



**30.70 +/- ACRES,
WARREN COUNTY, IA**
For Sale

If you want the best of the best to own and farm, look no further! This South River Bottomland is highly tillable and has hard surface road frontage. There is 27.73 acres of FSA cropland available for the '25 farming season.



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

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

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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

\$12,377.85/taxable acre or
\$380,000.00 total

Real Estate Taxes:

2023 taxes were \$910.00 on 40 taxable
acres. (2024 taxes on ~30.7 acres are to be
determined)

Rental Status:

Available for 2025 crop year

FSA Information:

Attached Below

Listing Agent:

Rick Barnes: 660-851-1152 or
Rickey@barnesrealty.com

Location:

3 miles west and 2 miles south of Indianola, IA
on 85th Ave.

Improvements:

None



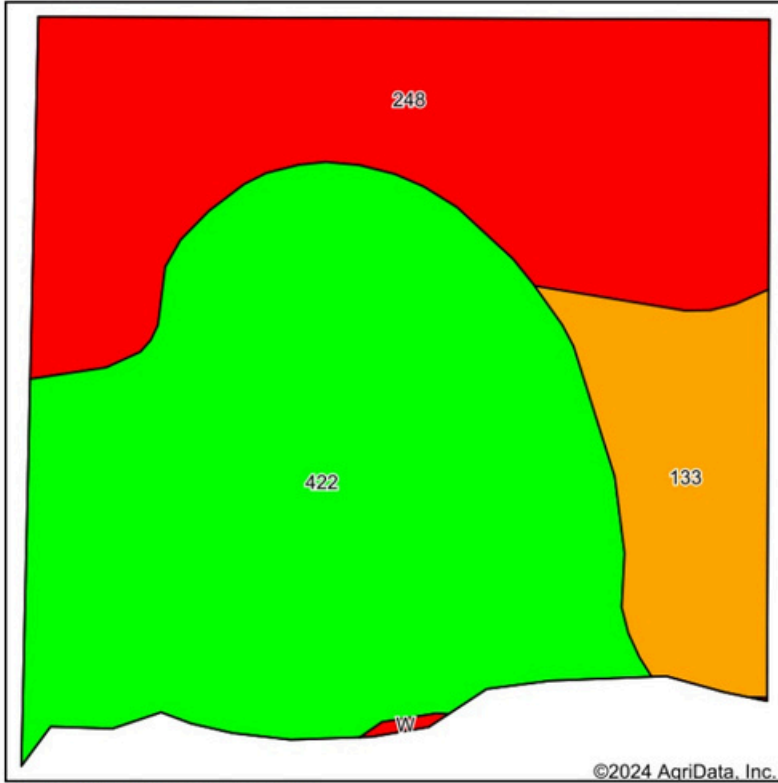
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

SURETY MAPS

Soils Map



State: Iowa
 County: Warren
 Location: 5-75N-24W
 Township: White Oak
 Acres: 30.7
 Date: 10/4/2024



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA181, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|-------------|------------------|--------|------|------------------|---------------|-----------------------|-------------------|---------|
| 422 | Amana silt loam, 0 to 2 percent slopes | 16.32 | 53.1% | | IIw | 93 | 85 | 88 | 88 | 53 | 83 | |
| 248 | Wabash silty clay loam, 0 to 2 percent slopes | 10.67 | 34.8% | | IIIw | 38 | 60 | 50 | 47 | 20 | 50 | |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 3.71 | 12.1% | | IIw | 78 | 80 | 81 | 75 | 36 | 80 | |
| Weighted Average | | | | | | 2.35 | 72.1 | 75.7 | *n 73.9 | *n 72.2 | *n 39.5 | *n 71.2 |

**IA has updated the CSR values for each county to CSR2.

*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.

SURETY MAPS

Topography Hillshade

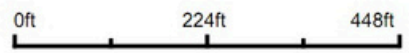


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Low Elevation High



Source: USGS 1 meter dem
Interval(ft): 2
Min: 813.3
Max: 840.1
Range: 26.8
Average: 832.6
Standard Deviation: 1.48 ft



5-75N-24W
Warren County
Iowa

Boundary Center: 41° 19' 27.98, -93° 38' 34.47



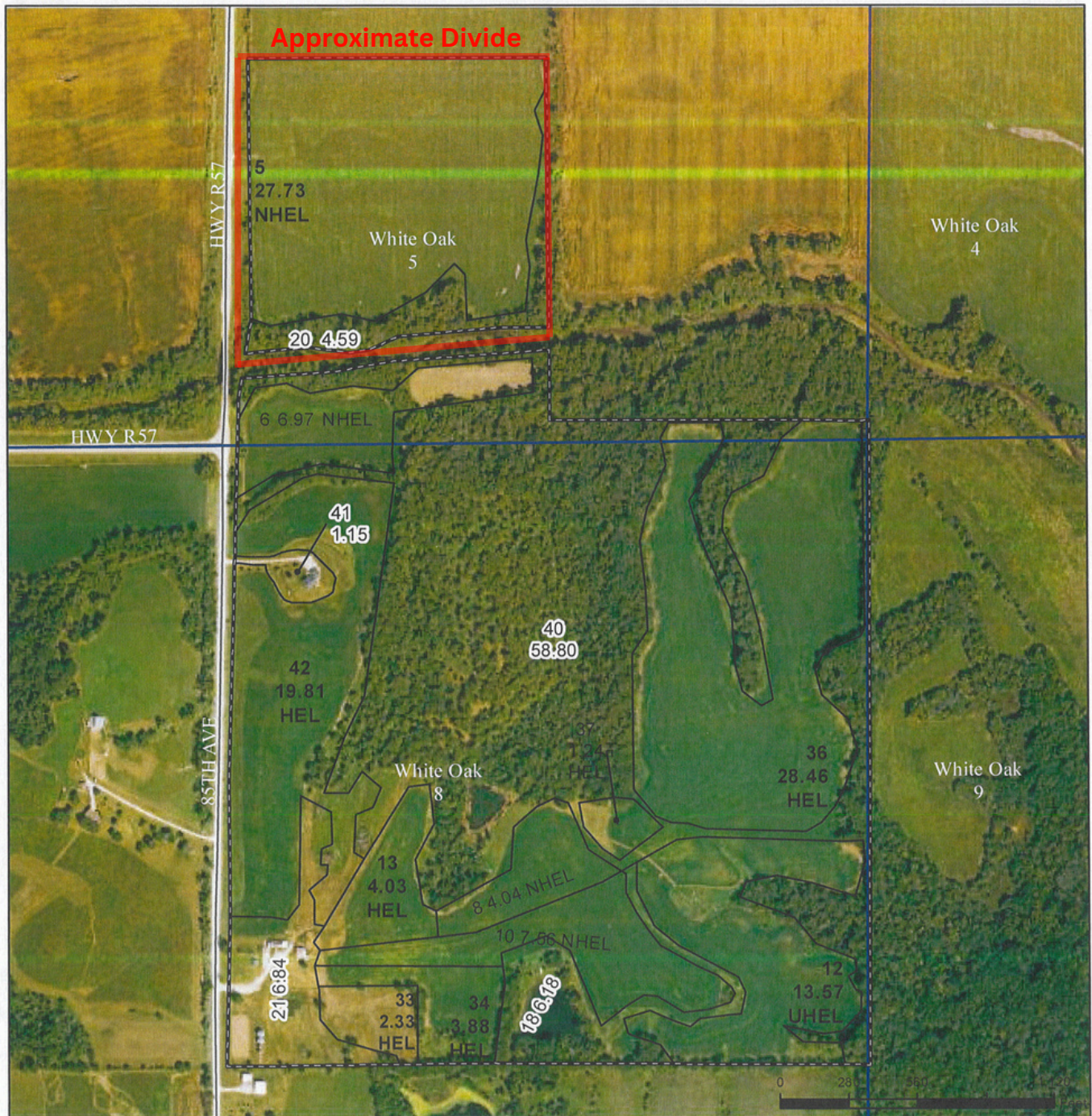
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Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION



United States
Department of
Agriculture

Warren County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 119.62 acres

2024 Program Year

Map Created April 22, 2024

Farm 7723

Tract 13632

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

IOWA
WARREN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7723
Prepared : 8/29/24 12:05 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-181-2012-54
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 197.18 | 119.62 | 119.62 | 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 | 119.62 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | SOYBN | CORN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 69.70 | 0.00 | 105 | |
| Soybeans | 40.30 | 0.00 | 40 | |
| TOTAL | 110.00 | 0.00 | | |

NOTES

Tract Number : 13632

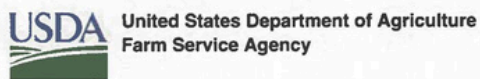
Description : 5-75-24 WO
FSA Physical Location : IOWA/WARREN
ANSI Physical Location : IOWA/WARREN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : 19-181-2012-53

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 197.18 | 119.62 | 119.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

FSA INFORMATION

IOWA
WARREN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7723
Prepared : 8/29/24 12:05 PM CST
Crop Year : 2024

Tract 13632 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 119.62 | 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 | 69.70 | 0.00 | 105 |
| Soybeans | 40.30 | 0.00 | 40 |
| TOTAL | 110.00 | 0.00 | |

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Warren, Iowa

FSA - 578 (09-13-16)

Farm Number: 7723

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024

DATE: 08/29/2024
PAGE: 1

Original: WCB
Revision: WCB
Cropland: 119.62
Farmland: 197.18

| 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 |
|--------------|-----------|----------------|----------|--------------|---------|----------|----------|------------------------------------|----------|----------|---------|---------------|-----------|---------------------------|-------------------|---------------|-----------------|----------|
| 13632 | 5 | CORN | YEL | GR | | N | C | N | I | A | 27.73 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 6A | CORN | YEL | GR | | | N | C | N | I | A | 4.00 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 6B | IDLE | | | | | N | C | N | I | A | 2.97 | | Yes | | N | | 01 | 2099 |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 8 | CORN | YEL | GR | | | N | C | N | I | A | 4.04 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 10 | CORN | YEL | GR | | | N | C | N | I | A | 7.56 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 12A | CORN | YEL | GR | | | N | C | N | I | A | 6.57 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 12B | GRASS | ORG | LS | | | N | C | N | I | A | 7.00 | | Yes | | N | 04/01/1990 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 13 | CORN | YEL | GR | | | N | C | N | I | A | 4.03 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 33 | MIXFG | IGS | GZ | | | N | C | N | I | A | 2.33 | | Yes | | N | 04/01/2000 | 21 | 2099 |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 34A | CORN | YEL | GR | | | N | C | N | I | A | 2.88 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 34B | MIXFG | IGS | GZ | | | N | C | N | I | A | 1.00 | | Yes | | N | 04/01/1990 | 21 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |

Warren, Iowa

FSA - 578 (09-13-16)

Farm Number: 7723

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024

DATE: 08/29/2024
PAGE: 2

| 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 |
|--------------|-----------|----------------|----------|--------------|---------|----------|----------|------------------------------------|----------|----------|---------|---------------|-----------|---------------------------|-------------------|---------------|-----------------|----------|
| 13632 | 36A | CORN | YEL | GR | | N | C | N | I | A | 27.46 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 36B | GRASS | ORG | LS | | | N | C | N | I | A | 1.00 | | Yes | | N | 04/01/1990 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 37A | CORN | YEL | GR | | | N | C | N | I | A | 0.75 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 37B | GRASS | ORG | LS | | | N | C | N | I | A | 0.49 | | Yes | | N | 04/01/1990 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 42A | CORN | YEL | GR | | | N | C | N | I | A | 11.55 | | Yes | | N | 04/11/2024 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |
| 42B | GRASS | ORG | LS | | | N | C | N | I | A | 8.26 | | Yes | | N | 04/01/1990 | 01 | |
| Producer | | | | Share 100.00 | | | | FSA Physical Location Warren, Iowa | | | | NAP Unit 2883 | | Signature Date 06/26/2024 | | | | |

Tract 13632 Summary

| PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty | PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty | PP Cr/Co | Var/Type | Int Use | Irr Pr | Rpt Unit | Rpt Qty | |
|----------|----------|---------|--------|----------|---------|----------|----------|---------|--------|----------|---------|----------|----------|---------|--------|----------|---------|-------|
| 21 | MIXFG | IGS | GZ | N | A | 01 | GRASS | ORG | LS | N | A | 01 | CORN | YEL | GR | N | A | 96.57 |
| 01 | IDLE | | | N | A | | | | | | 2.97 | | | | | | | |

Photo Number/Legal Description: 5-75-24 WO
Cropland: 119.62

Reported on Cropland: 119.62

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA INFORMATION

Warren, Iowa

FSA - 578 (09-13-16)

Farm Number: 7723

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2024

DATE: 08/29/2024

PAGE: 3

Original: WCB
Revision: WCB
Cropland: 119.62
Farmland: 197.18

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

| MARK PUTNEY | Crop/ Commodity | Variety/ Type | Share | Crop/ Commodity | Variety/ Type | Share | Crop/ Commodity | Variety/ Type | Share | Crop/ Commodity | Variety/ Type | Share | | | |
|--------------------|--------------------|------------------|-----------------|------------------------|-------------------|----------------------|------------------------|--------------------|--------------------|--------------------|------------------|------------------------|-------------------|----------------------|------------------------|
| | IDLE | | 100.00 | GRASS | ORG | 100.00 | CORN | YEL | 100.00 | MIXFG | IGS | 100.00 | | | |
| Planting Period | Crop/ Commodity | Variety/ Type | Intended Use | Irrigation Practice | Reporting Unit | Reported Quantity | Determined Quantity | Planting Period | Crop/ Commodity | Variety/ Type | Intended Use | Irrigation Practice | Reporting Unit | Reported Quantity | Determined Quantity |
| 01 | GRASS | ORG | LS | N | A | 16.75 | | 21 | MIXFG | IGS | GZ | N | A | 3.33 | |
| 01 | IDLE | | | N | A | 2.97 | | 01 | CORN | YEL | GR | N | A | 96.57 | |

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

| | | |
|---------------------------|---|------|
| Producer's Signature (By) | Title/Relationship of Individual Signing in the Representative Capacity | Date |
| | | |

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