

# 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

[Barnesrealty.com](http://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.

## 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

## 2025 Annual Income:

Cash Rent: \$17,875.00

Current Hunting Lease: \$3,250.00

Total: \$21,125.00



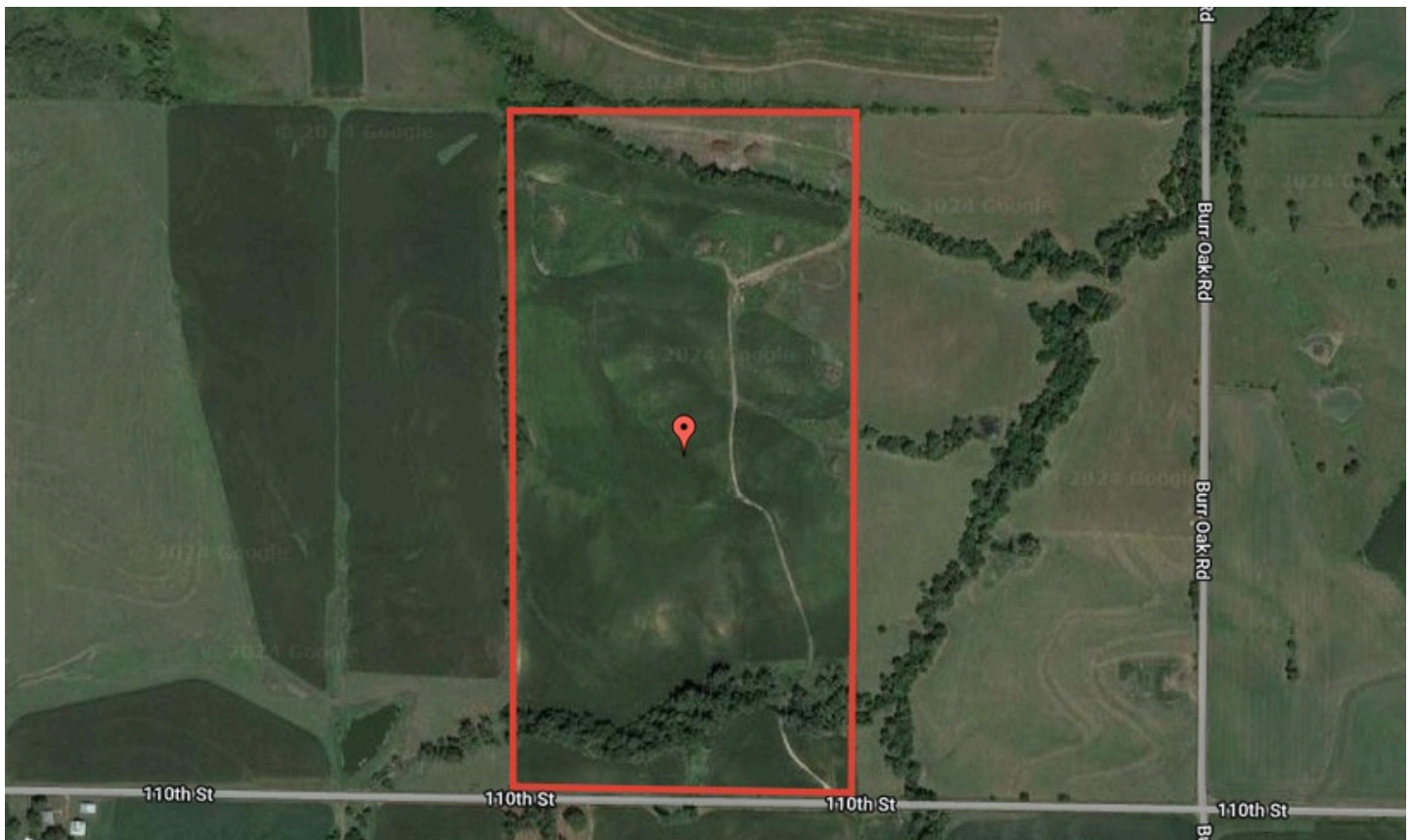
Setting the trend for how Real Estate is sold in the Midwest.

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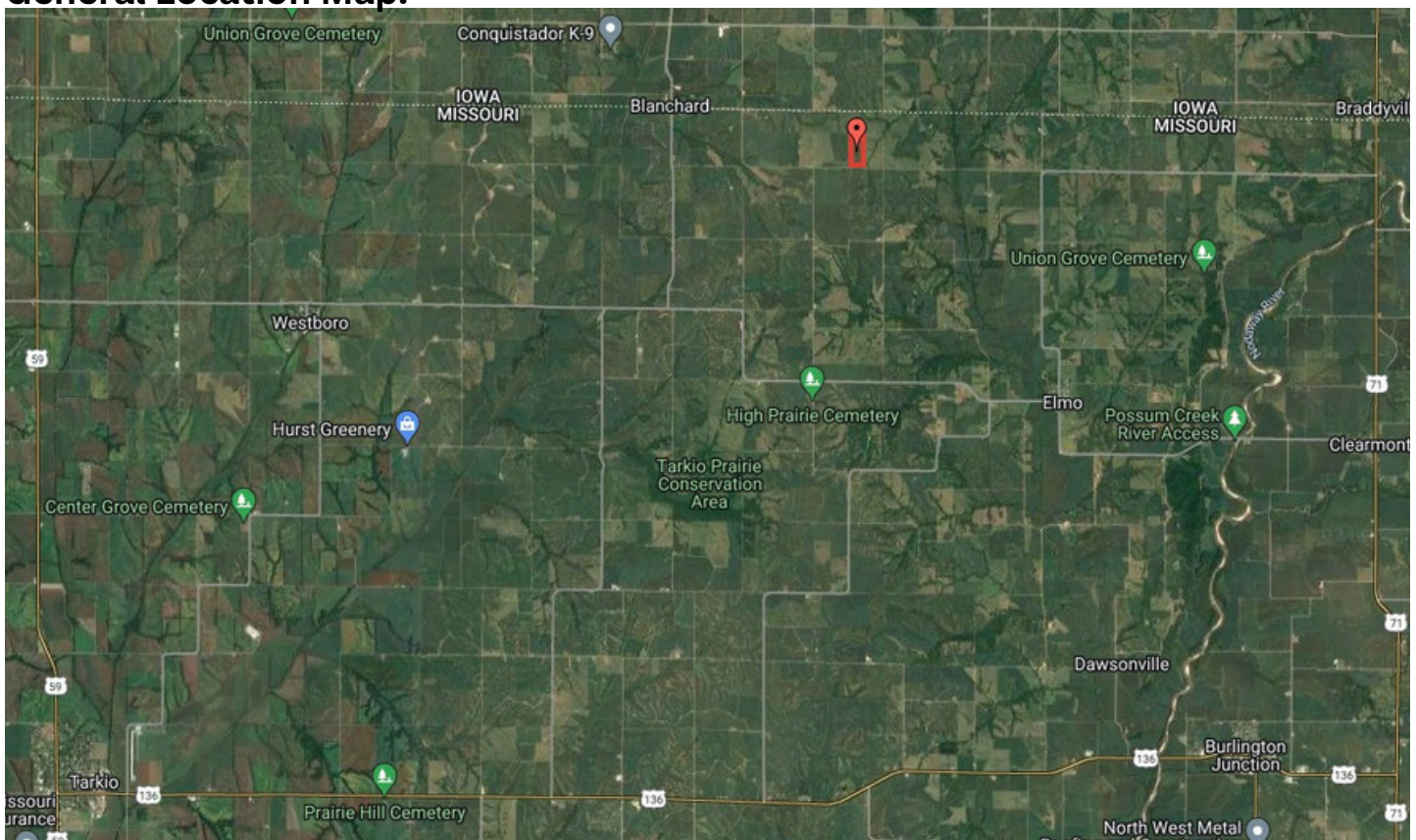
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

# AERIAL MAPS

Google Aerial Map:

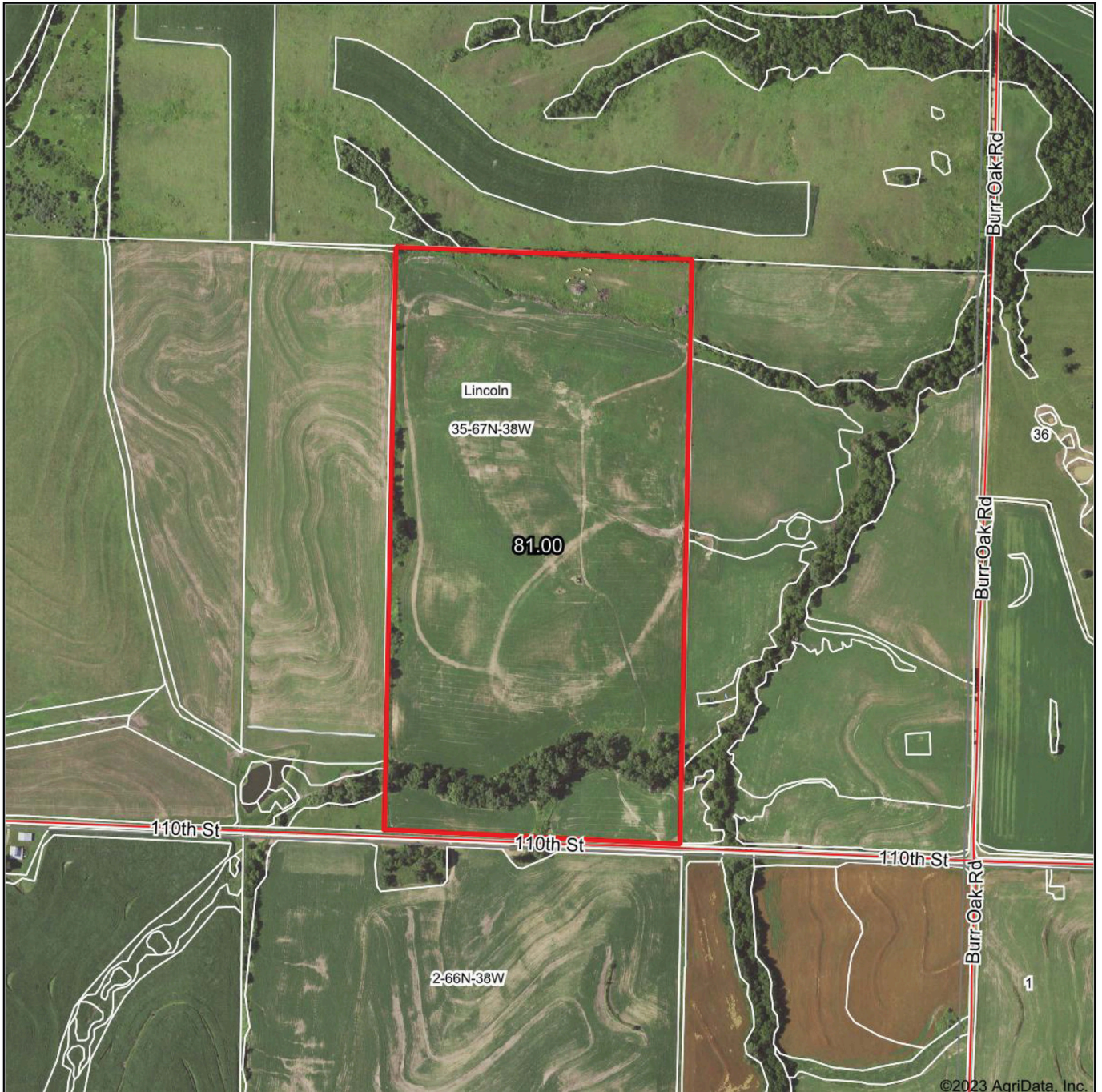


General Location Map:



# SURETY MAPS

## Aerial Map



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

0ft 704ft 1407ft



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Maps Provided By:



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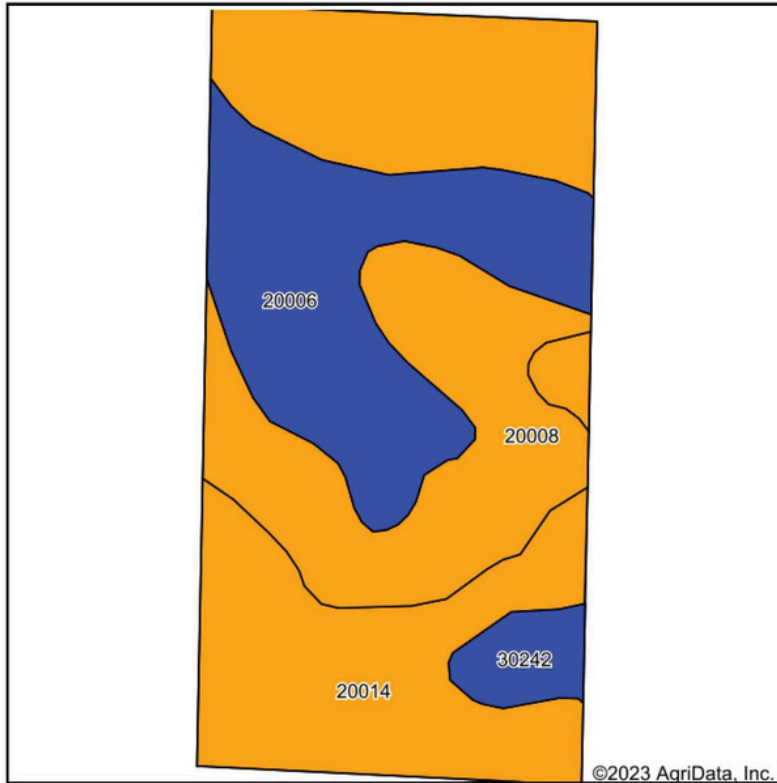
**35-67N-38W**  
**Nodaway County**  
**Missouri**



11/29/2023

# 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
<b>Weighted Average</b>					<b>2.69</b>	<b>*n 83.3</b>	<b>*n 83.1</b>	<b>*n 67.1</b>	<b>*n 67.3</b>

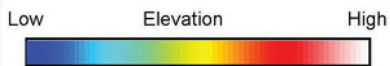
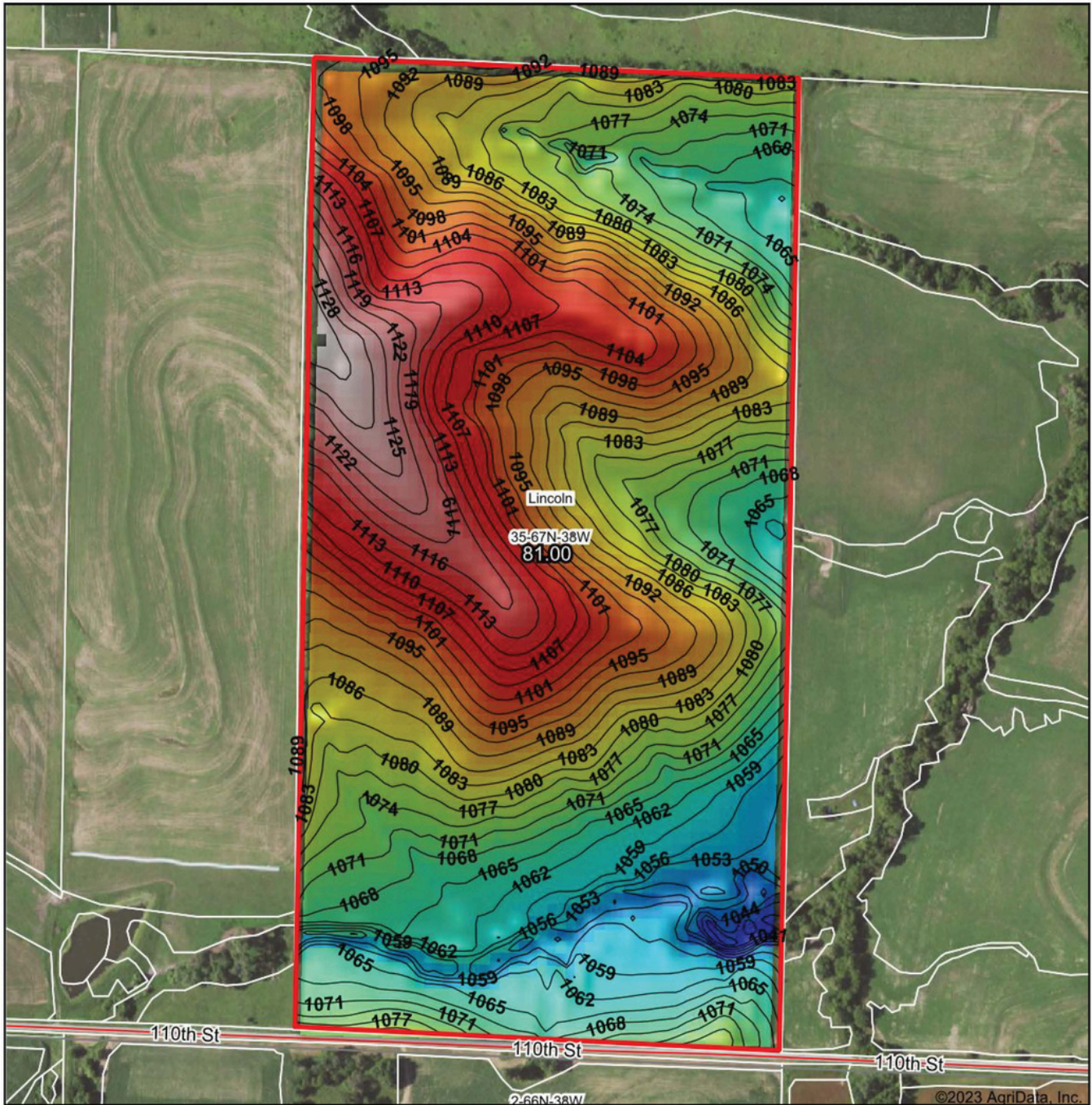
\*n: The aggregation method is "Weighted Average using all components"

\*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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Maps Provided By:



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
- CRP
- Tract Boundary
- Iowa PLSS
- 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 <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5463</b> 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	

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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<b>TOTAL</b>	<b>58.44</b>	<b>0.00</b>	

**NOTES**

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