



# 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:**

2025 taxes \$145.36

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 The listing may be withdrawn with or without approval.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

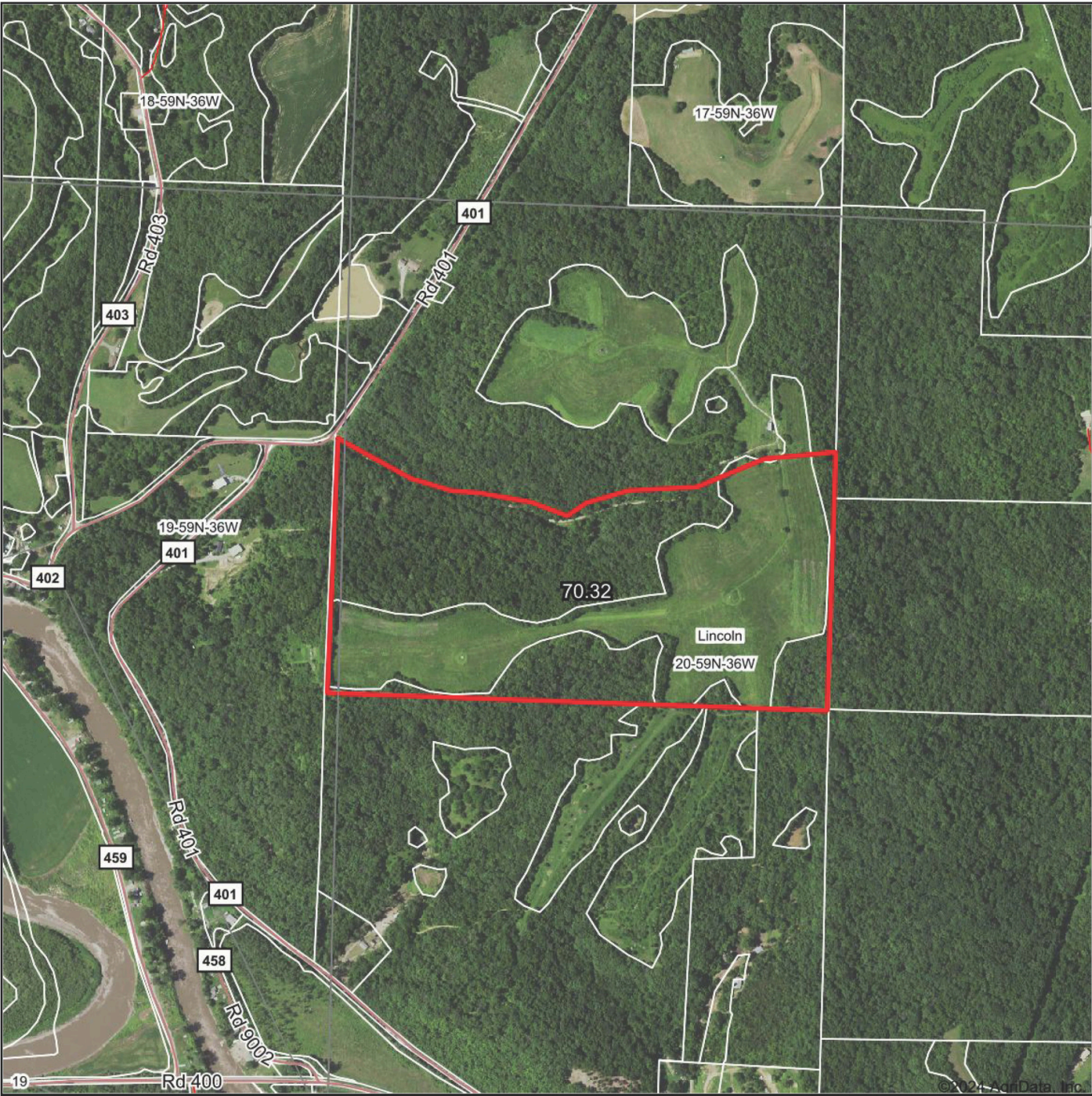
---





# SURETY MAPS

Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

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

20-59N-36W  
Andrew County  
Missouri

0ft 821ft 1642ft



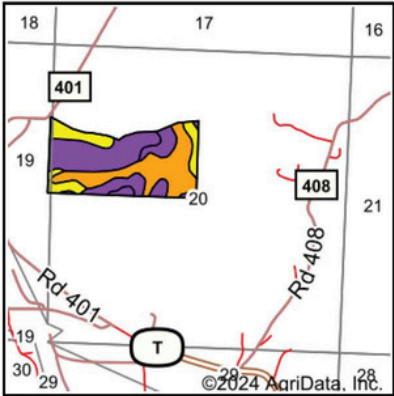
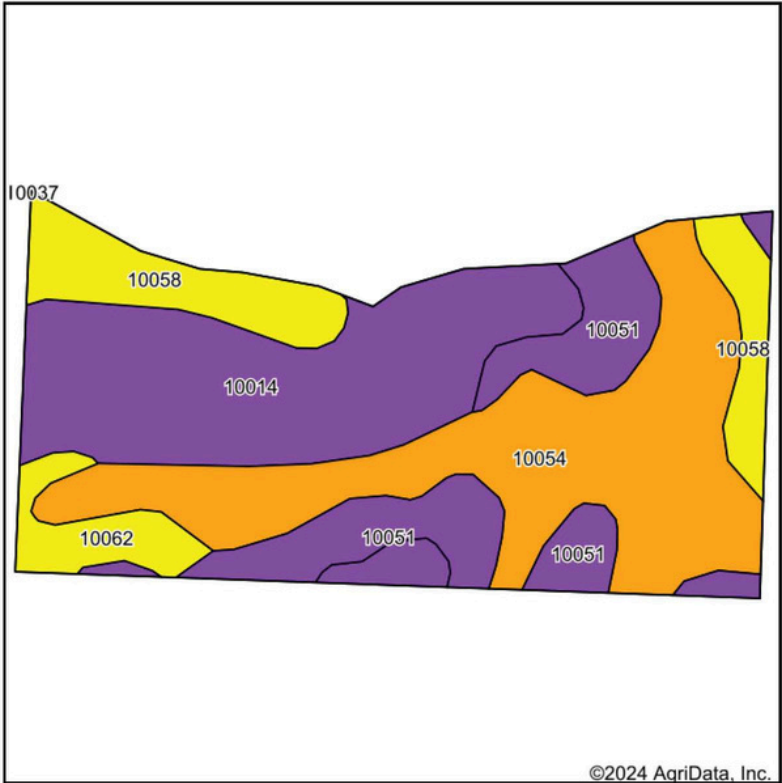
7/11/2024

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.

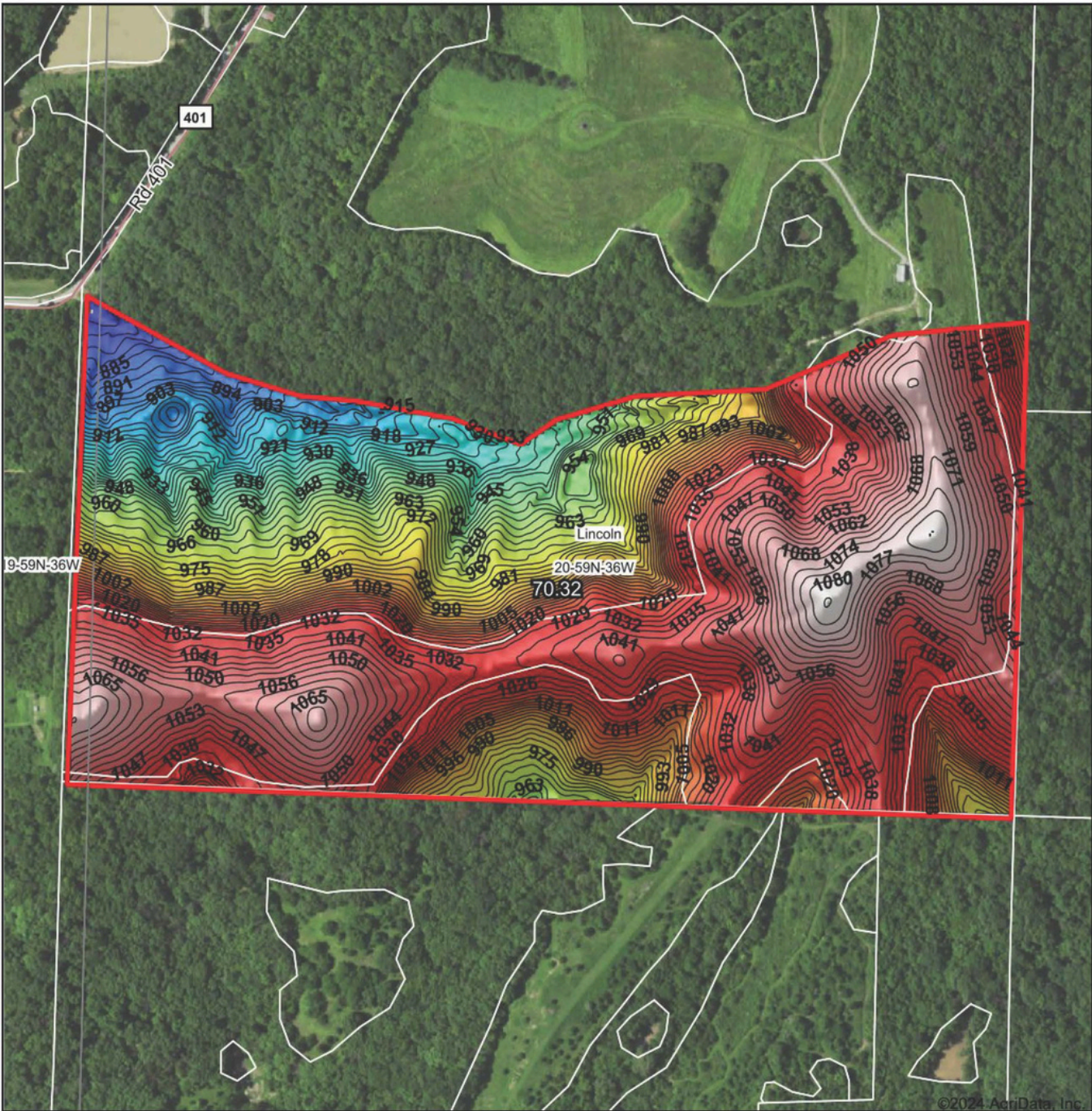
Area Symbol: MO003, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10054	Knox silt loam, 5 to 9 percent slopes	23.84	33.9%		IIIe	85	85	73	75
10014	Brussels very flaggy 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

©2024 AgriData, Inc.

7/11/2024

20-59N-36W  
Andrew County  
Missouri

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

BARNES REALTY  
www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:

surety®  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

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

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.escr.usda.gov/complaint\\_filing\\_cust.html](http://www.escr.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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



[illegible]