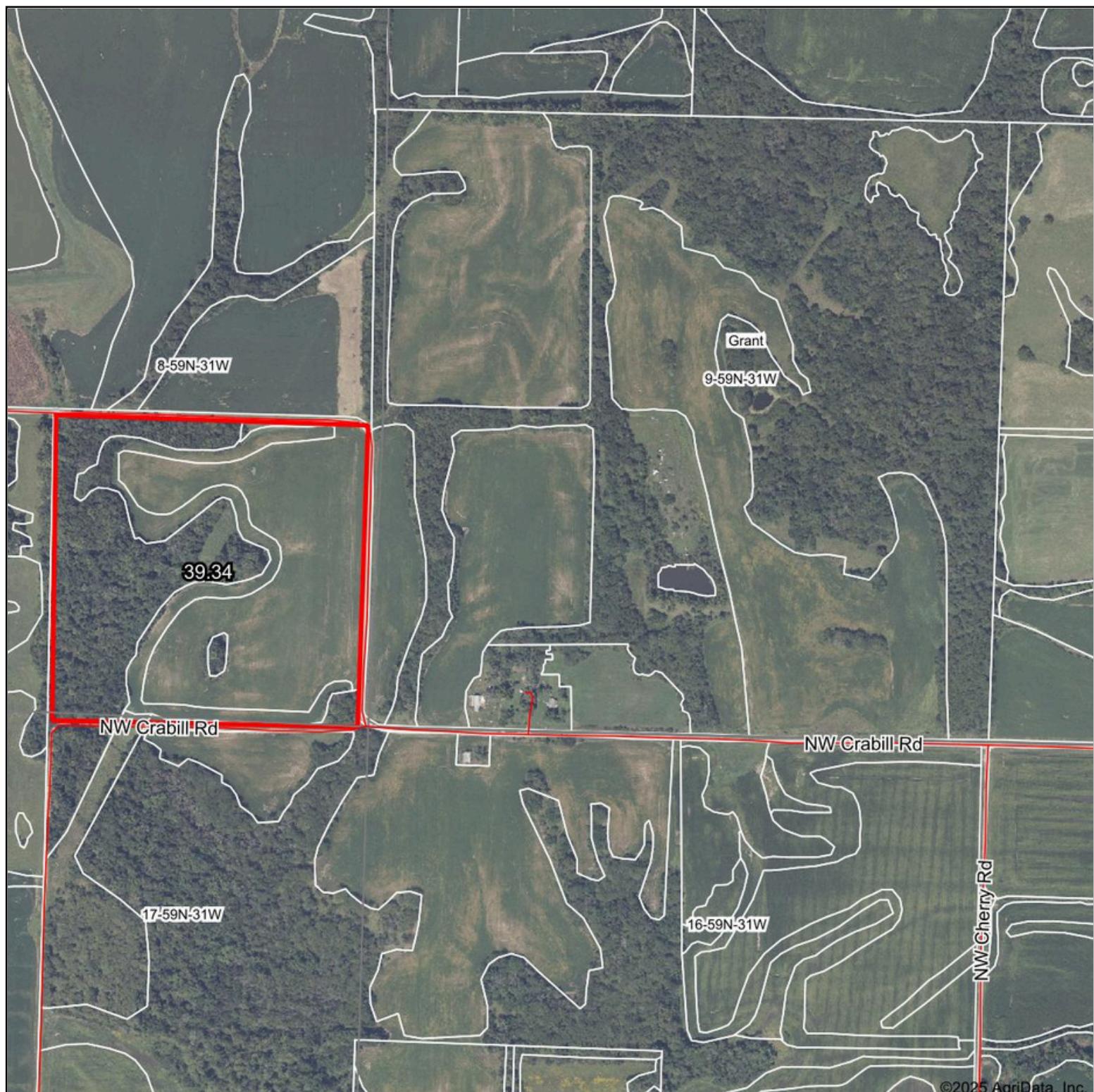
**9-59N-31W**  
**DeKalb County**  
**Missouri**



12/31/2025

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

# Aerial Map



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Boundary Center: 39° 56' 20.27, -94° 23' 49.11

0ft 664ft 1328ft

**8-59N-31W**  
**DeKalb County**  
**Missouri**



12/31/2025

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

# Aerial Map



Boundary Center: 39° 56' 7.13, -94° 23' 32.3

0ft 663ft 1326ft



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

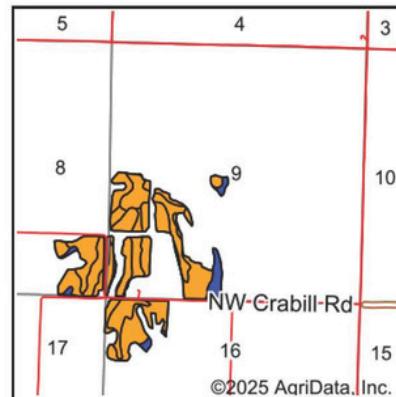
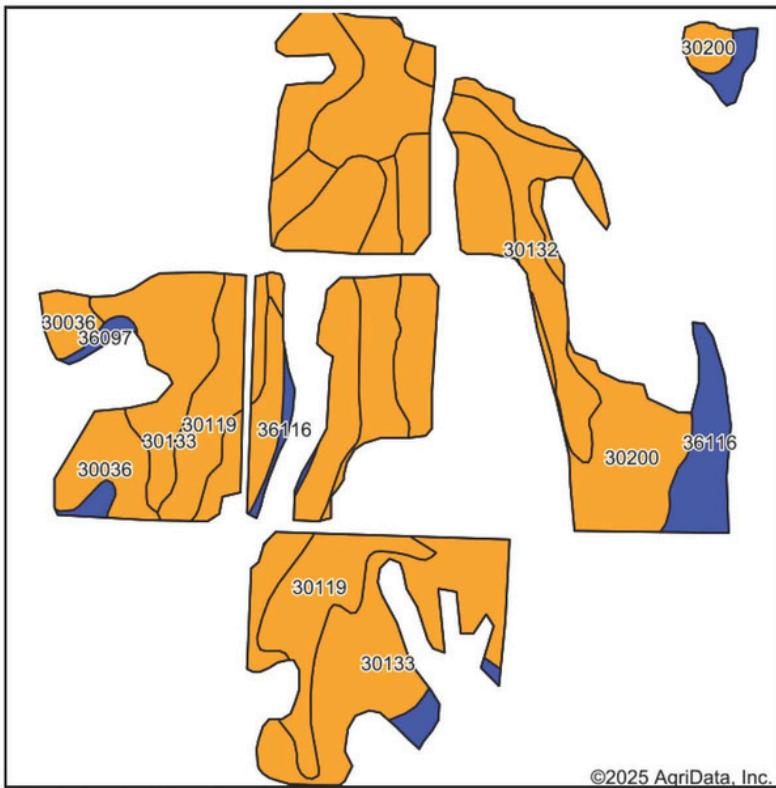
**16-59N-31W**  
**DeKalb County**  
**Missouri**



12/31/2025

# SURETY MAPS

## Soils Map



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



Maps Provided By:  
 surety<sup>®</sup>  
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Area Symbol: MO063, Soil Area Version: 26

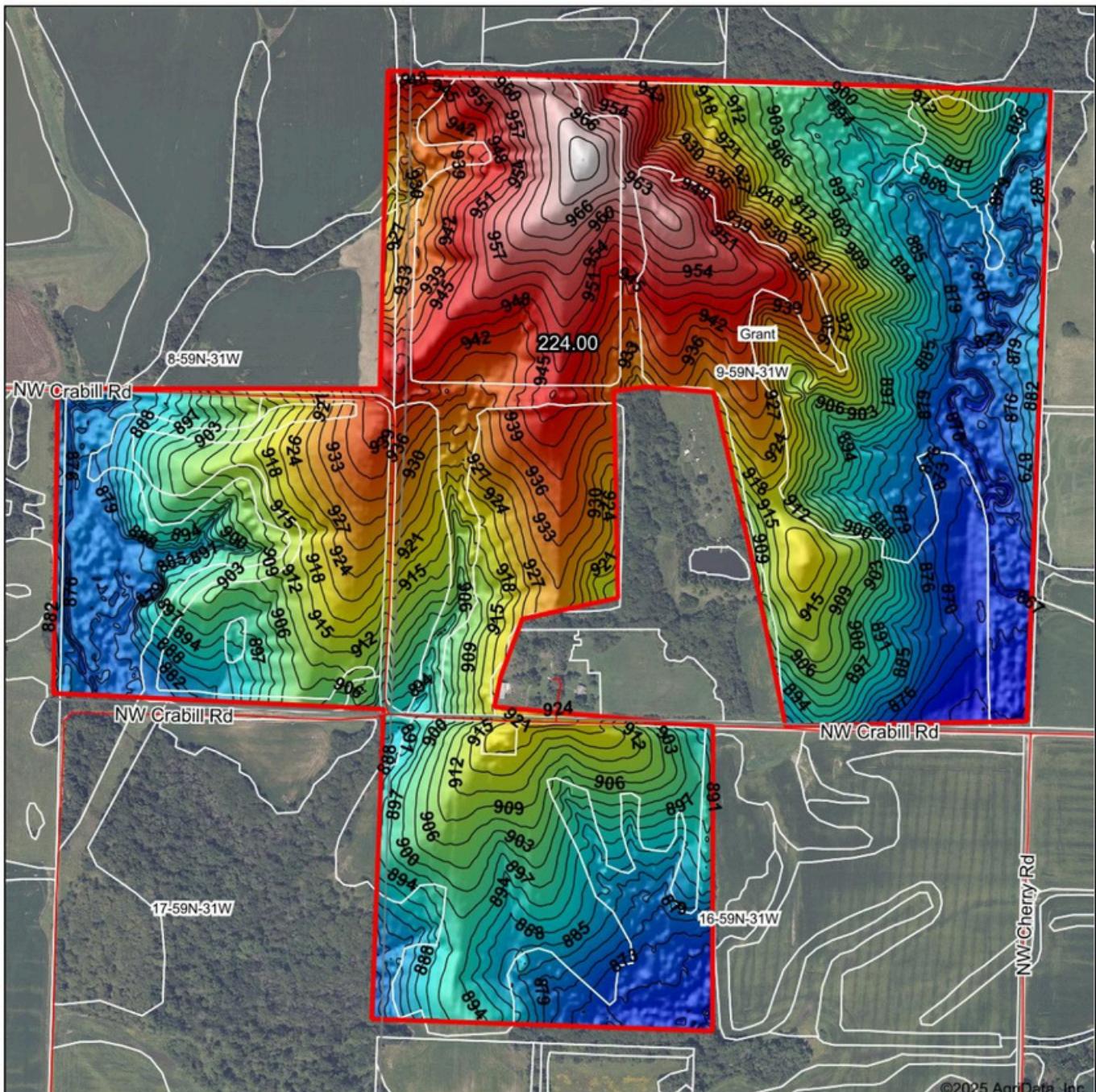
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	46.62	41.5%		IIIe	59	59	53	47
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	20.18	18.0%		IIIe	73	73	66	58
30132	Lamoni clay loam, 4 to 7 percent slopes	13.83	12.3%		IIIe	58	58	58	53
30200	Shelby loam, 9 to 14 percent slopes	12.98	11.5%		IIIe	72	72	60	61
30036	Armstrong loam, 5 to 9 percent slopes	9.96	8.9%		IIIe	56	52	56	52
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.24	7.3%		IIw	74	74	61	67
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	0.61	0.5%		IIw	85	84	65	67
<b>Weighted Average</b>						<b>2.92</b>	<b>*n 63.9</b>	<b>*n 63.5</b>	<b>*n 57.7</b>
<b>*n</b>						<b>*n 53.3</b>			

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SURETY MAPS

## Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

0ft 645ft 1290ft

Interval(ft): 3

Min: 860.7

8/22/2025

Max: 974.3

N

Range: 113.6

W

Average: 909.1

E

Standard Deviation: 26.64 ft

9-59N-31W  
DeKalb County  
Missouri

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



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Maps Provided By:



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

# FSA INFORMATION



All Measurements are  
For FSA Programs Only

DeKalb Co. FSA

1 inch equals 562 feet



Program Year: 2025

Created: 1/14/2025

Flown: 2020-06-07



Farm 5091  
Tract 7906

**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.

C=Corn-YEL-Gr  
AMY=Corn-Amy-Gr  
WXY=Corn-Wxy-Gr  
SB=Soybn-Corn-Gr  
MLO=Sorgh-GRS-Gr  
H=MixFg-IGS-Fg  
ALF=Alfal-Fg  
GZ=MixFg-IGS-Gz  
\*Unless noted on Map

# FSA INFORMATION

## FSA-156EZ:

MISSOURI DEKALB Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA 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
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**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

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**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
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### 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
<b>TOTAL</b>	<b>117.90</b>	<b>0.00</b>	

### NOTES

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