



# 70.32 ACRES, ANDREW COUNTY, MO

*For Sale*

Many have been viewing this property, and thinking of building on the ridge. Consider there's a nice laying area adjacent to the pond (as pictured) and lots of mature timber is also abundant here. Utilities access would be closer and more affordable and you'd be out of the wind !

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:**

\$4,995.00/taxable acre or \$351,548.10 total

**Real Estate Taxes:**

2024 taxes to be determined

**Rental Status:**

We have an attractive cash rent bid for the 2025 season. Contact Listing agent for details

**FSA Information:**

Attached Below

**Listing Agent:**

Jamie Barnes: 660-851-1125 or  
Jamie@barnesrealty.com

**Location:**

Property is located 5.5 miles west of Amazonia on road 401

**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 The listing may be withdrawn with or without approval.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.



# PHOTOS





# PHOTOS





# PHOTOS

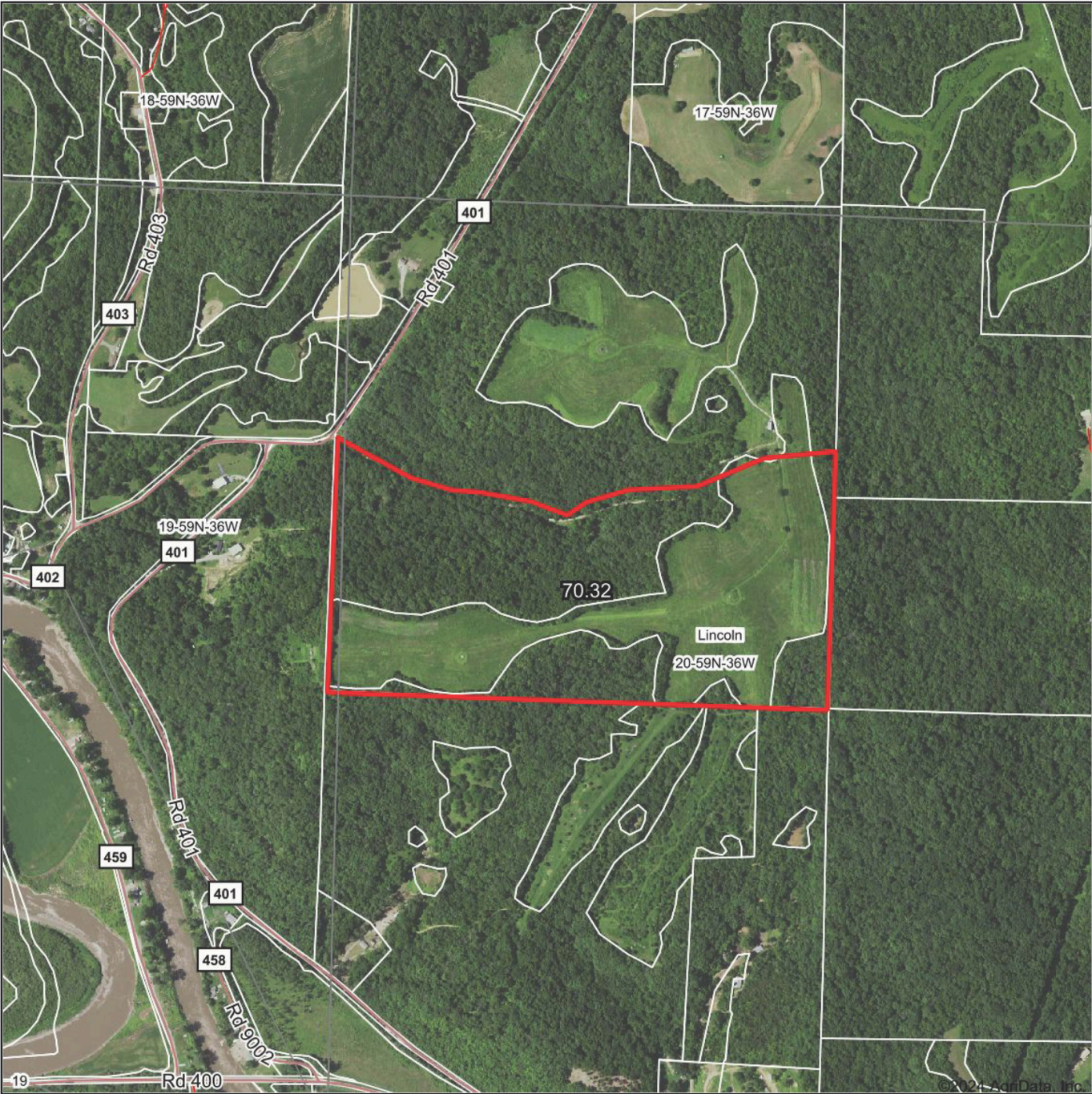
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# SURETY MAPS

Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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Boundary Center: 39° 55' 5.45, -94° 58' 12.04

20-59N-36W  
Andrew County  
Missouri

0ft 821ft 1642ft



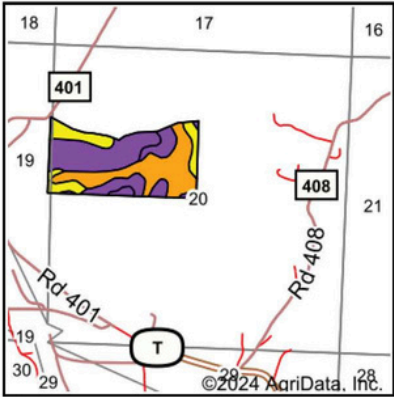
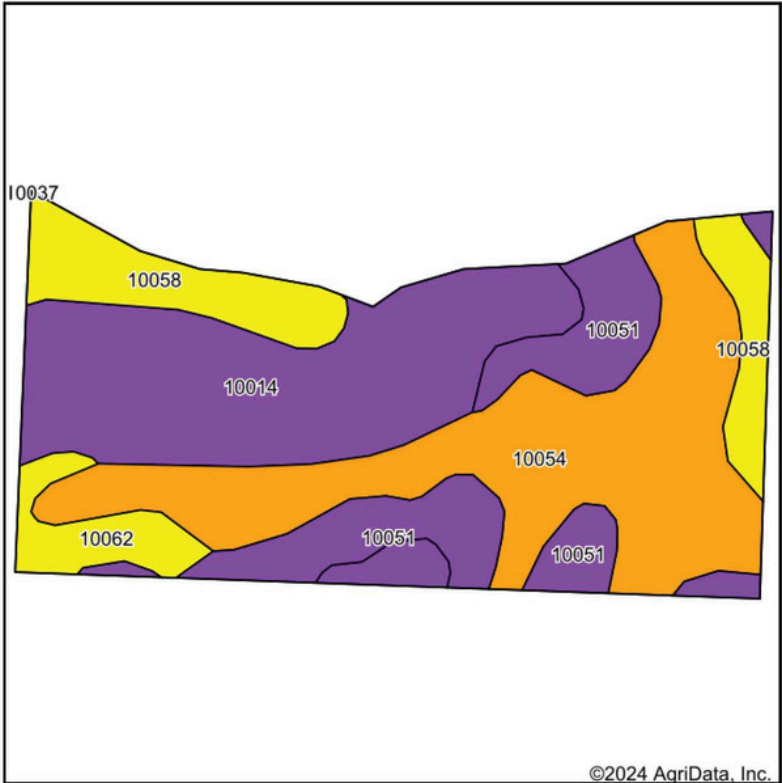
7/11/2024

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



SURETY MAPS

Soils Map



State: **Missouri**  
County: **Andrew**  
Location: **20-59N-36W**  
Township: **Lincoln**  
Acres: **70.32**  
Date: **7/11/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

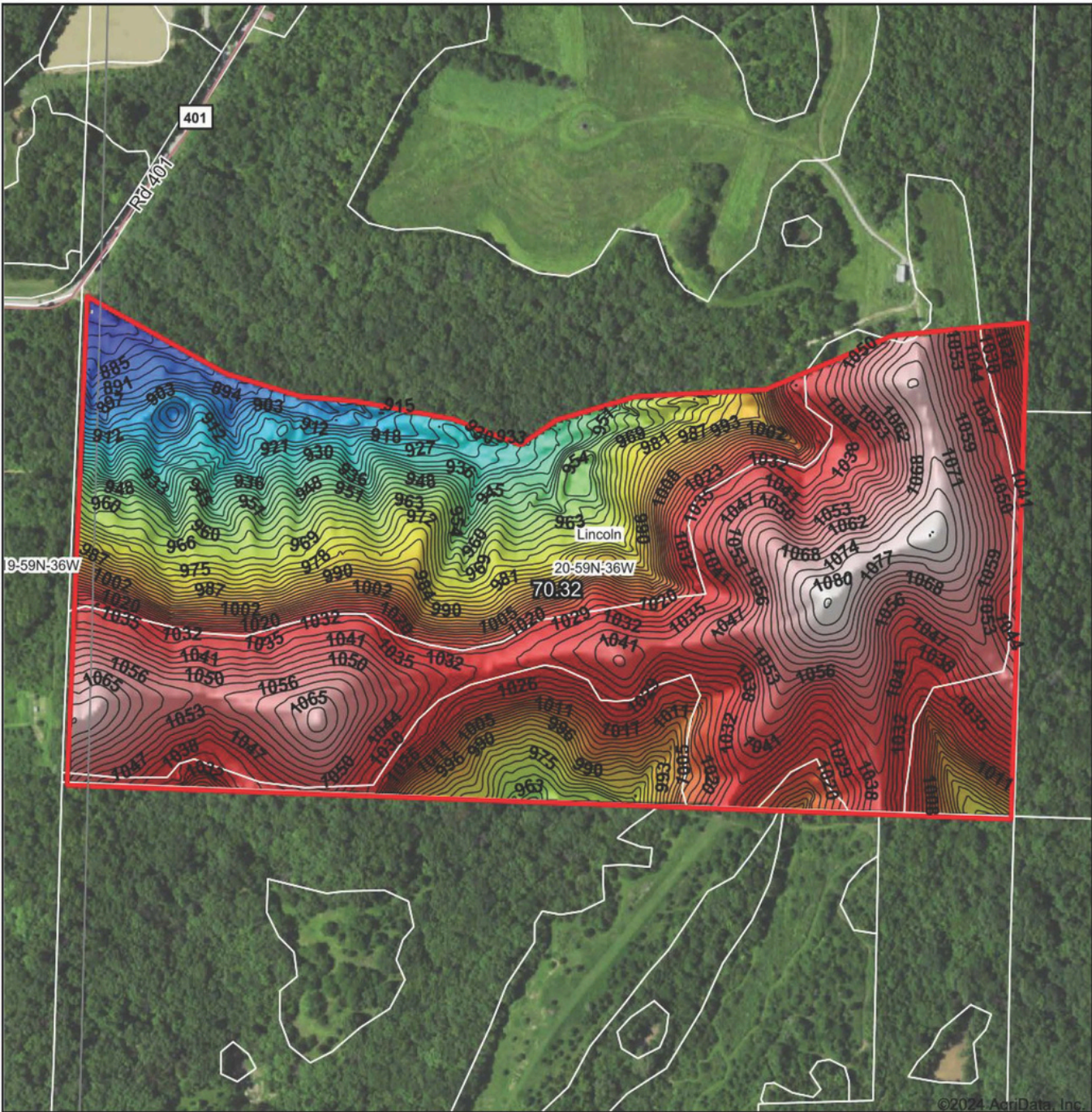
| Area Symbol: MO003, Soil Area Version: 25 |                                                               |       |                  |                      |                  |                  |               |                       |                   |
|-------------------------------------------|---------------------------------------------------------------|-------|------------------|----------------------|------------------|------------------|---------------|-----------------------|-------------------|
| 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 |
| 10054                                     | Knox silt loam, 5 to 9 percent slopes                         | 23.84 | 33.9%            |                      | IIIe             | 85               | 85            | 73                    | 75                |
| 10014                                     | Brussels very flaggy silty clay loam, 14 to 50 percent slopes | 22.84 | 32.5%            |                      | VIIe             | 15               | 15            | 12                    | 9                 |
| 10051                                     | Knox silt loam, 20 to 35 percent slopes, eroded               | 11.46 | 16.3%            |                      | VIe              | 54               | 54            | 35                    | 37                |
| 10058                                     | Knox silty clay loam, 14 to 20 percent slopes, eroded         | 8.84  | 12.6%            |                      | IVe              | 69               | 69            | 52                    | 49                |
| 10062                                     | Knox silty clay loam, 9 to 14 percent slopes, eroded          | 3.34  | 4.7%             |                      | IVe              | 73               | 73            | 63                    | 61                |
| Weighted Average                          |                                                               |       |                  |                      | 4.96             | *n 54.6          | *n 54.6       | *n 43.9               | *n 43.4           |

\*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

Interval(ft): 3

Min: 870.7

Max: 1,083.5

Range: 212.8

Average: 1,010.7

Standard Deviation: 48.65 ft

0ft 434ft 868ft

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20-59N-36W  
Andrew County  
Missouri

Boundary Center: 39° 55' 5.45, -94° 58' 12.04

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Maps Provided By:

CUSTOMIZED ONLINE MAPPING  
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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**

**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. © 2024 NPS

**Andrew Co. FSA**

C=Com-Yel-gr CW=Corn-Whe-gr  
Amy=Corn-Amy-gr Wxy=Corn-Wxy-gr  
SB=Soybn-com-gr Milo=Sorgh-grs-gr  
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr  
H=Mixfg-IGS-fg P=Mixfg-IGS-gz  
Fg=Mixfg-LGM-fg Gz=Mixfg-LGM-gz  
Alf=Alfalfa-fg GLS=Grass-FTA-LS  
PP=preventedplanted F=Failed I=Irrigated

1 inch equals 660 feet

**Program Year: 2024**

Created: 9/4/2024

Flown: 2022-7-10

**Farm 6258**

**Tract 12724**



# FSA INFORMATION

|                                                                                                       |  |                                                                                                                                                          |  |                                                                         |  |
|-------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|
| MISSOURI<br>ANDREW<br>Form: FSA-156EZ<br><small>See Page 2 for non-discriminatory Statements.</small> |  |  <b>United States Department of Agriculture<br/>Farm Service Agency</b> |  | <b>FARM : 6258</b><br>Prepared : 9/4/24 3:16 PM CST<br>Crop Year : 2024 |  |
| <b>Abbreviated 156 Farm Record</b>                                                                    |  |                                                                                                                                                          |  |                                                                         |  |

|                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------|--|--|--|--|--|--|--|--|--|
| <b>Operator Name</b> : 1                  |  |  |  |  |  |  |  |  |  |
| <b>CRP Contract Number(s)</b> : None      |  |  |  |  |  |  |  |  |  |
| <b>Recon ID</b> : 29-003-2024-53          |  |  |  |  |  |  |  |  |  |
| <b>Transferred From</b> : None            |  |  |  |  |  |  |  |  |  |
| <b>ARCPLC G//F Eligibility</b> : Eligible |  |  |  |  |  |  |  |  |  |

| Farm Land Data     |                    |                        |                |      |      |      |                      |             |                  |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
| 69.97              | 28.80              | 28.80                  | 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               | 28.80                  | 0.00           |      | 0.00 | 0.00 | 0.00                 | 0.00        |                  |

| Crop Election Choice |            |                     |
|----------------------|------------|---------------------|
| ARC Individual       | ARC County | Price Loss Coverage |
| None                 | None       | None                |

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

| NOTES |
|-------|
|       |

|                                                                                   |  |
|-----------------------------------------------------------------------------------|--|
| <b>Tract Number</b> : 12724                                                       |  |
| <b>Description</b> : S20-T59N-R36W                                                |  |
| <b>FSA Physical Location</b> : MISSOURI/ANDREW                                    |  |
| <b>ANSI Physical Location</b> : MISSOURI/ANDREW                                   |  |
| <b>BIA Unit Range Number</b> :                                                    |  |
| <b>HEL Status</b> : HEL field on tract.Conservation system being actively applied |  |
| <b>Wetland Status</b> : Wetland determinations not complete                       |  |
| <b>WL Violations</b> : None                                                       |  |
| <b>Owners</b> :                                                                   |  |
| <b>Other Producers</b> : None                                                     |  |
| <b>Recon ID</b> : 29-003-2024-52                                                  |  |

| Tract Land Data    |                    |                        |                |      |      |                      |           |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
| 69.97              | 28.80              | 28.80                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 28.80                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00      |



# FSA INFORMATION

MISSOURI  
ANDREW  
Form: FSA-156EZ



FARM : 6258  
Prepared : 9/4/24 3:16 PM CST  
Crop Year : 2024

DCP Crop Data

Tract 12724 Continued ...

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

NOTES

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