

81 ACRES, NODAWAY COUNTY, MO

For Sale

Take a look at this very good 81 acre tract that is only a quarter of a mile south of the Iowa State line. You truly get Iowa soils at Missouri tax levels. It's highly tillable and cash rented at a high rate per acre. This farm will make you a great long-term investment. As another plus, I saw the biggest buck deer I've ever seen in my life on this farm last fall.



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:

\$10,030.86/taxable acres or \$812,500.00 total

Real Estate Taxes:

2023 taxes are \$326.60 on 81 taxable acres

Rental Status:

Leased, but may be available for the 2024 crop year

2024 Annual Income

\$24,375.00 Cash Rent

Listing Agent:

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

Location:

Head east from Blanchard on 322 St for half a mile. Turn right on Nodaway Atchison road and head south and east for 2.5 miles. The tract is on the north side of the road.

Improvements:

This tract is unimproved

Broker Participation:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners



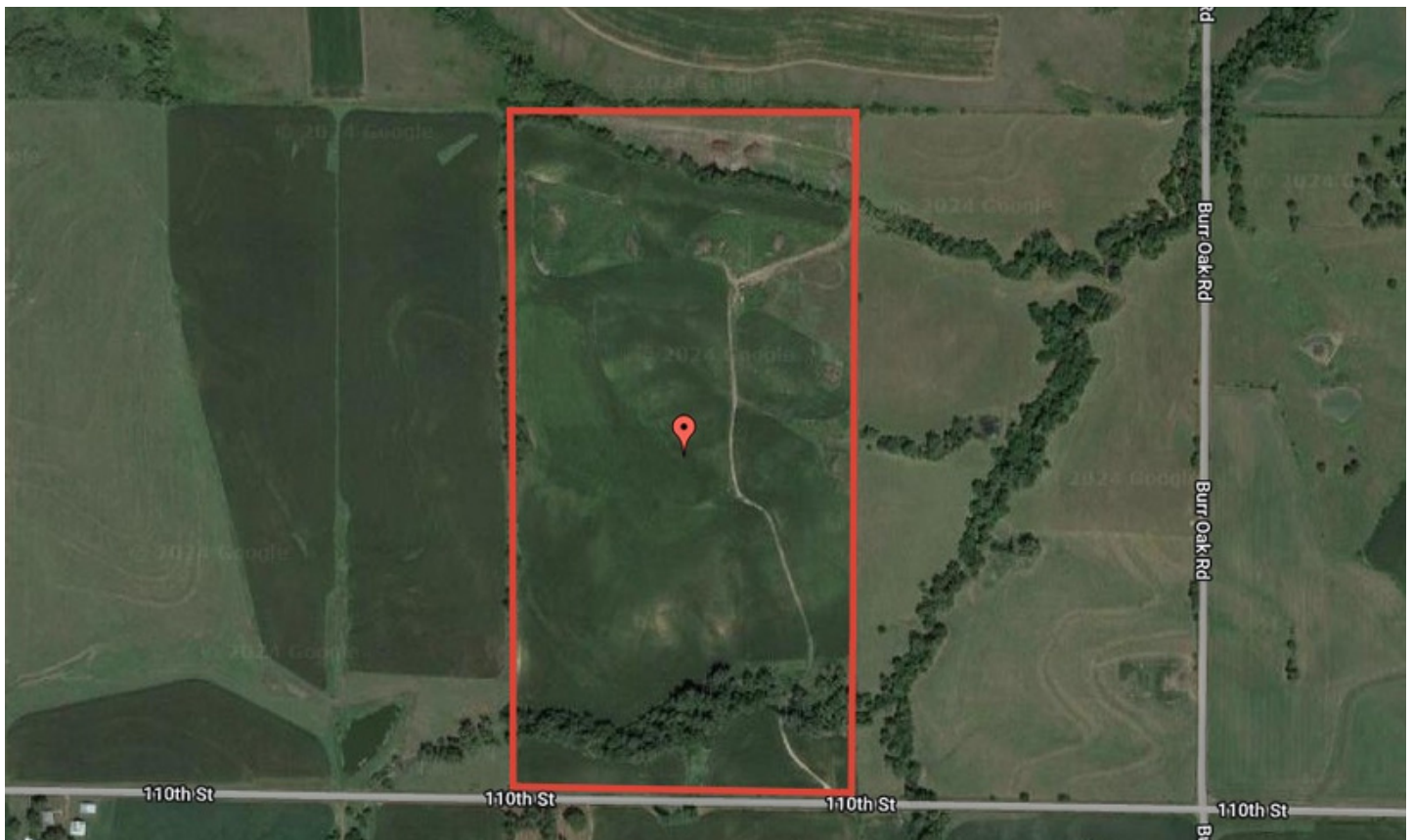
Setting the trend for how Real Estate is sold in the Midwest.

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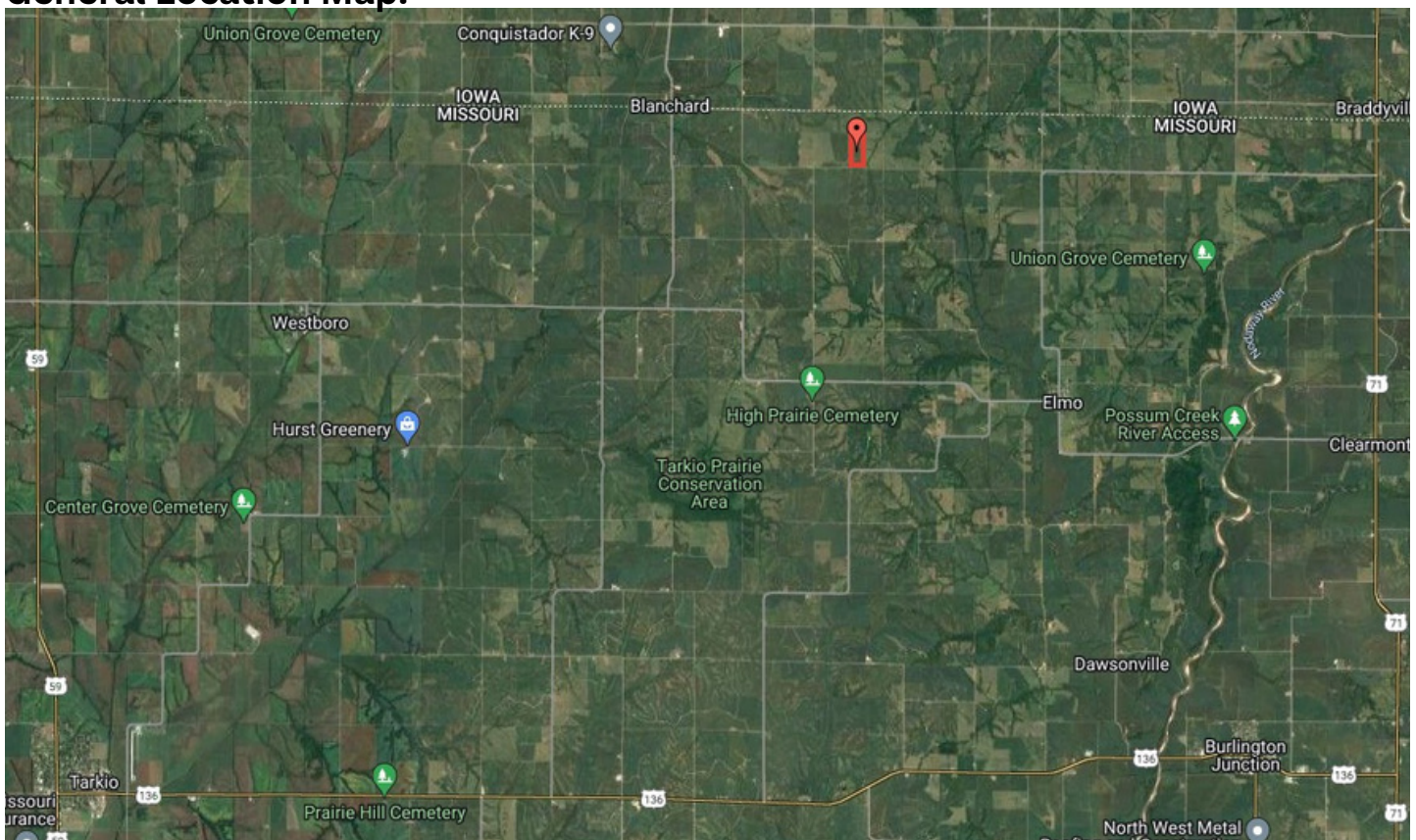
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

AERIAL MAPS

Google Aerial Map:

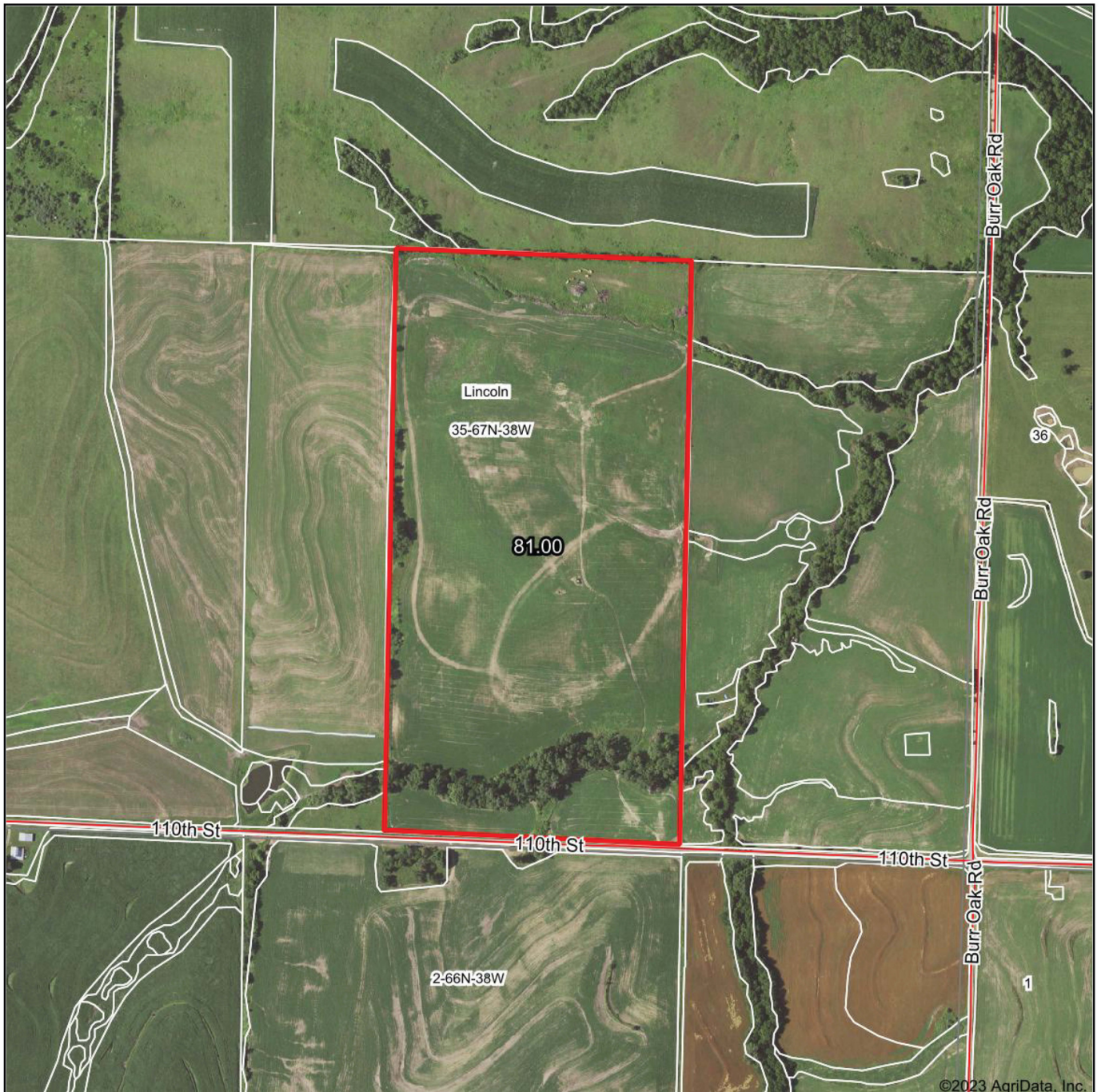


General Location Map:



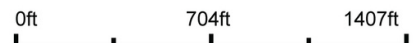
SURETY MAPS

Aerial Map



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Boundary Center: 40° 34' 12.15, -95° 10' 16.56



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(800) 648-3177

Maps Provided By:



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35-67N-38W
Nodaway County
Missouri

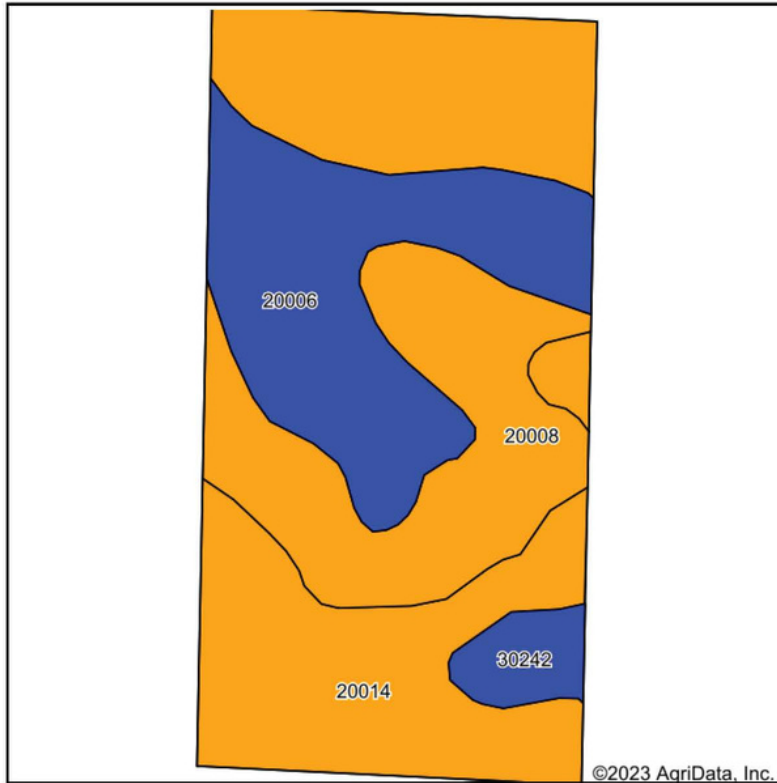


11/29/2023

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

SURETY MAPS

Soils Map



State: **Missouri**
 County: **Nodaway**
 Location: **35-67N-38W**
 Township: **Lincoln**
 Acres: **81**
 Date: **11/29/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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	
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	36.59	45.2%		IIIe	75	75	57	55	
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	21.84	27.0%		Ile	92	92	77	79	
20008	Sharpsburg silty clay loam, 5 to 9 percent slopes	19.60	24.2%		IIIe	89	89	76	76	
30242	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	2.97	3.7%		Ile	84	79	60	76	
Weighted Average						2.69	*n 83.3	*n 83.1	*n 67.1	*n 67.3

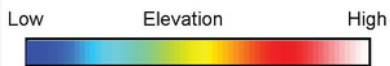
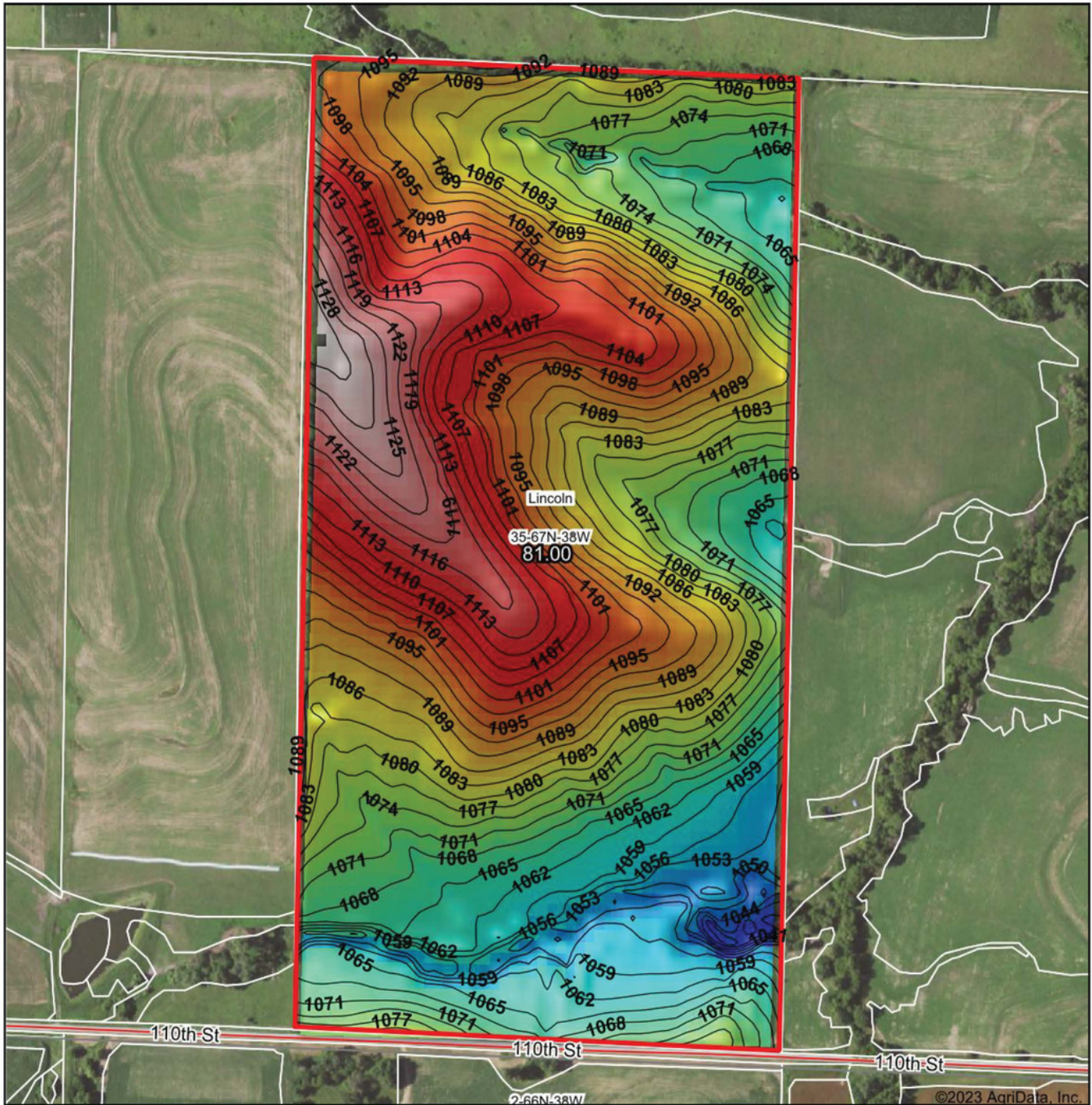
*n: The aggregation method is "Weighted Average using all components"

*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): 3
 Min: 1,035.1
 Max: 1,133.2
 Range: 98.1
 Average: 1,085.2
 Standard Deviation: 19.62 ft



11/29/2023

35-67N-38W
Nodaway County
Missouri

Boundary Center: 40° 34' 12.15, -95° 10' 16.56



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

FSA INFORMATION

FSA Map:



United States
Department of
Agriculture

Page County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 70.55 acres

2023 Program Year

Map Created April 10, 2023

Farm **5463**

Tract **176**

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FSA INFORMATION

FSA-156EZ:

IOWA PAGE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5463 Prepared : 11/29/23 1:18 PM CST Crop Year : 2024
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Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	19-145-2020-9
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
80.74	70.55	70.55	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	70.55	0.00		0.00	0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.74	0.00	34	
Oats	3.16	0.00	43	
Corn	22.47	0.00	122	
Soybeans	27.07	0.00	37	
TOTAL	58.44	0.00		

NOTES

Tract Number	: 176
Description	: J-6 W2SE4 35 Lincoln NW Nodaway Co MO
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	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.74	70.55	70.55	0.00	0.00	0.00	0.00	0.0

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Tract 176 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.55	0.00	0.00	0.00	0.00	0.00

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NOTES

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