



57.38 ACRES NODAWAY COUNTY, MO *For Sale*

57.38 acres at the north end of Mozingo Wildlife area. This tract used to be an 80 acre tract until Mozingo lake was constructed and 27 acres was taken off the east side by the state for emergency overflow protection. That's been many years ago now, and the land that the state took has grown up to wildlife habitat, mostly timber and brush.

The remaining 57 acres has approximately 9 acres of timber and brush too, so overall the tract offers simply excellent turkey and deer hunting opportunities if you are so inclined. The balance of the tract is 47.94 acres of good cropland and offers at least two prime spots for homesites. It lies at the northeast corner of MO State Route EE and CRD 210 ST, nine miles northeast of the stop light at the intersection of US Highway 71 and US highway 136 (the new bypass route around the east side of Maryville) so the location is good and there is easy access



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:

\$9,500.00/taxable acres or \$545,110.00 total

Location:

Head east from Maryville on Hwy 136 for 3.5 miles. Turn left on Hwy EE and head north for 6 miles. The tract is on the east side of the road

Improvements:

This tract is unimproved

Real Estate Taxes:

2023 taxes are \$193.59 on 57.38 acres

Rental Status:

Available for the 2024 crop year

School District:

North Nodaway

Water:

Nodaway County Rural Water

Listing Agents:

Rick Barnes (660)-851-1152 or Rickey@BarnesRealty.com



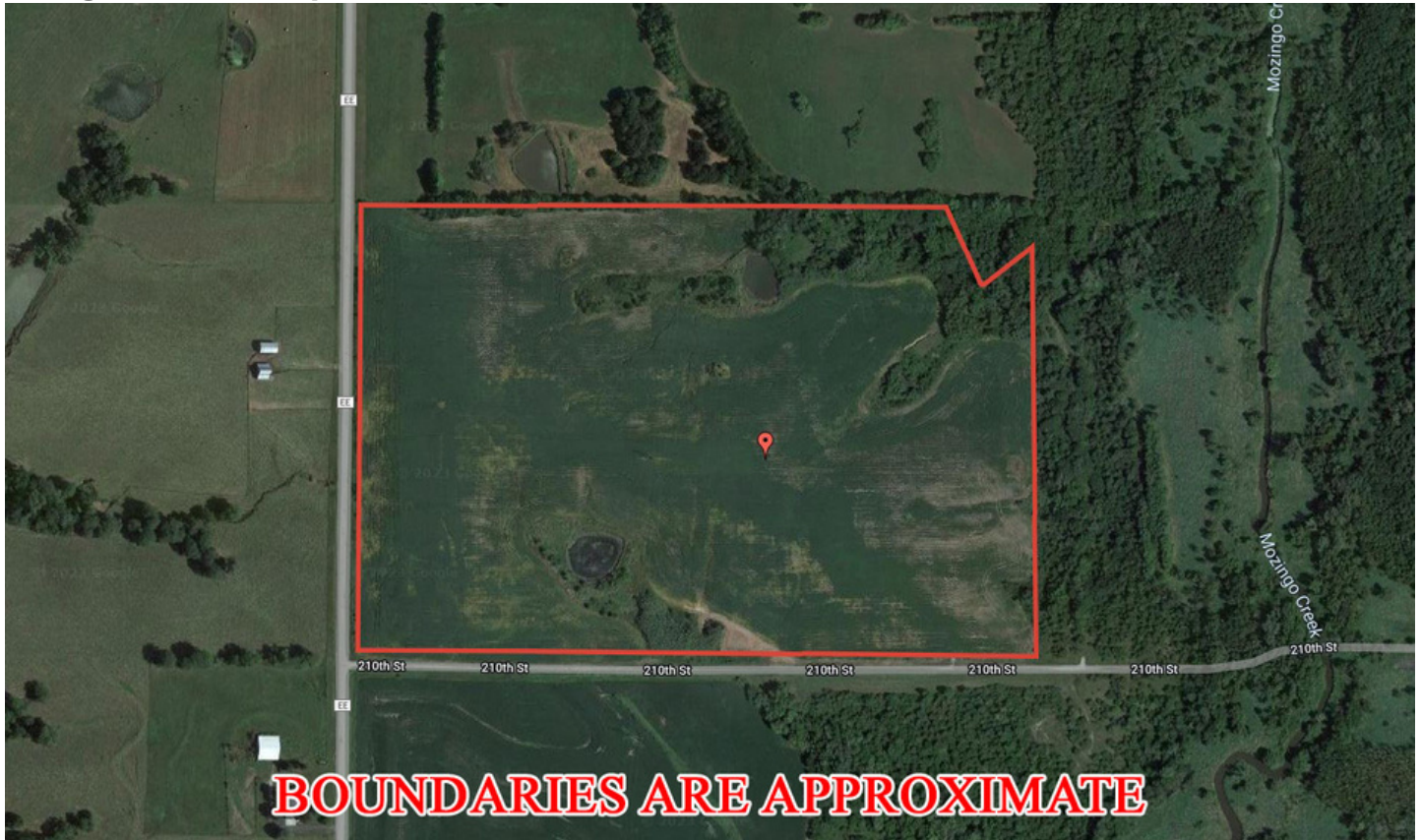
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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:

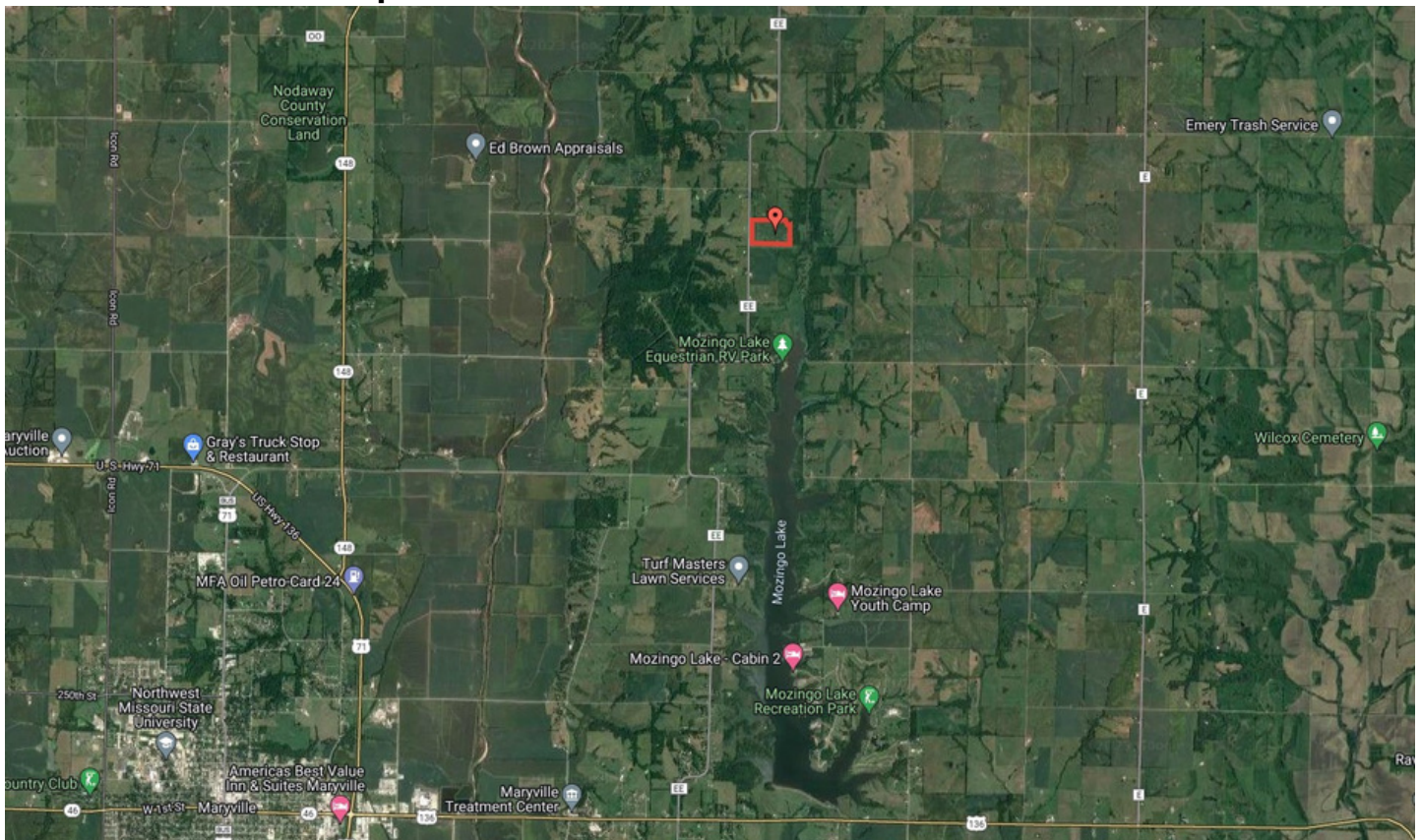
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

AERIAL MAPS

Google Aerial Map:

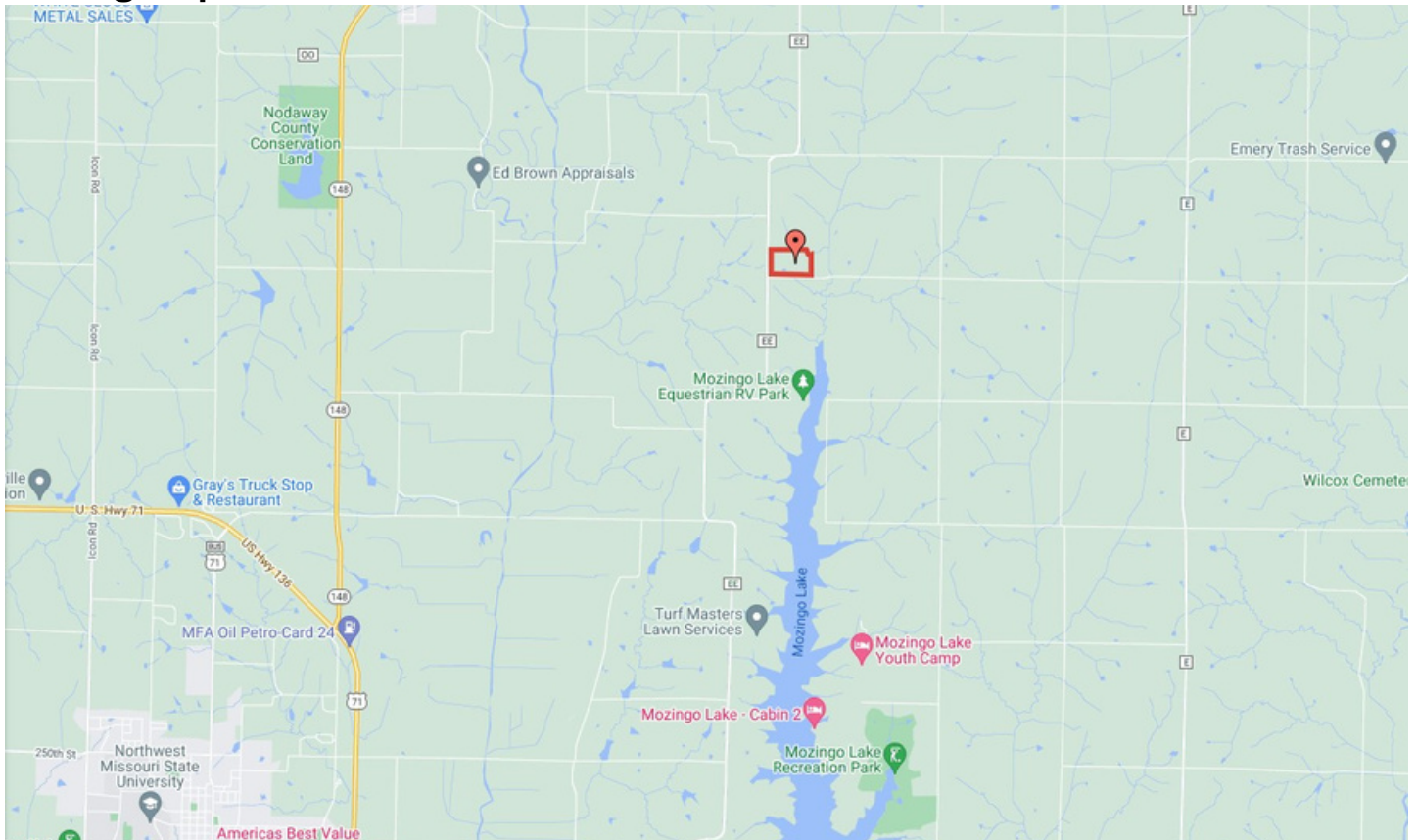


General Location Map:



AERIAL MAPS

Driving Map:



Tax Map:



SURETY MAPS

Aerial Map:



Boundary Center: 40° 25' 6.01, -94° 46' 58.39

0ft 430ft 861ft



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(800) 648-3177

Maps Provided By:



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24-65N-35W
Nodaway County
Missouri

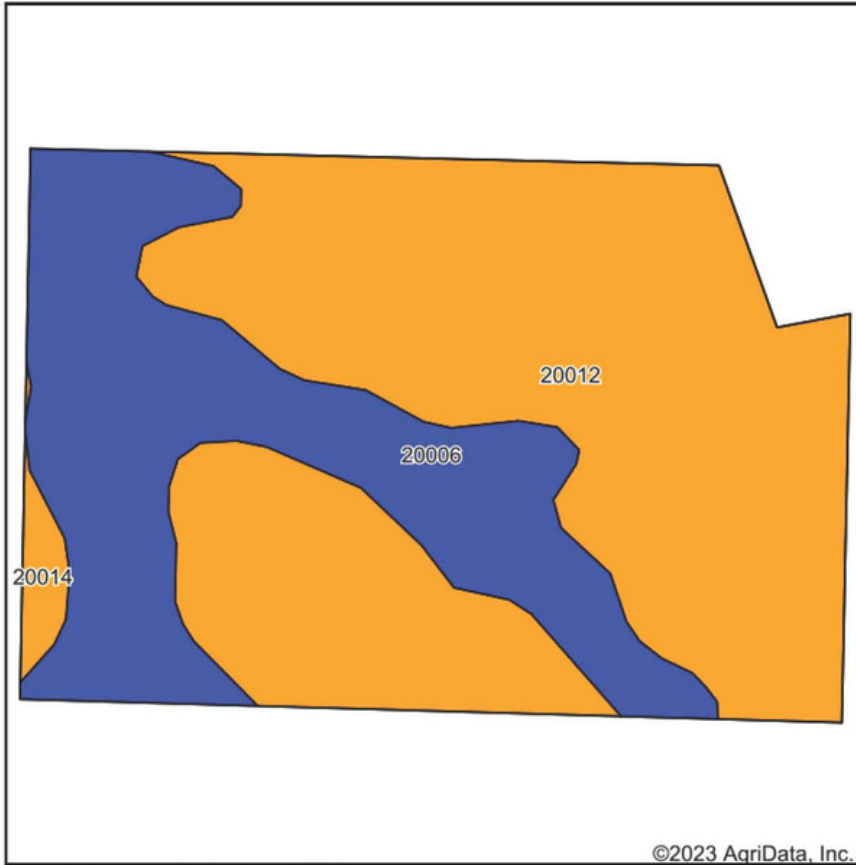


11/29/2023

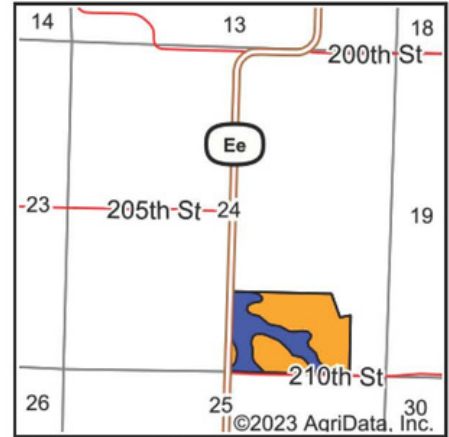
Field borders provided by Farm Service Agency as of 5/21/2008.

SURETY MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **24-65N-35W**
 Township: **Polk**
 Acres: **57.38**
 Date: **11/29/2023**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 25

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
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	37.67	65.7%		IIIe	77	77	60	58
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.77	32.7%		Ile	92	92	77	79
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.94	1.6%		IIIe	75	75	57	55
Weighted Average					2.67	*n 81.9	*n 81.9	*n 65.5	*n 64.8

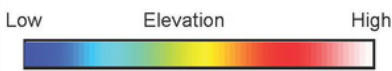
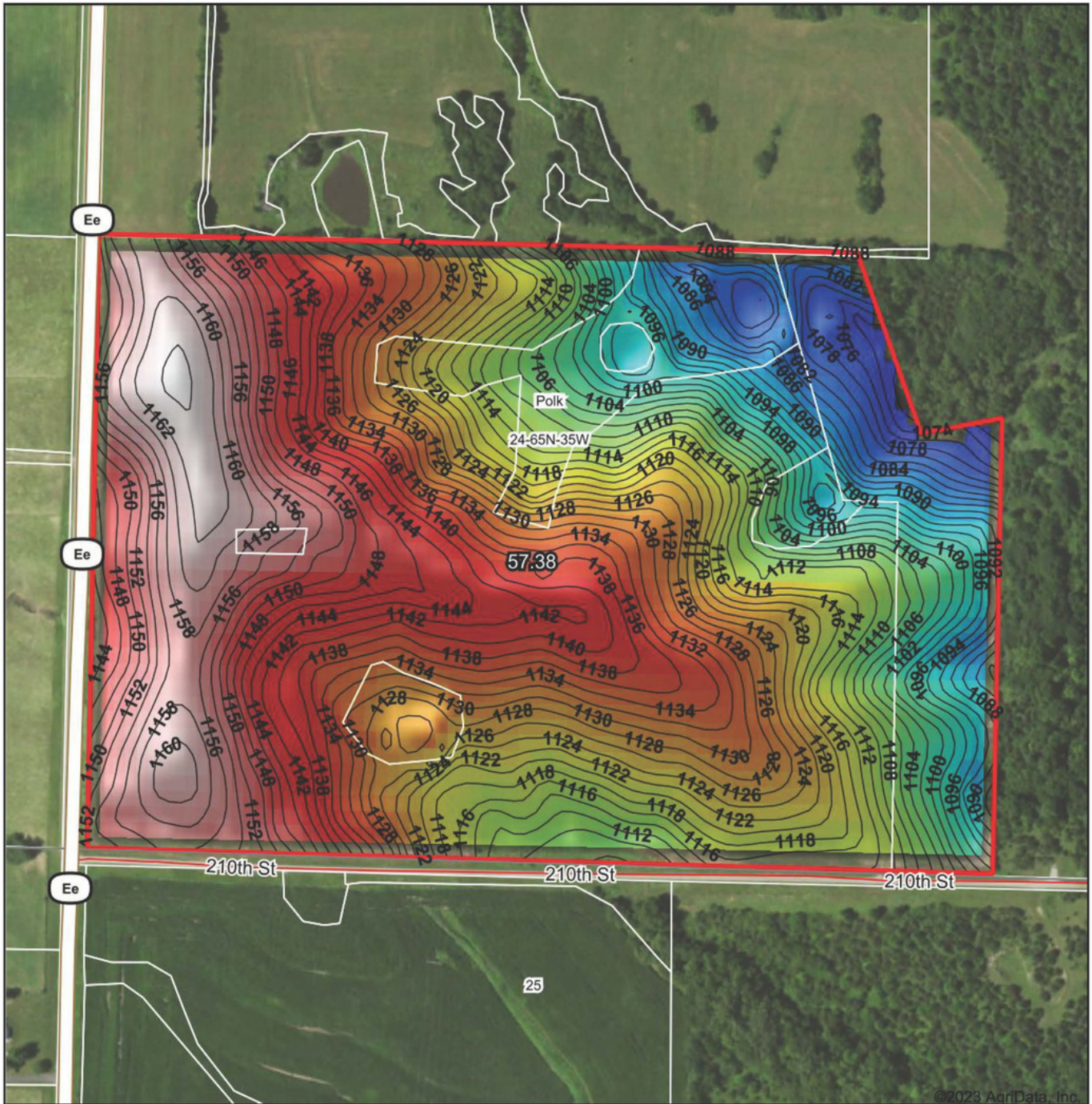
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 2
Min: 1,071.3
Max: 1,164.5
Range: 93.2
Average: 1,125.3
Standard Deviation: 22.97 ft



24-65N-35W
Nodaway County
Missouri

Boundary Center: 40° 25' 6.01, -94° 46' 58.39



Maps Provided By:

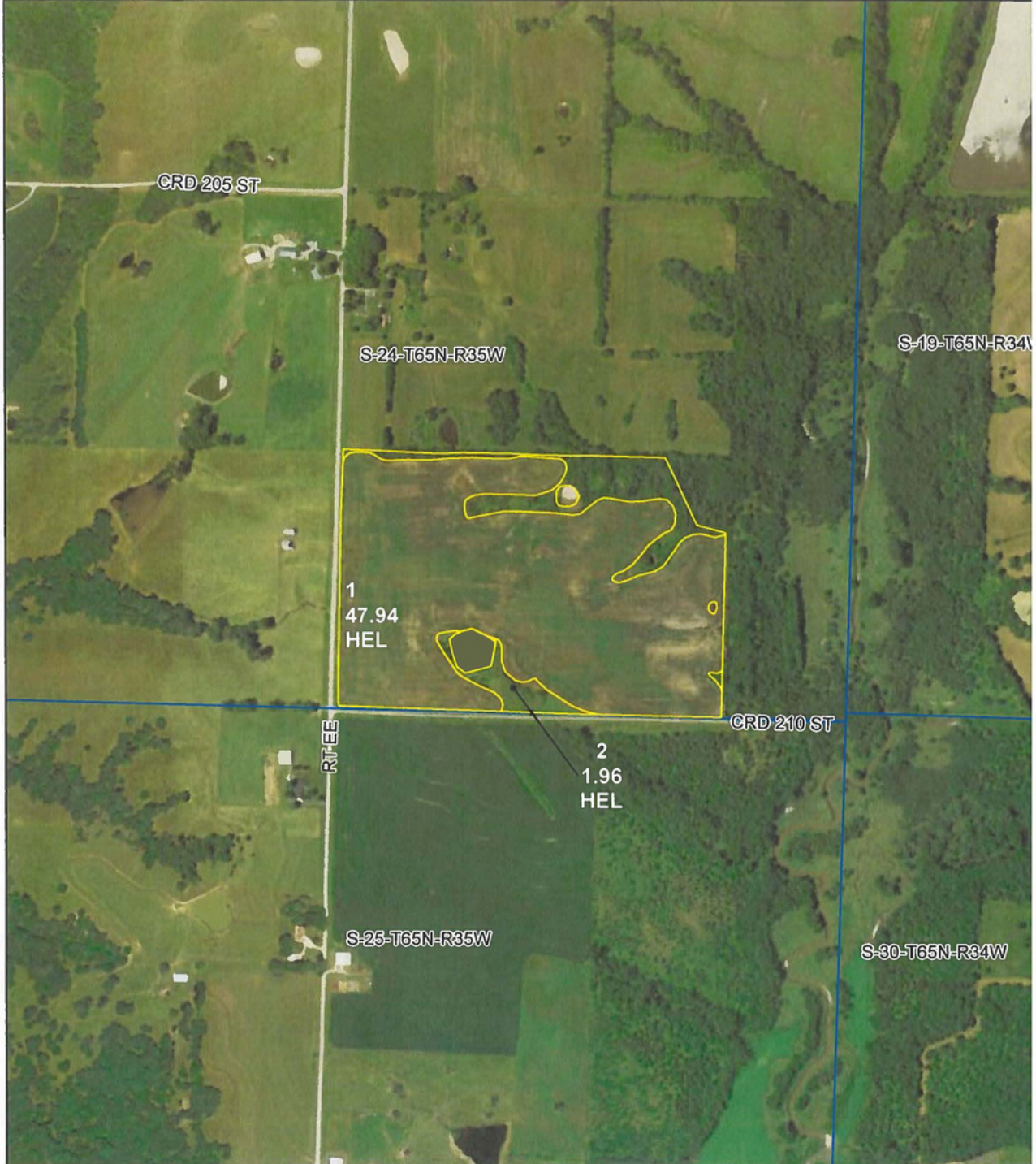


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Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION

FSA Map:



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 NRCS.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
 C= Corn Yel GR; CW= Corn Wht GR
 SB= Soybn Com 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 Map

1 inch equals 660 feet

Program Year: 2023

Created: 9/26/2023


Flown: 2022-7-10

- clu
- crp
- plss

**Farm 4987
 Tract 8303**

FSA INFORMATION

FSA-156EZ:

MISSOURI NODAWAY Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4987 Prepared : 9/27/23 4:33 PM CST Crop Year : 2024
------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
57.14	49.90	49.90	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	49.90	0.00		0.00	0.00	0.00	0.00	

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.60	0.00	81	
Grain Sorghum	0.30	0.00	66	
TOTAL	16.90	0.00		

NOTES

Tract Number : 8303
Description : N-6 S24-T65-R35
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 : Wetland determinations not complete
WL Violations : None
Owners : BARNES NODAWAY MO LLC
Other Producers :
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.14	49.90	49.90	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

FSA-156EZ:

MISSOURI NODAWAY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4987 Prepared : 9/27/23 4:33 PM CST Crop Year : 2024
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Tract 8303 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.90	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	16.60	0.00	81
Grain Sorghum	0.30	0.00	66
TOTAL	16.90	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 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

FSA-578:

PROGRAM YEAR: 2023

DATE: 09/28/2023
PAGE: 1

Original: ELL
Revision: _____
Cropland: 49.90
Farmland: 57.14

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Nodaway, Missouri
FSA - 578 (09-13-16)
Farm Number: 4987

Operator Name and Address

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	
8303	1	CORN	AMY	GR		N	C	N	I	A	47.94		Yes		N	05/12/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri																			
50.00 Nodaway, Missouri																			
2		CORN	AMY	GR		N	C	N	I	A	1.96		Yes		N	05/12/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri																			
50.00 Nodaway, Missouri																			
Producer																			
Tract 8303 Summary																			
PP Cr/Co	01	CORN	AMY	GR	N	A													
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			
GR	GR	N	A	49.90															
Photo Number/Legal Description: N-6 S24-T65-R35																			
Cropland: 49.90										Reported on Cropland: 49.90									
Difference: 0.00										Reported on Non-Cropland: 0.00									

FSA INFORMATION

FSA-578:

PROGRAM YEAR: 2023

DATE: 09/28/2023
PAGE: 2

Original: ELL
Revision: _____
Cropland: 49.90
Farmland: 57.14

REPORT OF COMMODITIES FARM SUMMARY

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 4987

Operator Name and Address

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.

Planting Period	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Share	Planting Period	Crop/Commodity	Share	Variety/Type	Share	Crop/Commodity	Share	Variety/Type	Share	Crop/Commodity	Share	Variety/Type	Share	Reporting Unit	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	AMY	50.00	CORN	50.00																	

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 _____

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. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.