

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

Willing to consider trades for commercial property

Real Estate Taxes:

2023 taxes are \$326.60 on 81 taxable acres

Rental Status:

Currently cash rented. Rent paid on March 1, each 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.

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 The listing may be withdrawn with or without approval.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:

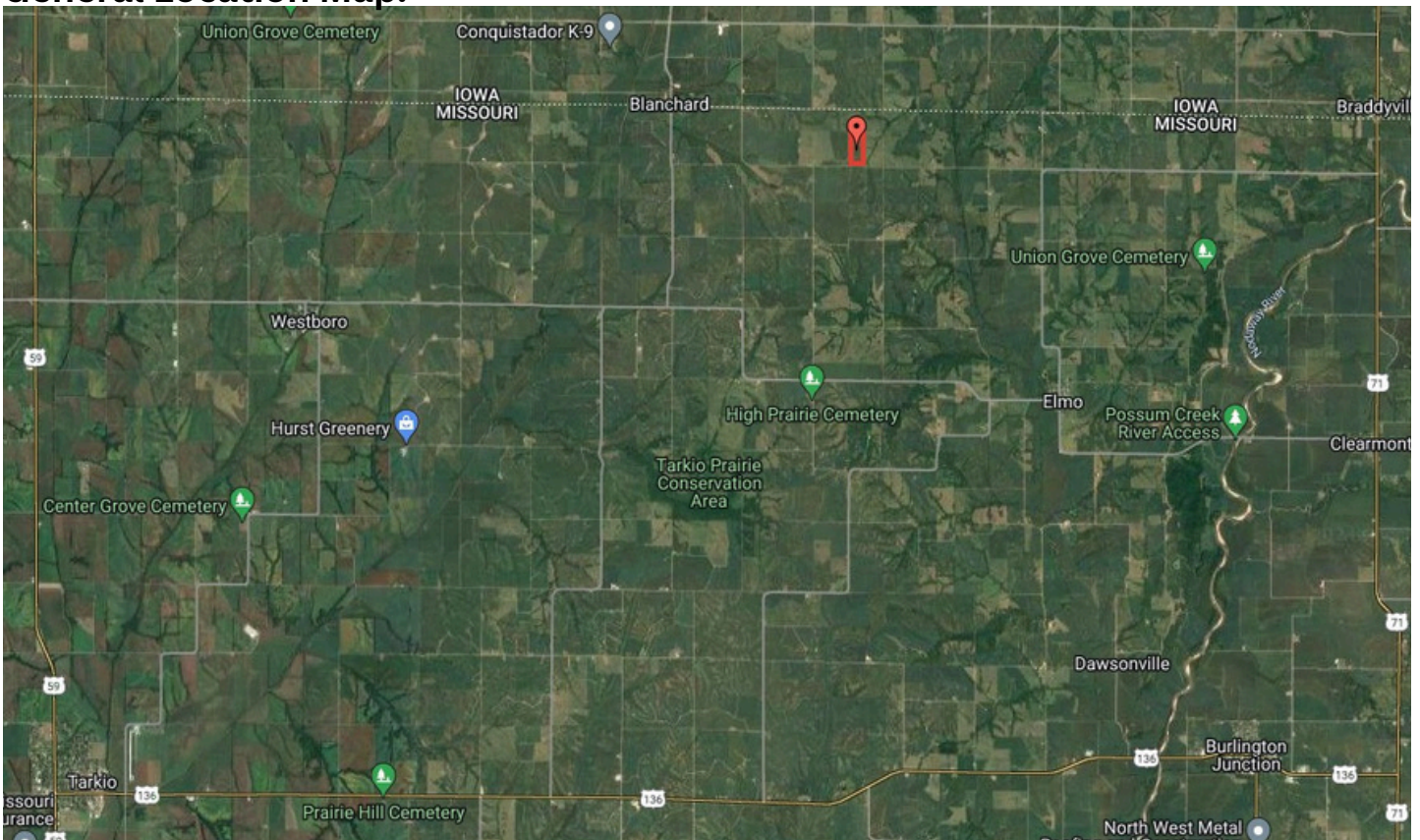
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

AERIAL MAPS

Google Aerial Map:

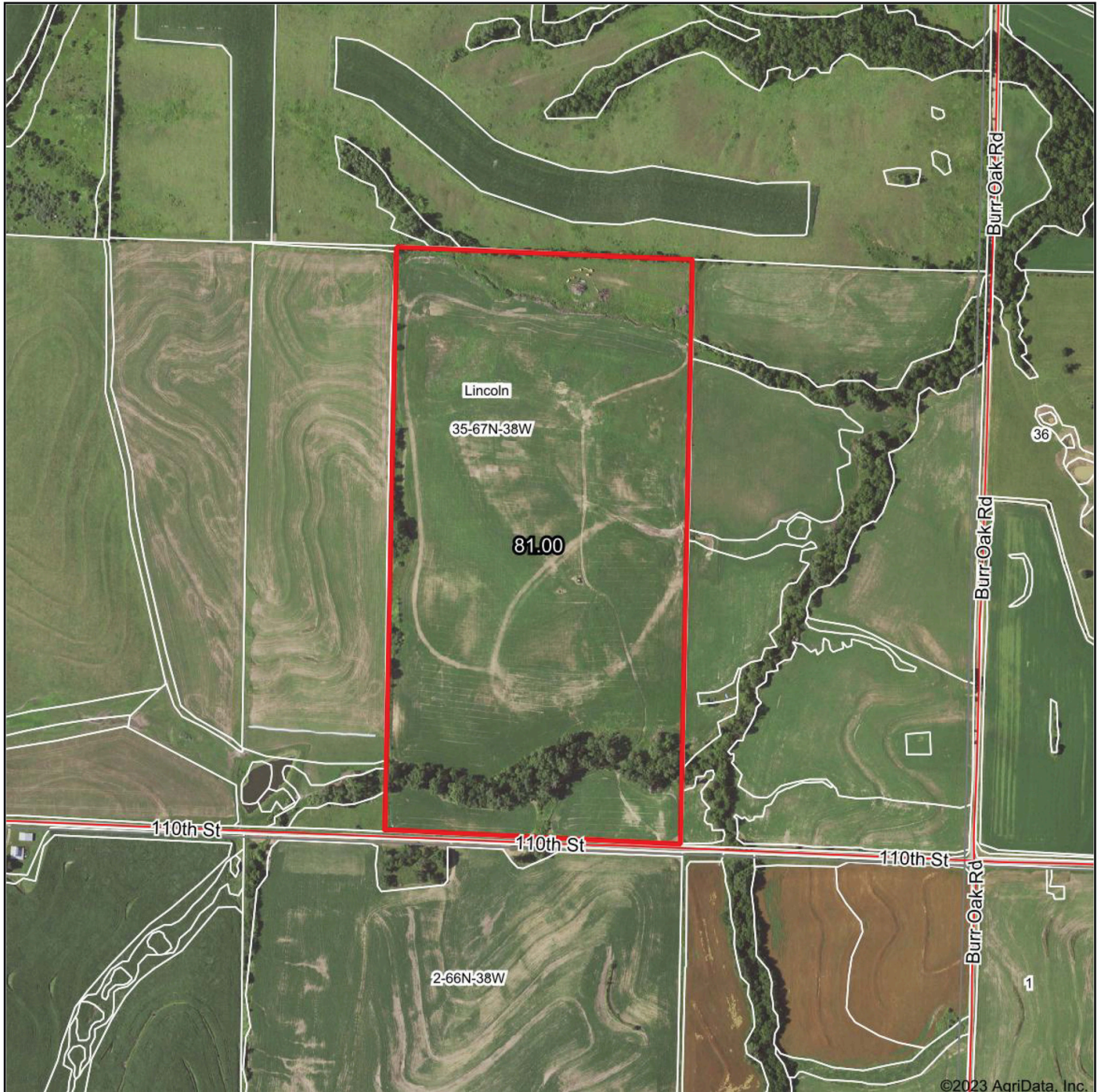


General Location Map:



SURETY MAPS

Aerial Map



©2023 AgriData, Inc.

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



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

35-67N-38W
Nodaway County
Missouri

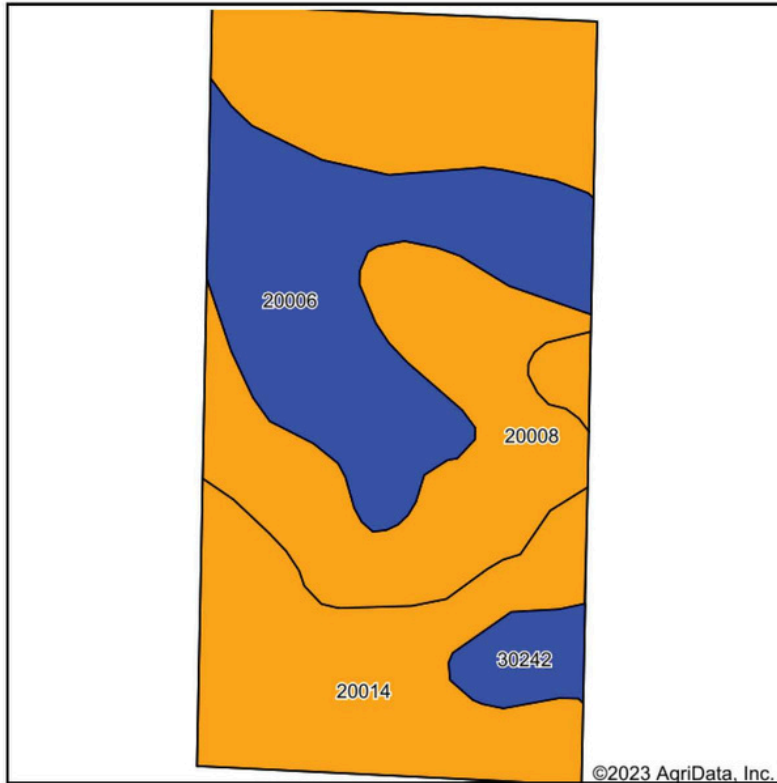


11/29/2023

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

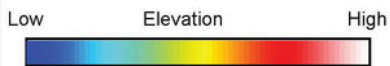
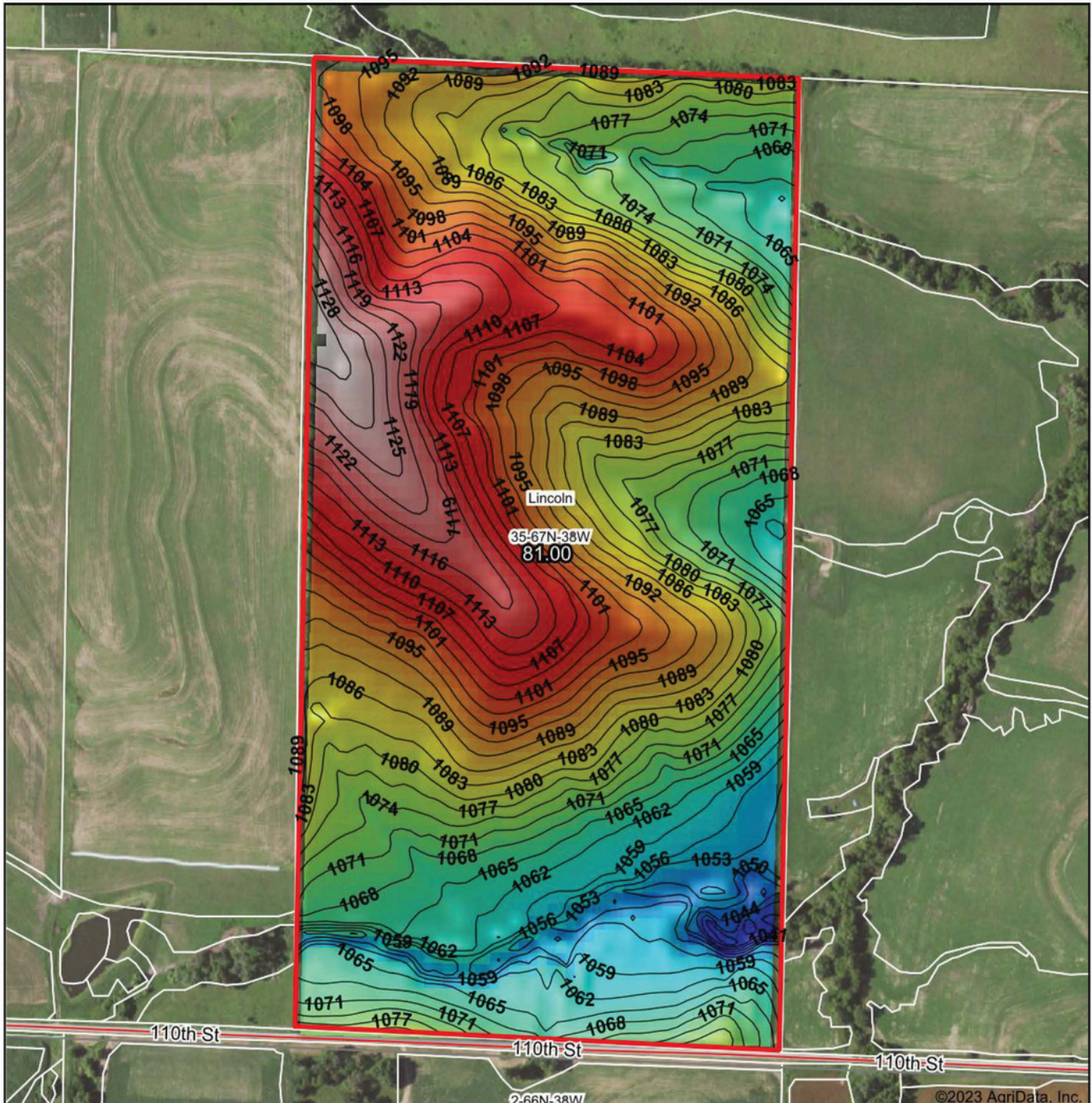
*n: The aggregation method is "Weighted Average using all components"

*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



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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

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
- CRP
- Iowa PLSS
- 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**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or intellectual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

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
--	--	---

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	

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

FSA INFORMATION

FSA-156EZ:

IOWA PAGE Form: FSA-156EZ	 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
---------------------------------	--	--

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

DCP Crop Data

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

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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.