

**Farmland Sales Specialists** 

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

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

# 81.52 Acres, Nodaway County, MO

This 81.52 acre farm lies north of CR 200 and west of Rt EE. There are 62 acres of row crop farmland, and the balance is a large wooded ditch that offers fabulous deer hunting opportunities. This farm has two ponds and a couple more could possibly be added in the big ditch if desired. CR 200 is an all-weather gravel road and there are a couple of good spots to build a home, or a secluded cabin.

#### **LOCATION:**

Head east from Maryville on Hwy 136 for 3.5 miles. Turn left on Hwy EE and head north for 6 miles. Take a left on 195<sup>th</sup> St. Head west for a few hundred feet. The tract is on the north side of the road.

#### **PRICE:**

\$8,500.00/taxable acre or \$692,920.00 total Willing to consider trades for commercial property

**IMPROVEMENTS:** This tract is unimproved

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**REAL ESTATE TAXES:** 2023 taxes are \$265.11 on 81.52 taxable acres

**<u>RENTAL STATUS:</u>** Available for the 2024 crop year

LISTING AGENTS: Rick Barnes (660) 851-1125 or <u>Rickey@BarnesRealty.com</u>



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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 The listing may be withdrawn with or without approval.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.

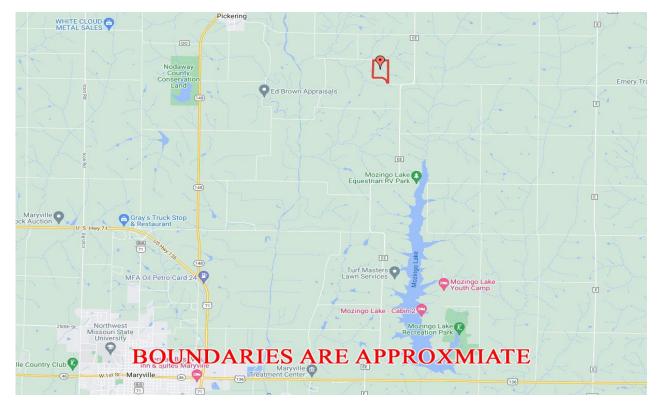
# 81.52 Acres, Nodaway County, MO Google Aerial Map



#### **General Location Map**



### 81.52 Acres, Nodaway County, MO Driving Map



#### Tax Map



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

#### 81.52 Acres, Nodaway County, MO Aerial Photos



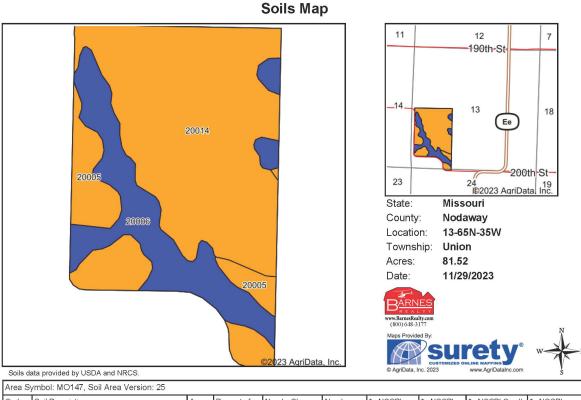
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

#### 81.52 Acres, Nodaway County, MO Surety Map

Aerial Map



#### 81.52 Acres, Nodaway County, MO Soil Map

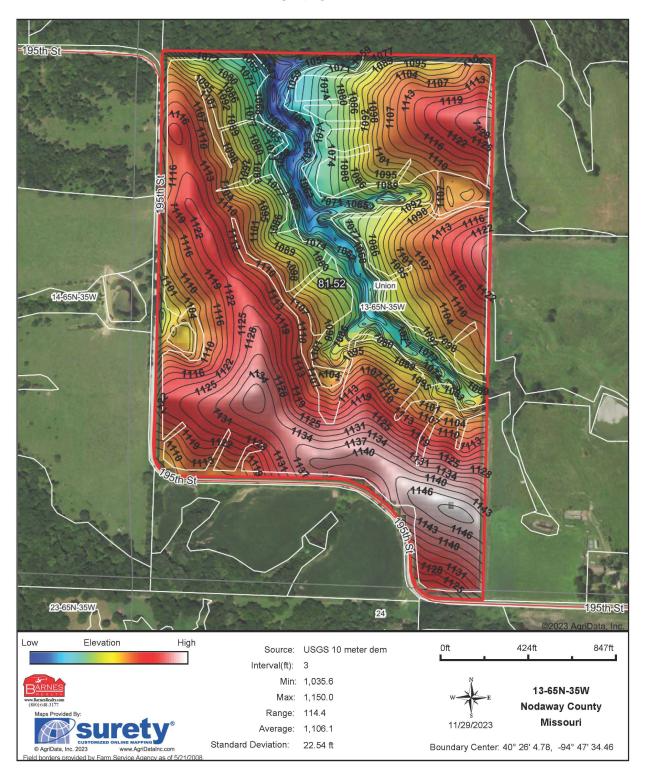


Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	54.45	66.8%		Ille	75	75	57	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.58	24.0%		lle	92	92	77	79
20005	Lamoni clay loam, 5 to 9 percent slopes	7.49	9.2%		Ille	65	65	59	49
			W	eighted Average	2.76	*n 78.2	*n 78.2	*n 62	*n 60.2

\*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.

### 81.52 Acres, Nodaway County, MO Topographic Map

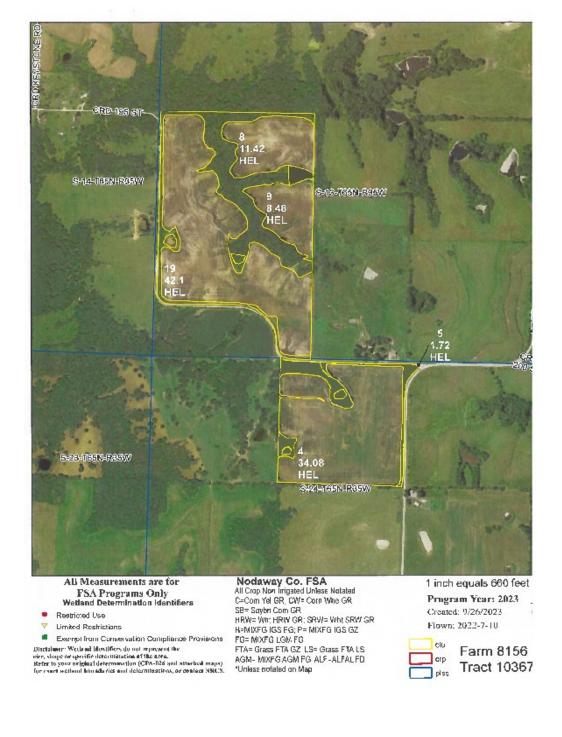
**Topography Hillshade** 



#### 81.52 Acres, Nodaway County, MO FSA Aerial Map

\*\*This tract is currently combined with other tracts at the FSA office and the exact base area will not be known until the tracts are partitioned. The acres are based upon assumed equal divisions of the various FSA Acres\*\* 29.26 Base Acres of Corn

29.26 Base Acres of Beans



### 81.52 Acres, Nodaway County, MO FSA 156-EZ

	criminatory Statements	s. A	DDIEVIALE	1 156 Farm	necoru				
Operator Name CRP Contract Nun Recon ID Transferred From		147-2014-59							
ARCPLC G/I/F Elig	ibility : Elig	gible							
	and the second	1	۲	arm Land D	ita	11 - 12	1		
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Tracts
121.33	97.80	97.80	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	97.80	1	0.	00	0.00	0.00	0.00	0.00
		and a line back	Cro	p Election C	hoice	7. (11)4			
A	RC Individual			ARC County			Price	Loss Coverage	1
	None			CORN, SOYB	N			None	
		The second second		DCP Crop Da	ita				2012
Crop Name	crop Name Base Acres CCC-505 CRP Reduction PLC Yield Hi							HIP	
Corn		46.2	D	C	.00		119		
Soybeans		46.2	0	C	.00		39		
TOTAL		92.4	D	0	.00				
				NOTES					
Tract Number	: 1036	37							
Description	: S13,2	24-T65-R35							
FSA Physical Loca	ation : MISS	SOURI/NODAWAY							
ANSI Physical Loc	ation : MISS	OURI/NODAWAY							
BIA Unit Range Nu									
HEL Status		field on tract.Conse		n being actively	applied				
Wetland Status		and determinations	not complete						
WL Violations	: None	, NES NODAWAY M							
Owners	; DARI	HES NODAWAT M							
Uther Producers	: None	9							
Other Producers Recon ID				Fract Land D	ata				
Recon ID		DCP Crop		WBP	EWP	WR	P	GRP	Sugarca
	Cropland								-
Recon ID	Cropland 97.80	97.80		0.00	0.00	0.0	0	0.00	0.0

# 81.52 Acres, Nodaway County, MO FSA 156-EZ

ODAWAY orm: FSA-156EZ		Farm	ed States Departmen n Service Agency ted 156 Farm Re		ure	FARM : 8156 Prepared : 9/27/23 4:3 Crop Year : 2024	5 PM CS
ract 10367 Con	tinued			04			
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	97.80	0.00	0.00	0.00	0.00	0.00
			DCP Crop Data				
Crop Name		Base Acres	CCC-8	505 CRP Redu	uction Acres	PLC Yield	
Corn		46.20			0.00	119	
Soybeans		46.20			0.00	39	
TOTAL		92.40			0.00	•	
			NOTES				
To lile a program discrimit a letter addressed to USD mail: U.S. Department	nation complaint, complete A and provide in the letter of Agriculture Office of	the USDA Program Discrimination Con all of the information requested in the the Assistant Secretary for Civil E	nplaint Form, AD-3027, found form. To request a copy of f	d online at http://w the complaint form, Avenue SW W	ww.ascr.usda.gov/c call (866) 632-999 ashinaton D.C. 2	omplaint liling cust.html and at any 32. Submit your completed form or le 20250-9410: (2) fax: (202) 880-74	USDA office of Iter to USDA
nail: U.S. Department	of Agriculture Office of	the USDA Program Discrimination Cou all of the information requested in the the Assistant Secretary for Civil F anity provider, employer, and lender.	splaint Form, AD 3027, fourn	d online al <u>http://</u> line.complaint.form Avenue, SW W	we ascrutica 2004 call (866) 630-905 ashington, D.C. 2	omplant, ling, cust hini and at any 23 Subari yau completed form or le 20250-9410; (2) fax: (202) 690-74	USDA office ( fter to USDA 42; or (3)
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nail: U.S. Department	of Agriculture Office of	the Assistant Secretary for Civil R	splaint Form, AD-3027, fourn form. To request a copy of I gights 1400 Independence	d online al <u>http://w</u> the complaint form Avenue, SW W	we ascrutica 200405 call (866) 6320	omplant   ling.cust.lini and at any 23 Subari yau completed form or le 20250-9410; (2) tax: (202) 890-74	USDA office ( feer to USDA 42; or (3)
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## 81.52 Acres, Nodaway County, MO FSA 578

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rator N	Farm Number: 815 Operator Name and Address	Farm Number: 8156 Operator Name and Address			-	AKI	<b>A A</b>		KA		FARM AND TRACT DETAIL LISTING			DNG			PAGE: 1 Original: ELL Revision:	נ ברר
																	Cropland: 97.80 Farmland: 121.33	: 97.80 : 121.33
Tract	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat 1	Rpt Unit	Rpt Qty	Det Qty	Crop	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
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	œ	CORN	AMY	GR		z	υ	z	_	٨	11.42		Yes		z	05/02/2023	10	
в.	Producer				Share	re 50.00 50.00		FSA Physical Location Nodaway, Missouri Nodaway, Missouri	ation No No	Nodaway, Missouri Nodaway, Missouri	Aissouri Aissouri				NAP U	NAP Unit 5454 Sig	Signature Date 07/14/2023	07/14/2023
	6	CORN	AMY	GR		z	o	z	-	¥	8.48		Yes		z	05/02/2023	01	
đ.	Producer				Sha	Share 50.00 50.00		FSA Physical Location Nodaway, Missouri Nodaway, Missouri	ation No No	Nodaway, Missouri Nodaway, Missouri	Aissouri Aissouri				NAP UI	NAP Unit 5454 Sig	Signature Date 07/14/2023	07/14/2023
	19	CORN	AMY	GR		z	c	z	_	A	42.10		Yes		z	05/02/2023	10	
α.	Producer				Share	re 50.00 50.00		FSA Physical Location Nodaway, Missouri Nodaway, Missouri	ation No No	Nodaway, Missouri Nodaway, Missouri	Aissouri Aissouri				NAP UI	NAP Unit 5454 Sig	Signature Date 07/14/2023	07/14/2023
1036	Tract 10367 Summary	للا اللا																
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oto Nu	mber/Leg.	Photo Number/Legal Description:S13,24-T65-R35 Cronland:97.80	S13,24-T65-	R35 Repoi	Reported on Cropland:97.80	opland:9	7.80			Differe	Difference: 0.00			Reported c	Reported on Non-Cropland: 0.00	00.01bn		

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PROGRAM YEAR: 2023 DATE: 09/28/2023 PAGE: 2 Original: ELL Revision: Cropland: 97.80 Farmland: 121.33	R Part 718, the port of acreage I on the form mu lation and/or as ted information pervork Reduc ontrol number f citions, searchil tatutes may be	Variety/ Type	Reported I Quantity 1.72	es and land usi t the applicable bect crops/comi		rticipating in or tratus, family/p aases apply to : aases apply to : 8339. Addition. 8339. Addition. 8339. Addition. 81 a copy of the nue, SW Wash
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REPORT OF COMMODITIES FARM SUMMARY	NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub L. 113-79). The information will be used to collect producer certification of the report of acreage of conscionmodifies and land use lange within is needer to addite the Agricultural Act of 2014 (Pub L. 113-79). The information will be used to collect producer certification of the report of acreage of conscionmodifies and land use (last Use Lucal government agencies, Tribal agencies, and nongovernment and in order receive benefits under FSA programs. The information collected on the form may be distorbed in dentified in the system of Records Notice for USDNFSA-14. (Automation and and use last with the requested information advorted access to the information statule or regulation and/or as described in applicable Pourine Uses identified in the Records Notice for USDNFSA-14. (Automation and receive benefits under FSA programs. Providing the requested information is of 800-0175. The information may not conductor system of a producer's requested information of information miss it displays a valid OMB control number. The valid OMB control number. The required to complete this information of information. The provisions of criminal and civility and reveiving existing data sources, gathering and maintaining the data mediend and reveiveing the information of information of information on the term is 0.500-0175. The inter equired to completing and reveiveing the conductor's requested on the torm for the information of the information of information on the provisions of criminal and civil part and as access gathering and antination gate and experime to an eventing the collection is 0.500-0175. The inter equired to eventing the collection is estimated to average 30 minutes per response, including the taucested information and	Crop/ Commodity CORN CORN	Determined Quantity	CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any cop for which NAP coverage has been purchased. I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.	Title/Relationship of Individual Signing in the Representative Capacity	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 disability. Age, martial status, itaminiyeand and used on trace, color, nationary or relation, to program or derived from a public assistance program. One critical beliefs, or reprisal or relation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Bexue afforms a public assistance program or relation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Benue addiners vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audictape, American Sign Language, etc.) should contact the apply and program discrimination compatine than a waitable in ingougaes of the a program discrimination compatine form. AD-3027, tound online at information may be made available in ingougaes of the any USDA office or write a letter addressed to USDA and provide in the letter all of the information matum accused sovictomplain. Ifling used any USDA office or write a tetter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, 2023-0992. Submit your completed form of letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant for USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Fights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program intraction the prior and evenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program intraction experts and evenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email
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# 81.52 Acres, Nodaway County, MO FSA 578