

**BIDDING ENDS AT 1:00 PM MAY 15, 2024**



**119.39 ACRES,  
NODAWAY COUNTY, MO**  
*Online Auction*

Here's a good 119 acre upland farm well located in northwest Nodaway County just east of the town of Elmo, Missouri. It has lots of tillable acres and there is prime timberland that offers superb hunting opportunities. This tract adjoins State Route C which offers easy access to Maryville and major markets in St. Joseph and Kansas City. This tract also adjoins the neighboring 40 acres auctioning the same day, giving you the opportunity to purchase 160 contiguous acres. Improvements include terraces and drainage tile that will make a great starter or recreational farm.



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](http://www.BarnesRealty.com)

# PROPERTY FEATURES

## Opening Bid:

\$3,015.33/taxable acres or \$360,000.00

## Real Estate Taxes:

2023 taxes are \$422.59 on 119.39 taxable acres

## Rental Status:

Leased for the 2024 crop year

## 2024 Annual Income

\$250/Acre x 100 tillable acres = \$25,000.00

Hunting Lease: \$3,750.00

**Total: \$28,750.00**

2024 Cash rent and hunting lease Income will be prorated to the date of delivery of the deed at closing.

## Listing Agent:

Rick Barnes (660)-851-1152 or  
Rickey@BarnesRealty.com

## Location:

The farm is located a little under a mile and a half southeast of the town of Elmo, MO on State Highway C

## Improvements:

Terraces and drainage tile

## 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 The listing may be withdrawn with or without approval.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:

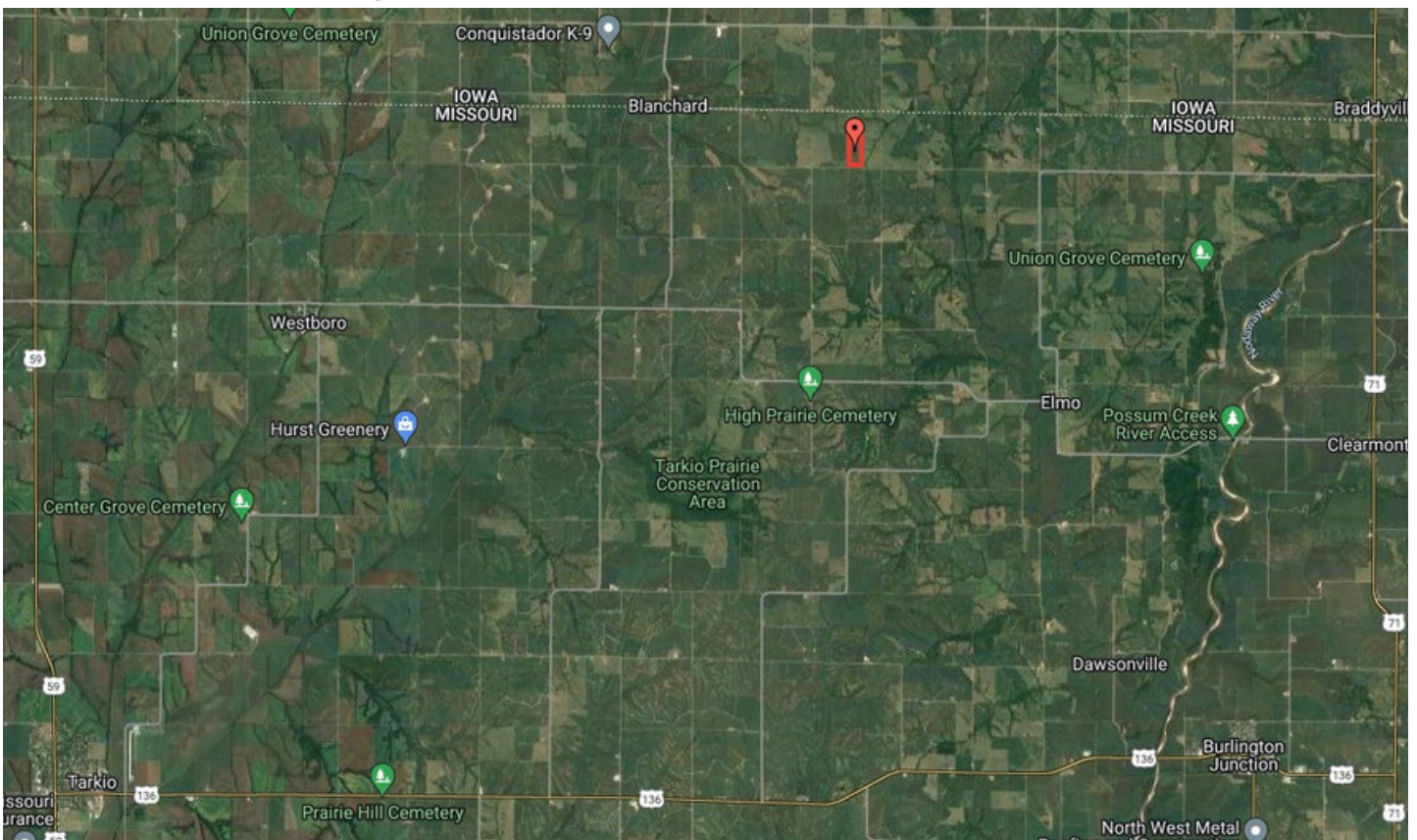
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

# AERIAL MAPS

Google Aerial Map:

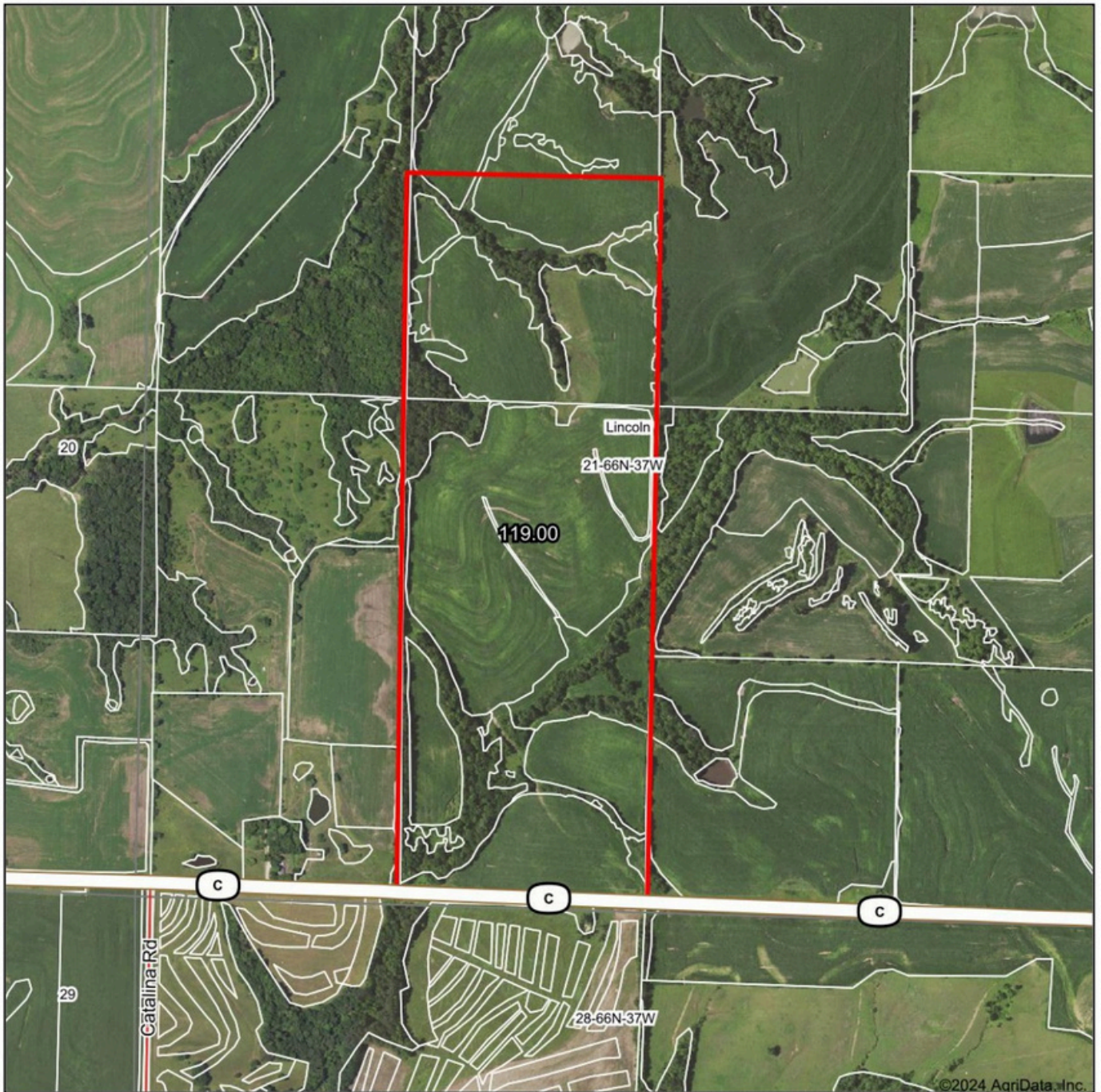


General Location Map:



# SURETY MAPS

## Aerial Map



Boundary Center: 40° 30' 46.06, -95° 5' 59.42

0ft 832ft 1663ft



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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21-66N-37W  
Nodaway County  
Missouri

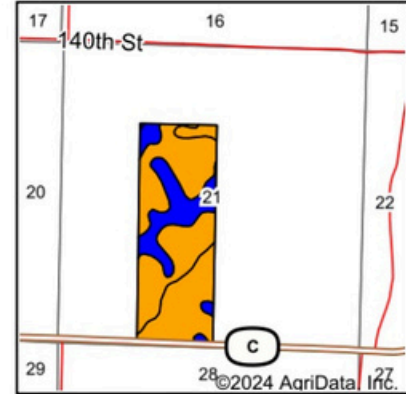
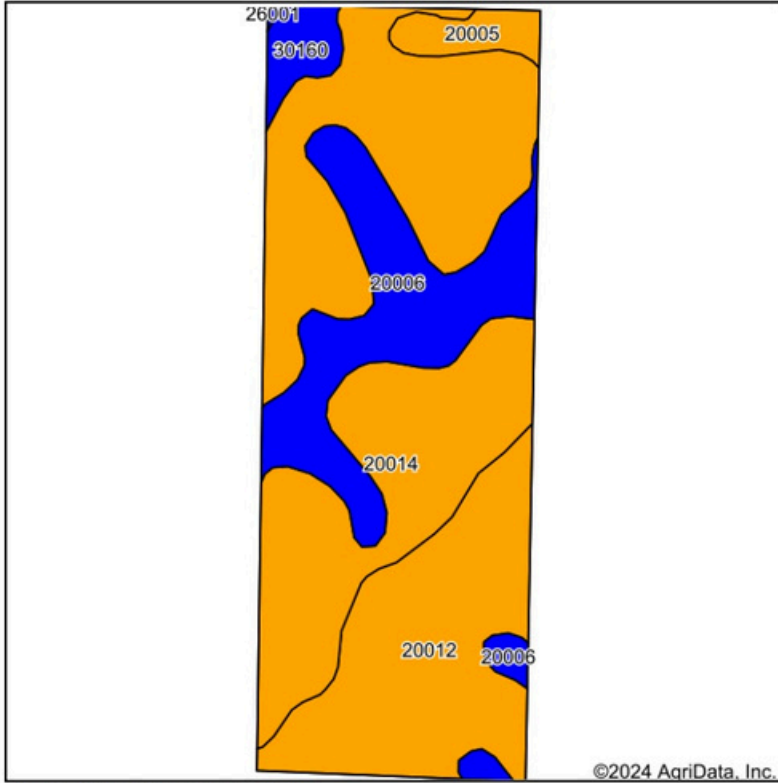


4/17/2024

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

# SURETY MAPS

## Soils Map



State: **Missouri**  
 County: **Nodaway**  
 Location: **21-66N-37W**  
 Township: **Lincoln**  
 Acres: **119**  
 Date: **4/17/2024**



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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	59.98	50.4%		IIIe	75	75	57	55	
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	28.80	24.2%		IIIe	77	77	60	58	
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	23.31	19.6%		Ile	92	92	77	79	
20005	Lamoni clay loam, 5 to 9 percent slopes	3.47	2.9%		IIIe	65	65	59	49	
30160	Olmitz loam, 2 to 5 percent slopes	3.32	2.8%		Ile	96	96	69	82	
26001	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	0.12	0.1%		IIw	93	85	49	92	
<b>Weighted Average</b>						<b>2.78</b>	<b>*n 79.1</b>	<b>*n 79.1</b>	<b>*n 62</b>	<b>*n 61</b>

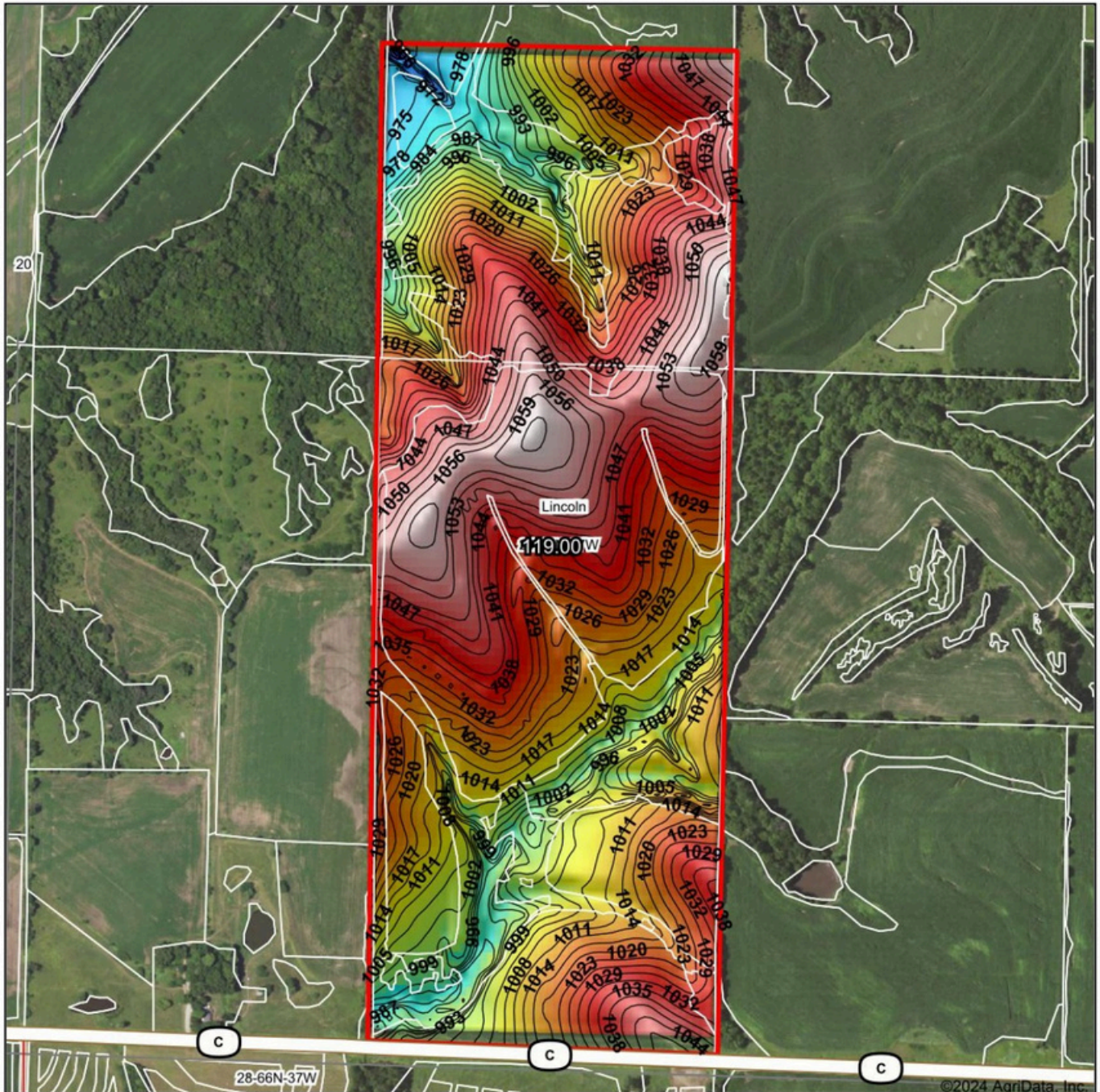
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

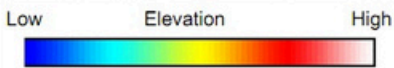
Soils data provided by USDA and NRCS.

# SURETY MAPS

## Topography Hillshade



©2024 AgriData, Inc.



Maps Provided By:



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

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 953.2  
Max: 1,063.5  
Range: 110.3  
Average: 1,023.7  
Standard Deviation: 20.7 ft



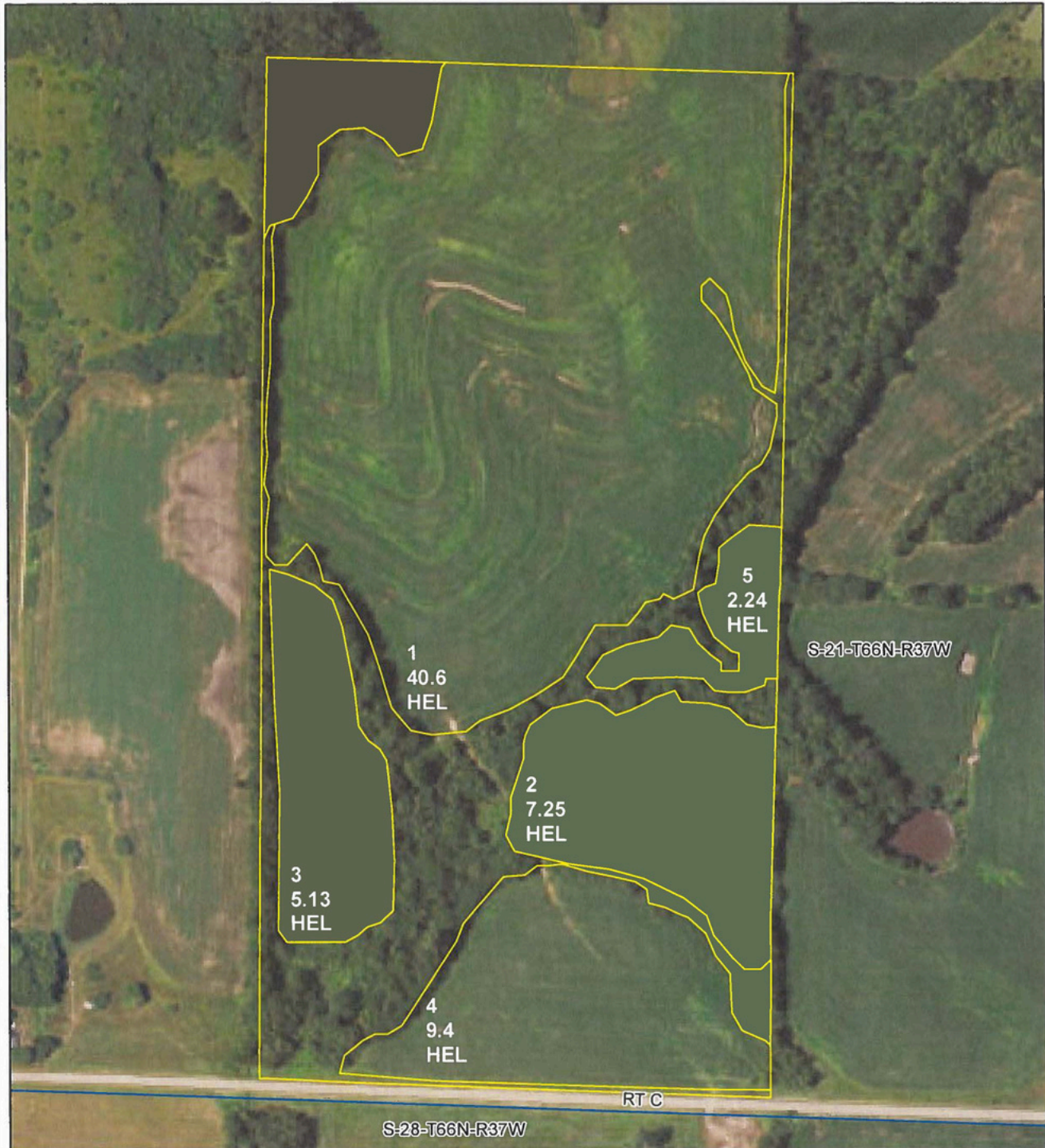
4/17/2024

21-66N-37W  
Nodaway County  
Missouri

Boundary Center: 40° 30' 46.06, -95° 5' 59.42

# FSA INFORMATION

## FSA Map South 80:



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, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

### Nodaway Co. FSA

All Crop Non Irrigated Unless Notated  
 C=Com Yel GR ; CW=Com Whe 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=Alfal FD  
 \*Unless notated on Map

1 inch equals 328 feet

Program Year: 2023

Created: 9/1/2022

Flown: 2020-06-05

- clu
- crp
- plss

Farm 6302  
Tract 2590



# FSA INFORMATION

## FSA-156EZ South 80:

**Missouri** U.S. Department of Agriculture **FARM: 6302**  
**Nodaway** Farm Service Agency **Prepared: 11/25/22 9:03 AM**  
**Report ID: FSA-156EZ** **Abbreviated 156 Farm Record** **Crop Year: 2023**  
**DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.** **Page: 1 of 2**

**Operator Name** **Farm Identifier**  
 8384, 8385 DIV 5153= 6298 THRU 6304

**Farms Associated with Operator:**  
 8384, 8385

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.35	64.62	64.62	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	64.62	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.47	107	0.00
SOYBEANS	29.93	34	0.00
<b>Total Base Acres:</b>	60.4		

**Tract Number:** 2590 **Description** D-3 S21-T66-R37  
**FSA Physical Location :** Nodaway, MO **ANSI Physical Location:** Nodaway, MO  
**BIA Range Unit Number:**  
**HEL Status:** HEL: conservation system is being actively applied  
**Wetland Status:** Tract does not contain a wetland  
**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.35	64.62	64.62	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	64.62	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.47	107	0.00
SOYBEANS	29.93	34	0.00
<b>Total Base Acres:</b>	60.4		

**Owners:** BARNES NODAWAY MO LLC



# FSA INFORMATION

## FSA-578 South 80:

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 6302

Operator Name and Address

JEFFREY DON WILLIAMS  
27145 112 ST  
WESTBORO, MO 64498-9156

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 11/25/2022

PAGE: 1

Original: PJH  
Revision: \_\_\_\_\_  
Cropland: 64.62  
Farmland: 80.35

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	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
2590	1	CORN	YEL	GR		N	C	N	I	A	40.60		Yes		N	04/30/2022	01	
Producer JEFFREY DON WILLIAMS				Share 100.00				FSA Physical Location Nodaway, Missouri				NAP Unit 5553		Signature Date 06/15/2022				
2		CORN	YEL	GR		N	C	N	I	A	7.25		Yes		N	04/30/2022	01	
Producer JEFFREY DON WILLIAMS				Share 100.00				FSA Physical Location Nodaway, Missouri				NAP Unit 5553		Signature Date 06/15/2022				
3		CORN	YEL	GR		N	C	N	I	A	5.13		Yes		N	04/30/2022	01	
Producer JEFFREY DON WILLIAMS				Share 100.00				FSA Physical Location Nodaway, Missouri				NAP Unit 5553		Signature Date 06/15/2022				
4		CORN	YEL	GR		N	C	N	I	A	9.40		Yes		N	04/30/2022	01	
Producer JEFFREY DON WILLIAMS				Share 100.00				FSA Physical Location Nodaway, Missouri				NAP Unit 5553		Signature Date 06/15/2022				
5		CORN	YEL	GR		N	C	N	I	A	2.24		Yes		N	04/30/2022	01	
Producer JEFFREY DON WILLIAMS				Share 100.00				FSA Physical Location Nodaway, Missouri				NAP Unit 5553		Signature Date 06/15/2022				

Tract 2590 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	YEL	GR	N	A						64.62													
Photo Number/Legal Description: D-3 S21-T66-R37					Cropland: 64.62					Reported on Cropland: 64.62					Difference: 0.00					Reported on Non-Cropland: 0.00				

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 6302

Operator Name and Address

JEFFREY DON WILLIAMS  
27145 112 ST  
WESTBORO, MO 64498-9156

### REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2022

DATE: 11/25/2022

PAGE: 2

Original: PJH  
Revision: \_\_\_\_\_  
Cropland: 64.62  
Farmland: 80.35

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	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	YEL	GR	N	A	64.62									

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.

Operator's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
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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 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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION

## FSA Map North 40:



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, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

**Nodaway Co. FSA**

All Crop Non Irrigated Unless Notated  
 C=Com Yel GR ; CW=Com Whe 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=Alfal FD  
 \*I Iness notated on Man

1 inch equals 184 feet



**Program Year: 2023**

Created: 9/1/2022

Flown: 2020-06-05

- clu
- crp
- plss

**Farm 8385**  
**Tract 10538**

# FSA INFORMATION

## FSA-156EZ North 40:

**Missouri** U.S. Department of Agriculture **FARM: 8385**  
**Nodaway** Farm Service Agency **Prepared: 11/25/22 9:03 AM**  
**Report ID: FSA-156EZ** **Abbreviated 156 Farm Record** **Crop Year: 2023**  
**DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.** **Page: 1 of 2**

**Operator Name** **Farm Identifier** **Recon Number**  
 6302, 8384 2016 DIV 7216=8384+8385 2016 - 50

**Farms Associated with Operator:**  
 6302, 8384

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
40.39	35.41	35.41	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod				
0.0	0.0	35.41	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.51	81	0.00
SOYBEANS	3.5	36	0.00
<b>Total Base Acres:</b>	20.01		

**Tract Number:** 10538 **Description** S21-T66-R37  
**FSA Physical Location :** Nodaway, MO **ANSI Physical Location:** Nodaway, MO

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied **Recon Number**  
**Wetland Status:** Tract contains a wetland or farmed wetland 2016- 49

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
40.39	35.41	35.41	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	35.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.51	81	0.00
SOYBEANS	3.5	36	0.00
<b>Total Base Acres:</b>	20.01		

**Owners:** BARNES NODAWAY MO LLC

# FSA INFORMATION

## FSA-578 North 40:

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 8385

Operator Name and Address

JEFFREY DON WILLIAMS  
27145 112 ST  
WESTBORO, MO 64498-9156

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 11/25/2022

PAGE: 1

Original: PJH  
Revision: \_\_\_\_\_  
Cropland: 35.41  
Farmland: 40.39

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	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	
10538	46	CORN	YEL	GR		N	C	N	I	A	35.41		Yes		N	04/30/2022	01		
Producer JEFFREY DON WILLIAMS						Share 100.00			FSA Physical Location Nodaway, Missouri						NAP Unit 5553		Signature Date 06/15/2022		
Tract 10538 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	YEL	GR	N	A						35.41								
Photo Number/Legal Description: S21-T66-R37																			
Cropland: 35.41					Reported on Cropland: 35.41					Difference: 0.00					Reported on Non-Cropland: 0.00				

Nodaway, Missouri

FSA - 578 (09-13-16)

Farm Number: 8385

Operator Name and Address

JEFFREY DON WILLIAMS  
27145 112 ST  
WESTBORO, MO 64498-9156

### REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2022

DATE: 11/25/2022

PAGE: 2

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Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	YEL	GR	N	A	35.41									

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.

Operator's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
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