



Farmland Sales Specialists

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

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18156 Hwy 59
Mound City, MO 64470
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(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 195th 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

IMPROVEMENTS:

This tract is unimproved

REAL ESTATE TAXES:

2023 taxes are \$265.11 on 81.52 taxable acres

RENTAL STATUS:

Available for the 2024 crop year

LISTING AGENTS:

Rick Barnes
(660) 851-1125 or Rickey@BarnesRealty.com



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.

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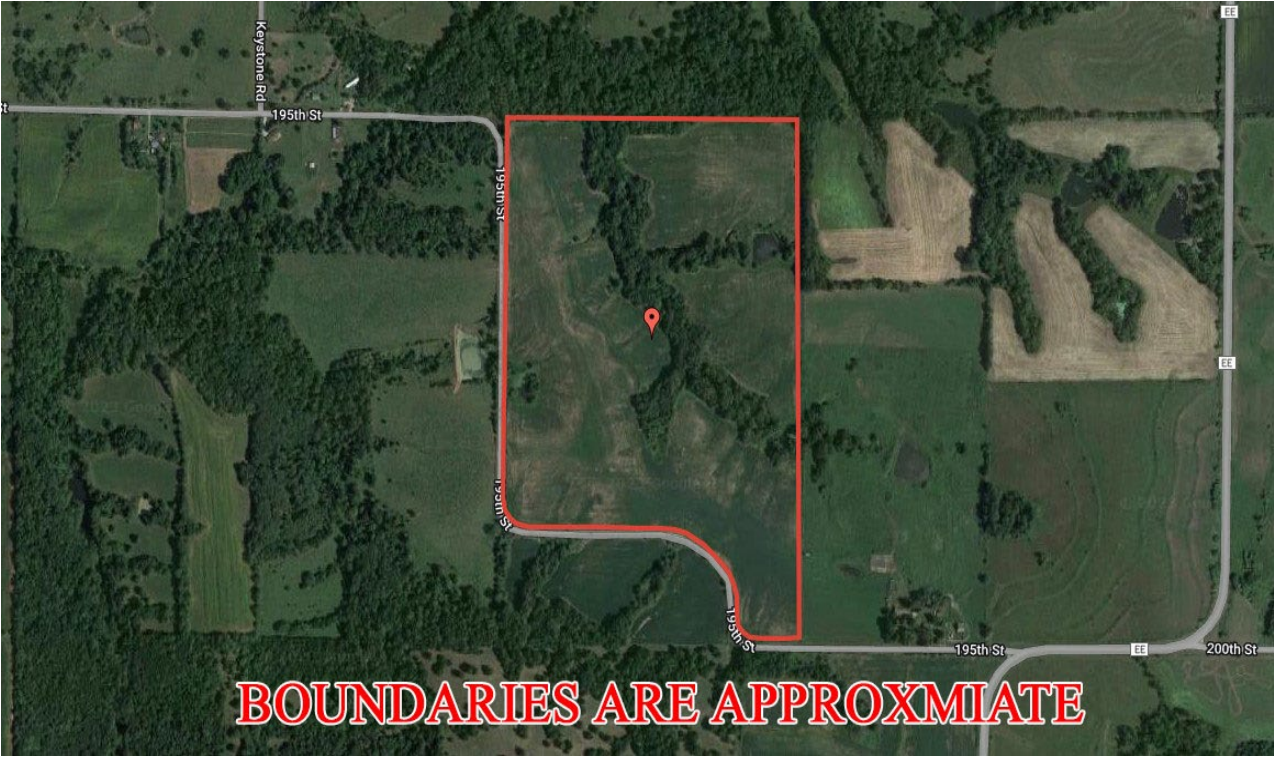
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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

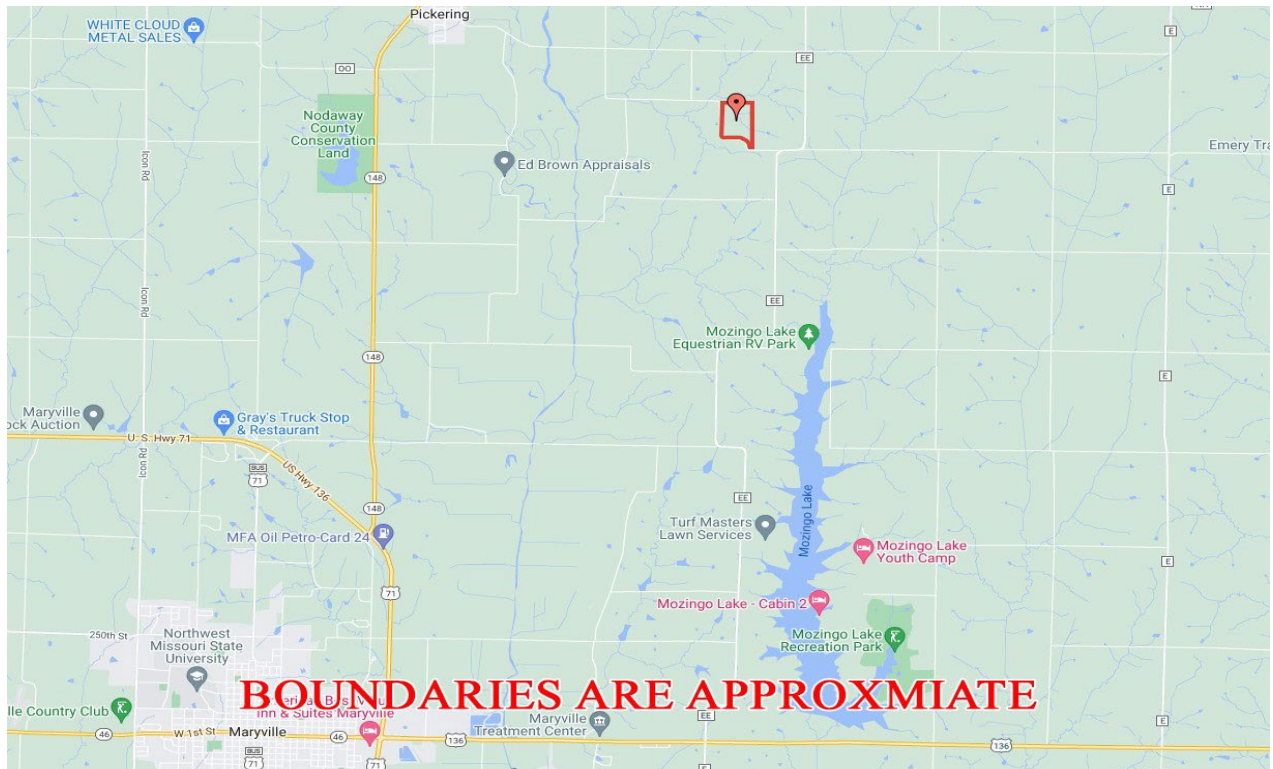


General Location Map



81.52 Acres, Nodaway County, MO

Driving Map



Tax Map



81.52 Acres, Nodaway County, MO
Aerial Photos



81.52 Acres, Nodaway County, MO

Surety Map

Aerial Map



Boundary Center: 40° 26' 4.78, -94° 47' 34.46

0ft 667ft 1334ft

BARNES REALTY
www.BarnesRealty.com
(800) 648-3177
Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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13-65N-35W
Nodaway County
Missouri

11/29/2023

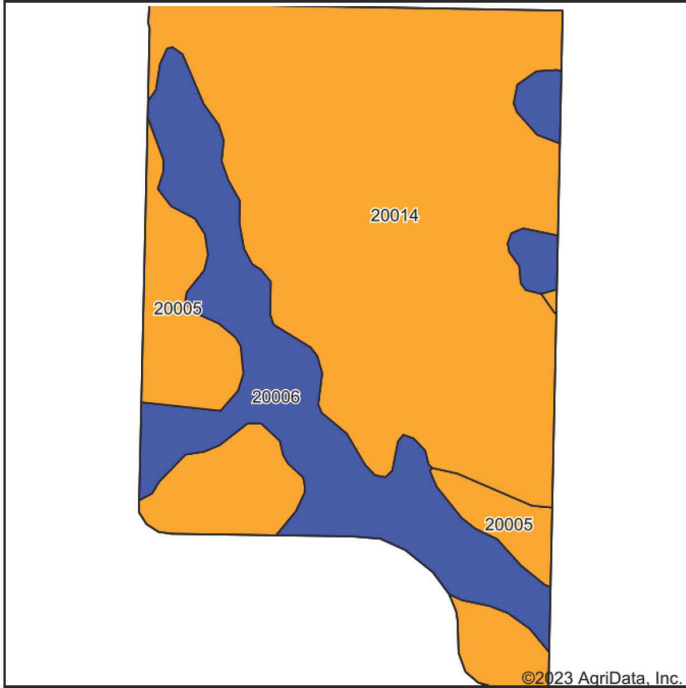
Field borders provided by Farm Service Agency as of 5/21/2008.

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

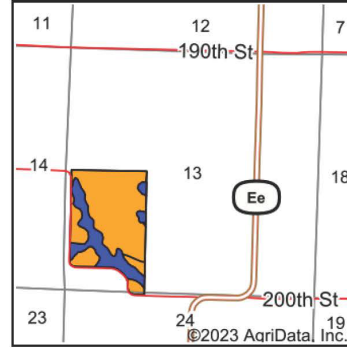
81.52 Acres, Nodaway County, MO

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **13-65N-35W**
 Township: **Union**
 Acres: **81.52**
 Date: **11/29/2023**



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Maps Provided By:



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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	54.45	66.8%		IIIe	75	75	57	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.58	24.0%		IIe	92	92	77	79
20005	Lamoni clay loam, 5 to 9 percent slopes	7.49	9.2%		IIIe	65	65	59	49
Weighted Average					2.76	*n 78.2	*n 78.2	*n 62	*n 60.2

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

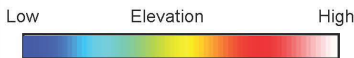
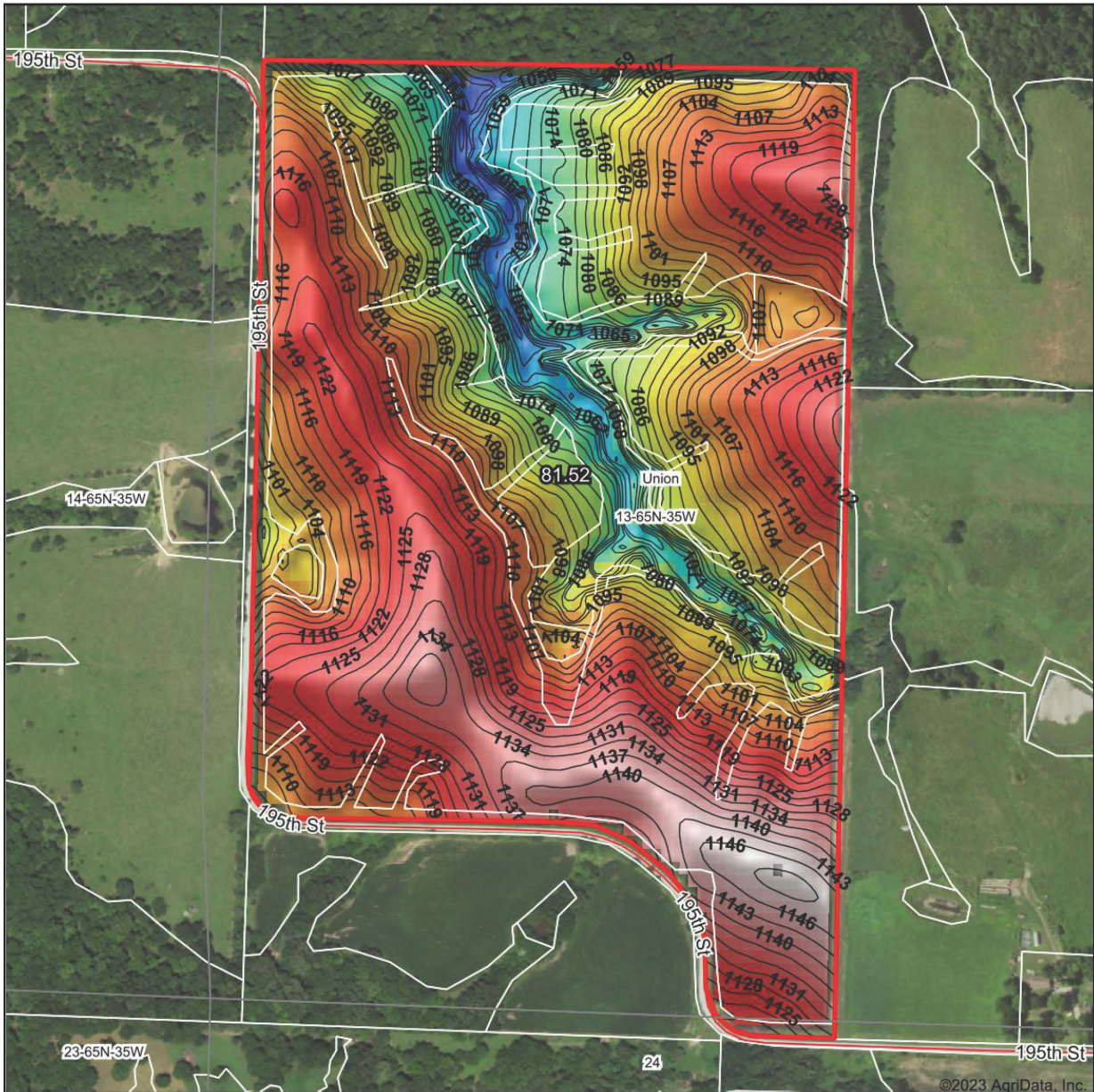
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

81.52 Acres, Nodaway County, MO

Topographic Map

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,035.6
 Max: 1,150.0
 Range: 114.4
 Average: 1,106.1
 Standard Deviation: 22.54 ft



13-65N-35W
 Nodaway County
 Missouri

Boundary Center: 40° 26' 4.78, -94° 47' 34.46



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

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



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, slope or specific delineation of the area. Refer to your original determination (CPA-102 and aerial map) for exact wetland boundaries and determinations, or contact NRCS.

Nodaway Co. FSA
 All Crop Non Irrigated Unless Notated
 C=Com Yel GR, CW= Corn White GR
 SB= Soybn Com GR
 HRW= Wht, HRW GR, SRW= Wht, SRW GR
 H=MIXFG IGS FG, P= MIXFG IGS GZ
 FG= MIXFG LGM, FG
 FTA= Grass FTA GZ, LS= Grass FTA LS
 AGM= MIXFG AGM FG, ALF= ALFALFD
 *Unless notated on Map

1 inch equals 660 feet
Program Year: 2023
 Created: 9/26/2023
 Flown: 2022-7-10

clu
 crp
 plg

Farm 8156
Tract 10367

81.52 Acres, Nodaway County, MO

FSA 156-EZ

MISSOURI NODAWAY Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8156 Prepared : 9/27/23 4:35 PM CST Crop Year : 2024
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Operator Name :
CRP Contract Number(s) : None
Recon ID : 29-147-2014-59
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of 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	0.00		0.00	0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	46.20	0.00	119	
Soybeans	46.20	0.00	39	
TOTAL	92.40	0.00		

NOTES

Tract Number : 10367
Description : S13,24-T65-R35
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 :
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.33	97.80	97.80	0.00	0.00	0.00	0.00	0.0

81.52 Acres, Nodaway County, MO

FSA 156-EZ

MISSOURI NODAWAY Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8156 Prepared : 9/27/23 4:35 PM CST Crop Year : 2024
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Tract 10367 Continued ...

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-505 CRP Reduction Acres	PLC Yield
Corn	46.20	0.00	119
Soybeans	46.20	0.00	39
TOTAL	92.40	0.00	

NOTES

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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 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 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.

81.52 Acres, Nodaway County, MO

FSA 578

PROGRAM YEAR: 2023
 DATE: 09/28/2023
 PAGE: 1

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Nodaway, Missouri
FSA - 578 (09-13-16)
Farm Number: 8156

Operator Name and Address
 Original: ELL
 Revision:
 Cropland: 97.80
 Farmland: 121.33

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Fr.	Org. Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
10367	4	CORN	AMY	GR		N	C	N	I	A	34.08		Yes		N	05/02/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri Nodaway, Missouri																			
5		GRASS	FTA	LS		N	C	N	I	A	1.72		Yes		N	03/03/2003	01		
Share 50.00 FSA Physical Location Nodaway, Missouri Nodaway, Missouri																			
8		CORN	AMY	GR		N	C	N	I	A	11.42		Yes		N	05/02/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri Nodaway, Missouri																			
9		CORN	AMY	GR		N	C	N	I	A	8.48		Yes		N	05/02/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri Nodaway, Missouri																			
19		CORN	AMY	GR		N	C	N	I	A	42.10		Yes		N	05/02/2023	01		
Share 50.00 FSA Physical Location Nodaway, Missouri Nodaway, Missouri																			

Tract 10367 Summary

PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty
01	CORN	AMY	N	A	96.08	01	GRASS	FTA	N	A	1.72						

Photo Number/Legal Description: S13,24-T65-R35
 Reported on Cropland: 97.80
 Reported on Non-Cropland: 0.00
 Difference: 0.00

81.52 Acres, Nodaway County, MO

FSA 578

PROGRAM YEAR: 2023

DATE: 09/28/2023
PAGE: 2

REPORT OF COMMODITIES FARM SUMMARY

Nodaway, Missouri
FSA - 578 (09-13-16)
Farm Number: 8156
Operator Name and Address

Original: ELL
Revision: _____
Cropland: 97.80
Farmland: 121.33

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 crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Share	Crop/Commodity	Variety/Type	Share	Planting Period	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	AMY	GR	N	A	50.00	GRASS	FTA	50.00	01	CORN	AMY	50.00	GRASS	FTA	50.00	N	A	96.08	1.72

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required 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 crop 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.

Producer's Signature (By) _____ Date _____
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 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 (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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.