



Farmland Sales Specialists

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40 Acres +/- Nodaway County, MO

Here's a good 40-acre upland farm well located in northwest Nodaway County just east of the town of Elmo, Missouri. It has lots of tillable acres and there is prime timberland that offers superb hunting opportunities. Improvements include terraces and drainage tile that will make a great starter or recreational farm.

LOCATION:

The farm is located a half mile east of the town of Elmo, MO on 140th Street.

PRICE:

\$6,250.00/Acre or \$250,000.00 Total

FSA INFORMATION:

Farmland: 39.86

Cropland: 31.30

TAXES/TAXABLE ACRES:

2022 taxes were \$137.61

RENTAL STATUS:

Property is cash rented for the 2023 season on the following terms:

Row Crop:

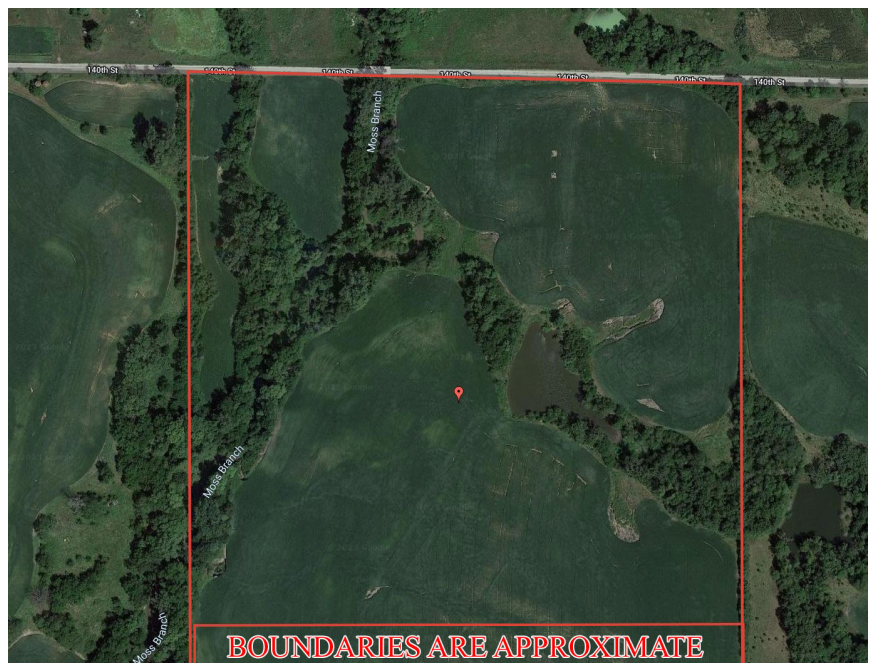
30.31 Acres x \$210.00/Acre = \$6,575.10

Well setup for hunting lease income

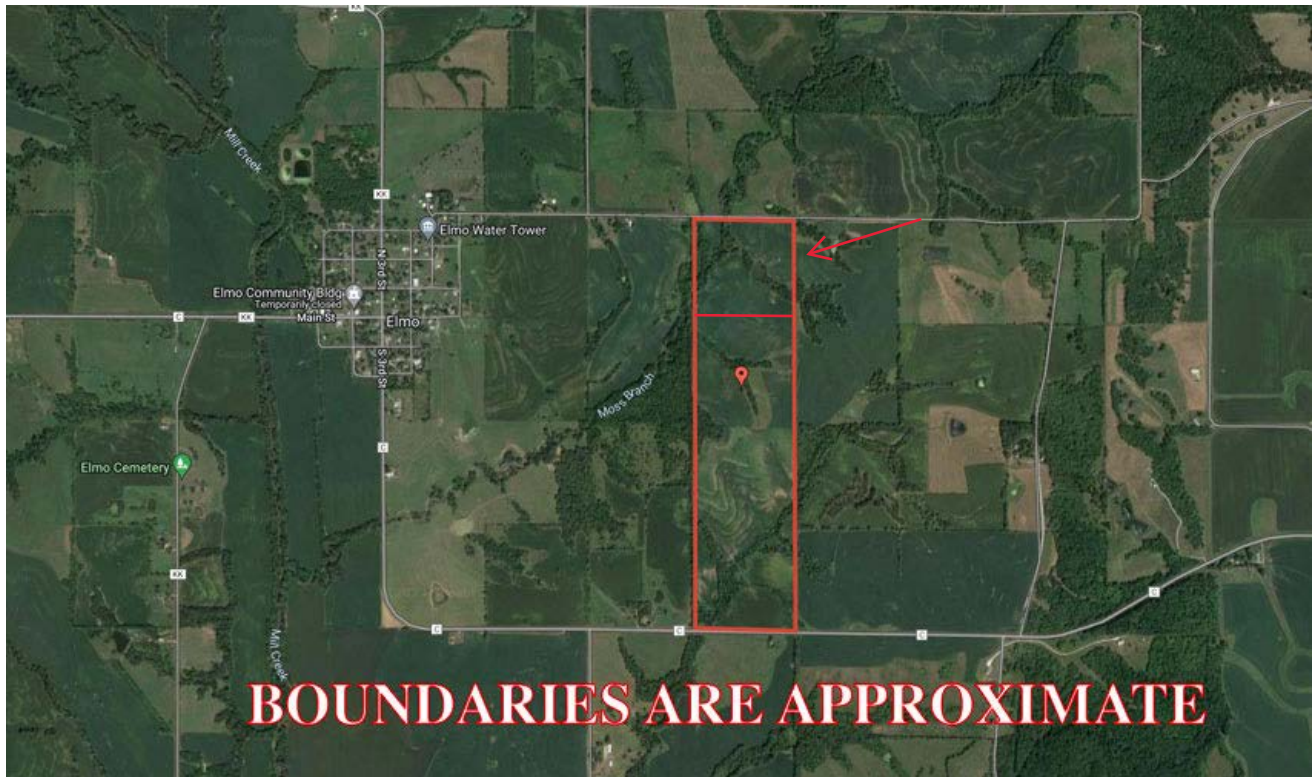
LISTING AGENT:

Rick Barnes

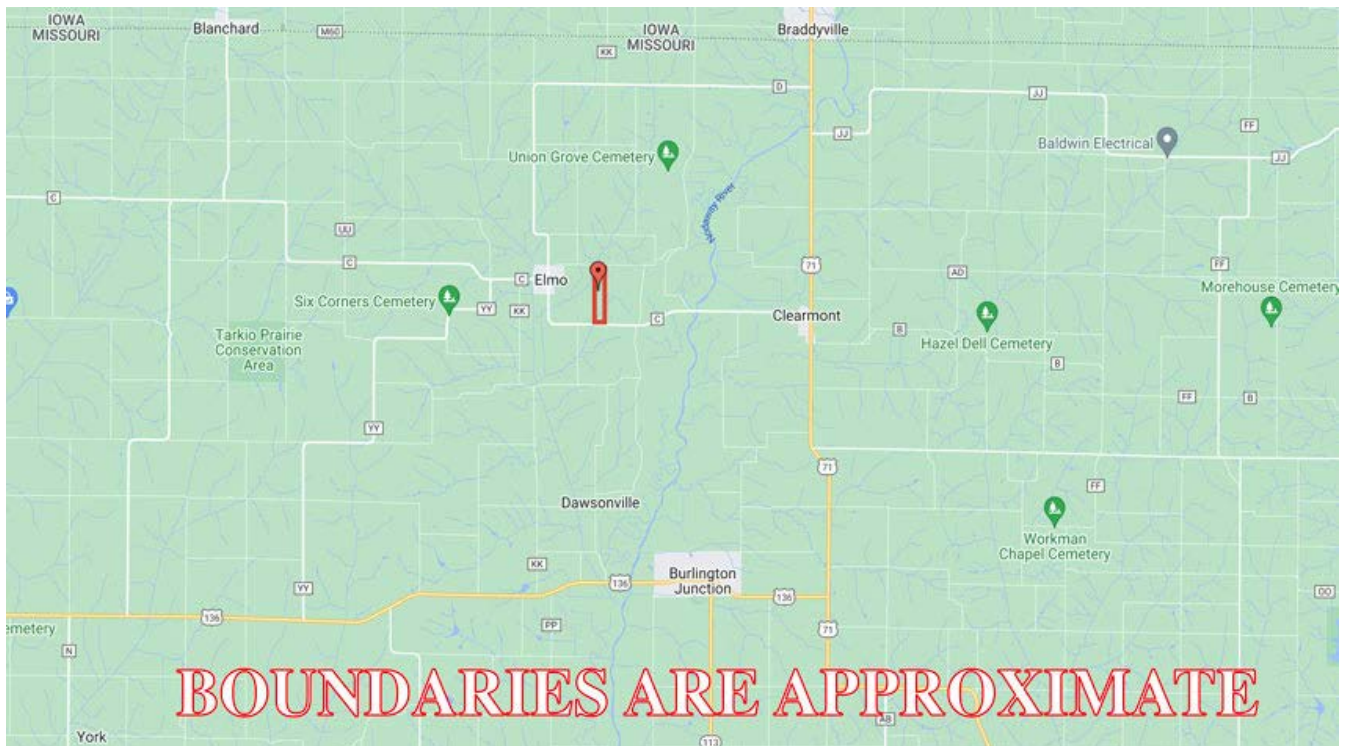
(660) 851-1152 or rickey@barnesrealty.com



40 Acres +/- Nodaway County, MO
Google Aerial Map



Driving Map



40 Acres +/- Nodaway County, MO

FSA Aerial



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.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
C=Com Yel GR ; CW=Corn Wht GR
SB=Soybn Corn GR
HRW=Wht HRW GR ; SRW=Wht SRW GR
H=MIXFG IGS FG ; P=MIXFG IGS GZ
FG=MIXFG LGM FG
FTA=Grass FTA GZ ; LS=Grass FTA LS
AGM=MIXFG AGM FG ; ALF=Alfal FD
*Unless notated on Mbp

1 inch equals 400 feet



Program Year: 2023

Created: 4/10/2023

Flown: 2022-7-10

- clu
- crp
- plss

Farm 8384
Tract 10539

40 Acres +/- Nodaway County, MO

FSA 156EZ

MISSOURI NODAWAY Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8384 Prepared : 8/11/23 8:25 AM CST Crop Year : 2023
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Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-147-2016-50
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.86	31.30	31.30	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	31.30	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	14.59	0.00	81	
Soybeans	3.10	0.00	36	
TOTAL	17.69	0.00		

NOTES

Tract Number : 10539
Description : S21-T66-R37
FSA Physical Location : MISSOURI/NODAWAY
ANSI Physical Location : MISSOURI/NODAWAY
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 :
Other Producers : None
Recon ID : 29-147-2016-49

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.86	31.30	31.30	0.00	0.00	0.00	0.00	0.0

40 Acres +/- Nodaway County, MO

FSA 156EZ

MISSOURI
NODAWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8384
Prepared : 8/11/23 8:25 AM CST
Crop Year : 2023

Tract 10539 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	31.30	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	14.59	0.00	81
Soybeans	3.10	0.00	36
TOTAL	17.69	0.00	

NOTES

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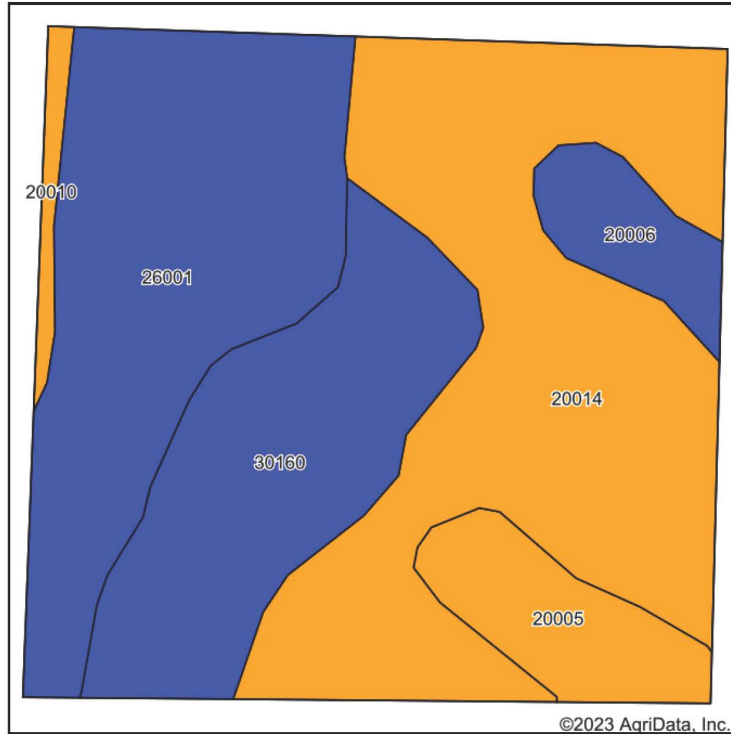
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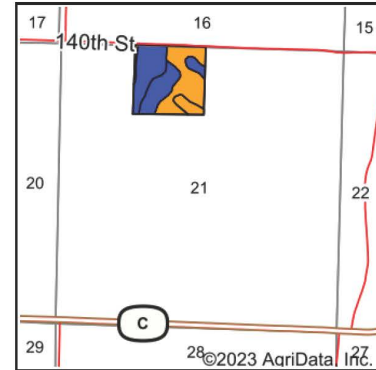
40 Acres +/- Nodaway County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **21-66N-37W**
 Township: **Lincoln**
 Acres: **40**
 Date: **10/20/2023**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 24

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
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	15.79	39.5%		IIIe	73	73	56	54
26001	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	11.05	27.6%		IIw	93	85	49	92
30160	Olmitz loam, 2 to 5 percent slopes	8.06	20.2%		Ile	96	96	69	82
20005	Lamoni clay loam, 5 to 9 percent slopes	2.72	6.8%		IIIe	65	65	60	49
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.80	4.5%		Ile	92	92	77	79
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	0.58	1.4%		IIIe	83	83	64	63
Weighted Average					2.48	*n 83.6	*n 81.4	*n 58	*n 71.1

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

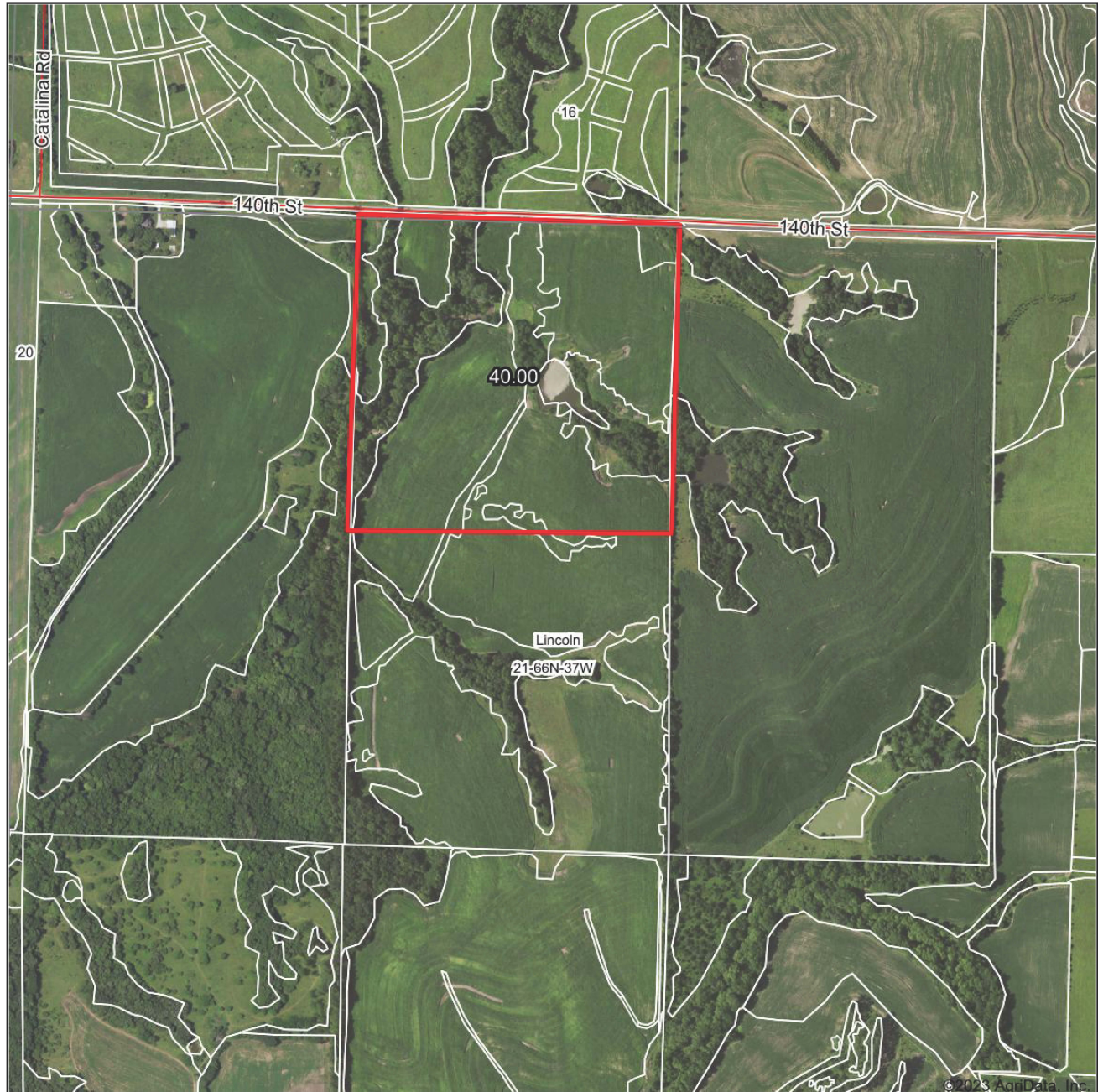
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

40 Acres +/- Nodaway County, MO

Surety Map

Aerial Map



Boundary Center: 40° 31' 12.51, -95° 5' 59.49

0ft 647ft 1294ft



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Maps Provided By:



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21-66N-37W
Nodaway County
Missouri



10/20/2023

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