

Farmland Sales Specialists

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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 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

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

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



BROKER PARTICIPATION:

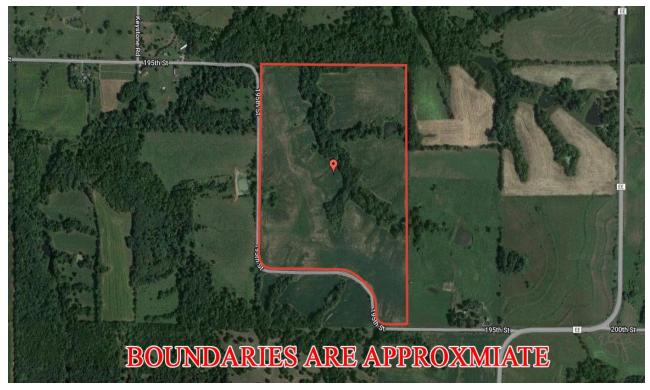
Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

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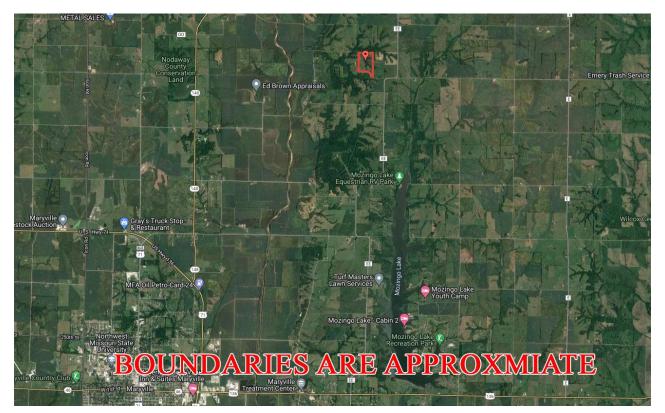
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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

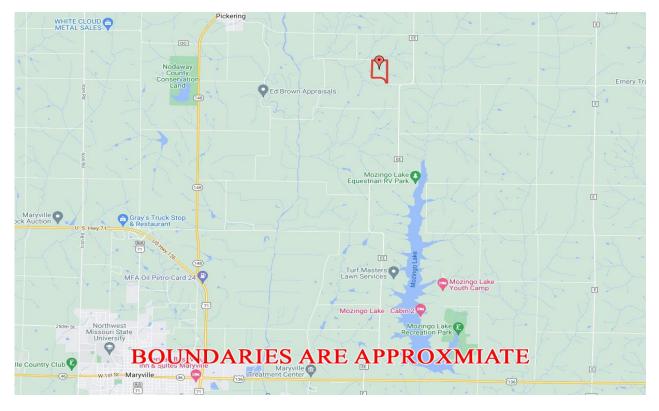
81.52 Acres, Nodaway County, MO Google Aerial Map



General Location Map



81.52 Acres, Nodaway County, MO Driving Map



Tax Map



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81.52 Acres, Nodaway County, MO Aerial Photos



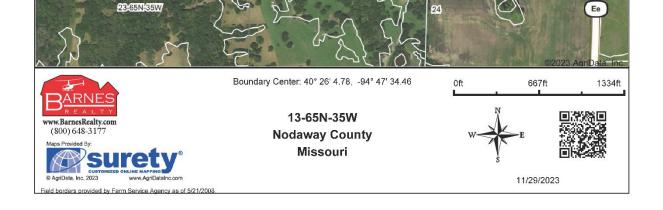
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

81.52 Acres, Nodaway County, MO Surety Map

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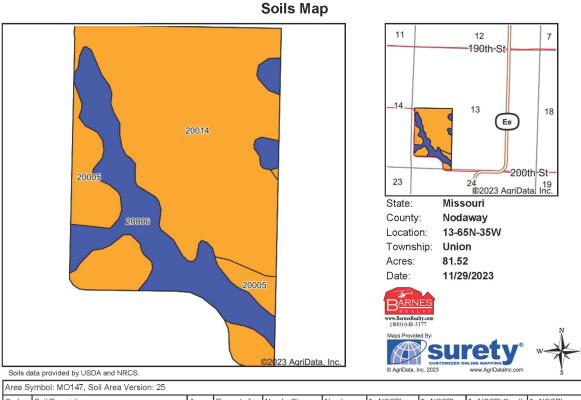
Aerial Map

1



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81.52 Acres, Nodaway County, MO Soil Map

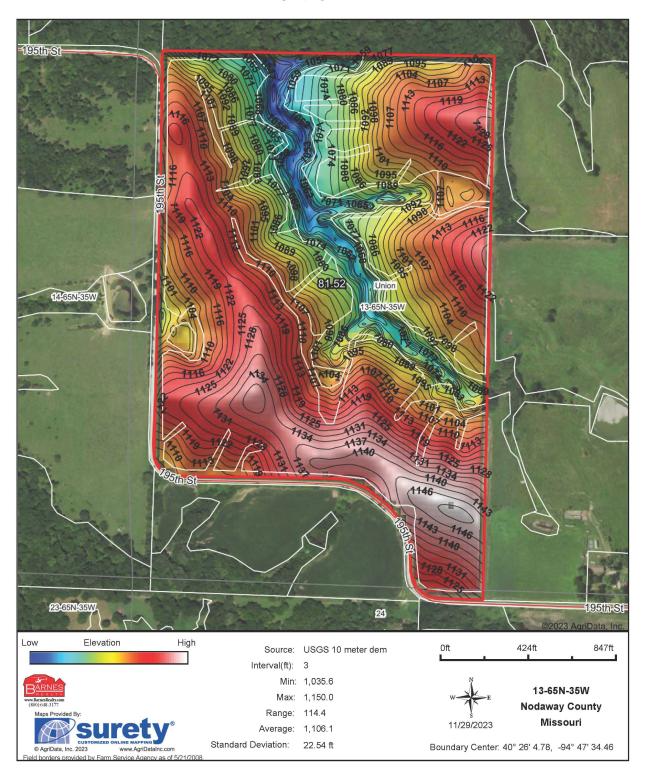


Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	54.45	66.8%		Ille	75	75	57	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	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

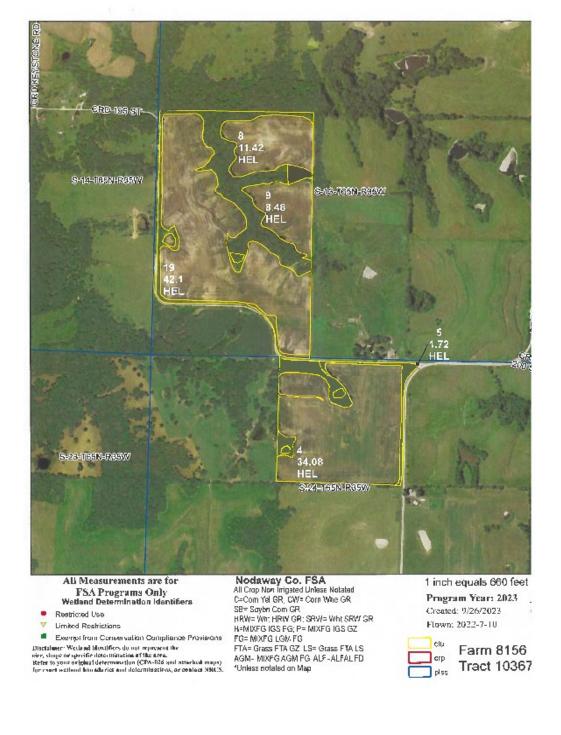
Topography Hillshade



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 0.00				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 states		DCP Crop Da	ita				2012
Crop Name	me Base Acres CCC-505 CRP Reduction PLC Yield HIP								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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81.52 Acres, Nodaway County, MO FSA 578

A - 5	FSA - 578 (09-13-16)	13-16)			F	I	LEP	ORT	OF	CO	REPORT OF COMMODITIES	ITI	ES			PROG	PROGRAM YEAR: 2023 DATE: 09/28/2023	AR: 2023 3/28/2023
rator N	Farm Number: 815 Operator Name and Address	Farm Number: 8156 Operator Name and Address			-	AKI	A A		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
10367	4	CORN	AMY	В	Cho Cho	N		C N I A 34.08 ESA Physical I continu Notaway Missouri	- I	A Mawav M	34.08 Aissouri		Yes		N	05/02/2023 NAP LInit 5454 Sic	23 01 Signature Date 07/14/2023	07/14/2023
					010	50.00		II yalcai Lu	NG	Nodaway, Missouri	lissouri							
	5	GRASS	FTA	SJ		z	ο	z	_	×	1.72		Yes		z	03/03/2003	10	
а.	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
	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		

2023 /2023 .33	arm be escribed in voluntary. voluntary. this existing existing	Share	Determined Quantity	have been op, type, dities and	Iministering programs). Programs V. program omplaint Jton, D.C.
PROGRAM YEAR: 2023 DATE: 09/28/2023 PAGE: 2 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 coops/commodifies and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information of the report of acreage of coops/commodifies and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information of the report of acreage of disclosed to other Federal, State, Local government agencies, and nongovernmental entities that have been authorized access to the information statute or regulation and/or as described disclosed to other Federal, State, Local government agencies, and nongovernmental entities that have been authorized access to the information statute or requested information applicable Fourine Uses identified in the System of Records Notice for USDA/FSA-1, Automated) and USDA/FSA-14, ApplicantBorrower. Providing the requested information is of the provine, and a person is not required to respond to, a collection of information mesk it displays a valid OMB control Information and or the form 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection is 0560-0175. The time required to complete this information of information. The provisions of criminal and civil per two or reviewing instructions, searching existing data sources, gathering and maintaining the data medeed, and completing and reviewing the collection of information. The provisions of criminal and civil reviewing instructions, searching existing data sources, gathering and maintaining redistan encline and reverving the collection of infor	Variety/ Sh Type	Reported Def Quantity 0 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 crops, type, practice, and herein are true and contrast of this root model for the report of the root oper. The support part. The applicable crops, type, land uses on the above identified land. A signature date (the date the producer signs the FSA-SI) will also be captured.	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 dentity (including gender expression), sexual orientation, disability, aga, martial status, lamilyparental USDA program or activity conducted or tunded by USDA (not all bases apply to all programs). Benadines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, Jarge print, audicape, American Sign Language, etc.) should contact the responsible Agency or USDA office or undeab thread to complain the matices and ormation in e.g., Braille, Jarge print, audicape, American Sign Language, etc.) should contact the responsible Agency or USDA office or with disabilities who require alternative means of communication for program information (e.g., Braille, Jarge print, audicape, American trinomation may be made available in languages other than English. To file a program nor complete the USDA through the Federal Relay Service at (800) 877–8333. Additionally, program functionant to the accomplaint fulling cust thread and volve or omplete the USDA and provide in the letter all of the intrination requested or more than complete the USDA for the activity provider, employer, and for the form to contact USDA through the Federal Relay Service at (800) 877–8333. Additionally, program for manual secondance or tunde of the targe print, audicape and the completin the form complete the USDA office or write a later addressed to USDA and provides or write all of the intrination requested in the form. To request a accounted for or leaded actor (200) 877–8333. Additionally, program formation reguested for the form to request a domestican formation requested for the form. To request a domestican formatin form, call (866) 65
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REPORT OF COMMODITIES FARM SUMMARY	5 USC 552a – a ural Act of 2014 producer eligibili s, and nongovel FFSA-2, Farm R the producer's the producer's tation collection d reviewing the UNTY FSA OF	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 listed herein are true and corre- reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP cow practice, and internded use is not planted if it is not included on the Report of Commodires for hills cop year. The signing of this form gives FSA represe and uses on the above identified land. A signature date (the date the producer signs the FSA-759) will also be captured. Friducers Signature (By)	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 USDA programs are prohibited from discriminating based on race, color, neipigion, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, fance defined from a public assistance program, political belies, or reprised or relation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases app Remacties and compaint filing deadlines vary by program, or recident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audio 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. Addinom may be made available in languages other than English. To file a program discrimination contact USDA through the Federal Relay Service at (800) 877-8339. Addinom may be made available in languages other than English. To file a program discrimination contact the responsible form and at any USDA office or wile a letter addressed to USDA and provide in the letter all of the form. To requested in the form. To request at conv. A0-3027, found online at thtp://www.ascr.usda.gov/complaint_Finition requested in the form. To requested in the form. To request at a convelse of the form and tare of USDA and ordine the entitient of the form and tare to USDA is an equitie office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW vortune (202) 630-7442; or (3) email: program intraction requested in the form. To request at convelse to the tases and tare (202) ended on or USDA and provide in the letter all of the form and tare to USDA by the reaction and the ender tare and the form. To request at convelse tor tor acted at the format
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Nodaway, Missouri FSA - 578 (09-13-16) Farm Number: 8156 Operator Name and Address	The following s Security and R Security and R rrops/commod lisclosed to oth the second to oth the second to an the second to		Crop/ Commodity CORN	CERTIFICATION: I certify reported for the farm as at practice, and intended use land uses on the above ide Producer's Signature (By)	nce with Fede grams are prol ome derived fr and complaint uage, etc.) shc in may be made ascr.usda.gov 8661 (22.992 0; (2) fax: (20)
Nodaway, Missouri FSA - 578 (09 Farm Numbe Operator Name and			Planting Period 01	CERTIFIC reported fc practice, al land uses of Producer's	In accorda USDA proi status, inci Remedies Sign Langi information http://www form, call (20250-941

81.52 Acres, Nodaway County, MO FSA 578