



# FARMLAND AUCTION

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

## *40 Acres +/- Nodaway County, MO* *Online Auction*

*Bidding ends at 11:00am May 15, 2024*

*Here's a good 40-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. Improvements include terraces and drainage tile that will make a great starter or recreational farm.*

### **LOCATION:**

The farm is located a half mile east of the town of Elmo, MO on 140th Street.

### **OPENING BID:**

\$3,000.00/Acre or \$120,000.00 Total

### **FSA INFORMATION:**

Farmland: 39.86  
Cropland: 31.30

### **TAXES/TAXABLE ACRES:**

2023 taxes were \$145.16

### **RENTAL STATUS:**

Currently rented for 2024 crop year (31.31 tillable acres)

### **ANNUAL INCOME:**

Row Crop: 31.31 Acres x \$250.00/Acre = \$7,827.50

Well setup for hunting lease income  
2024 Cash rent Income will be prorated to the date of delivery of the deed at closing.



### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [Jamie@barnesrealty.com](mailto:Jamie@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 property on terms satisfactory with the current owners.

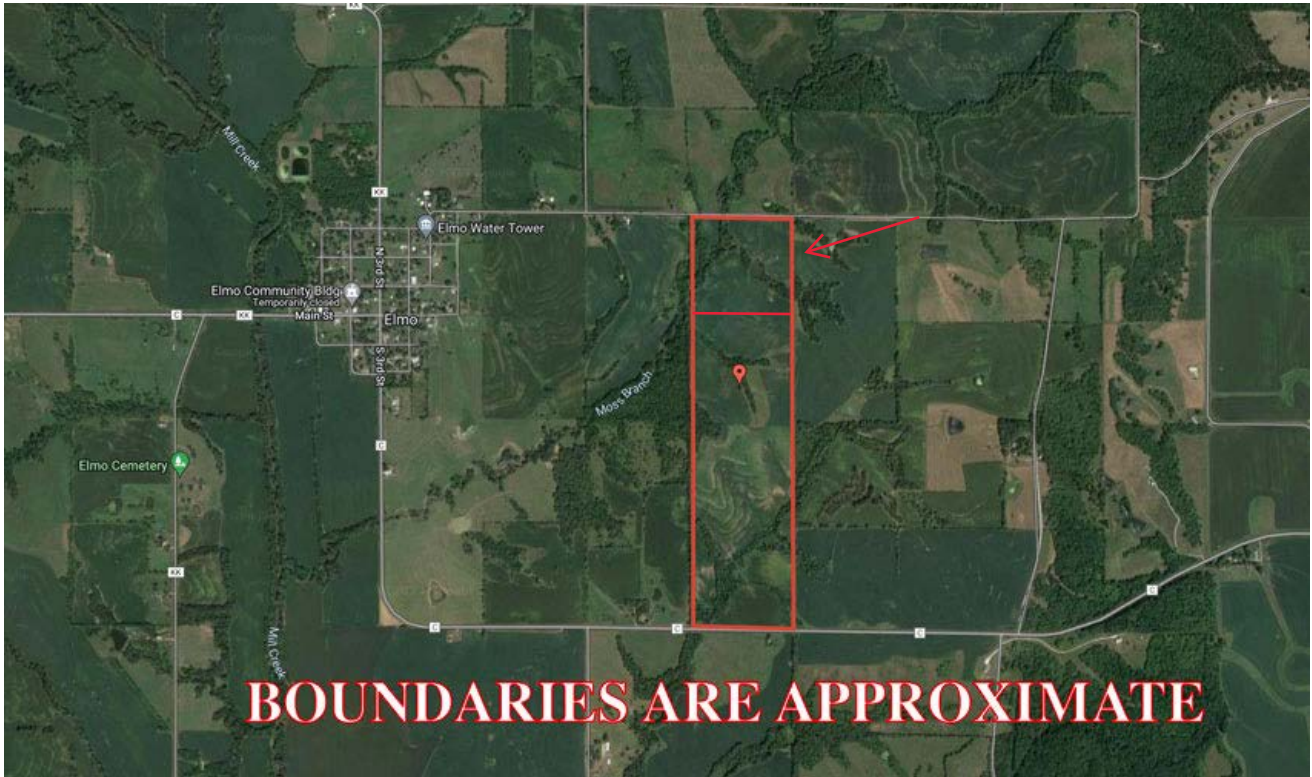
*Setting the trend for how Real Estate is sold in the Midwest.*

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 The listing may be withdrawn with or without approval.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.

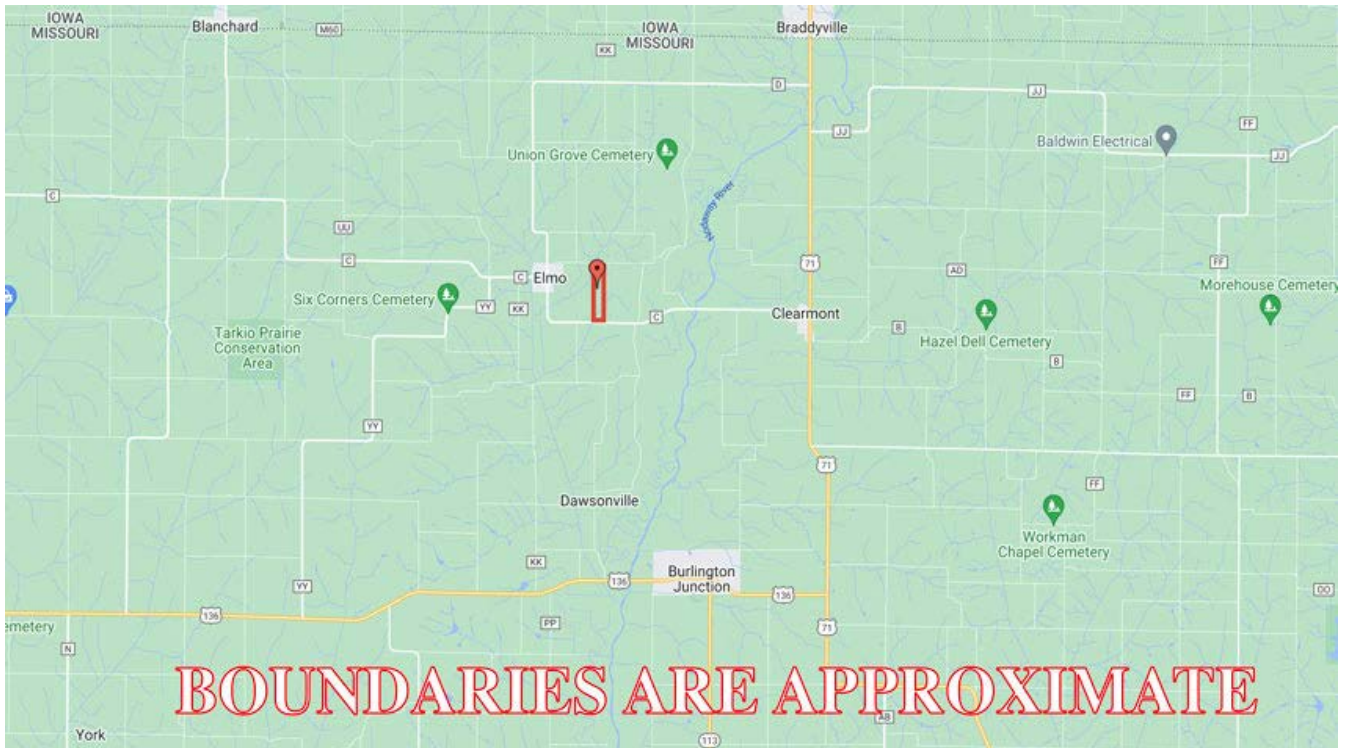
All inquiries, inspections, appointments, and offers must be sent thorough:

**Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177**

***40 Acres +/- Nodaway County, MO***  
***Google Aerial Map***



***Driving Map***





# *40 Acres +/- Nodaway County, MO*

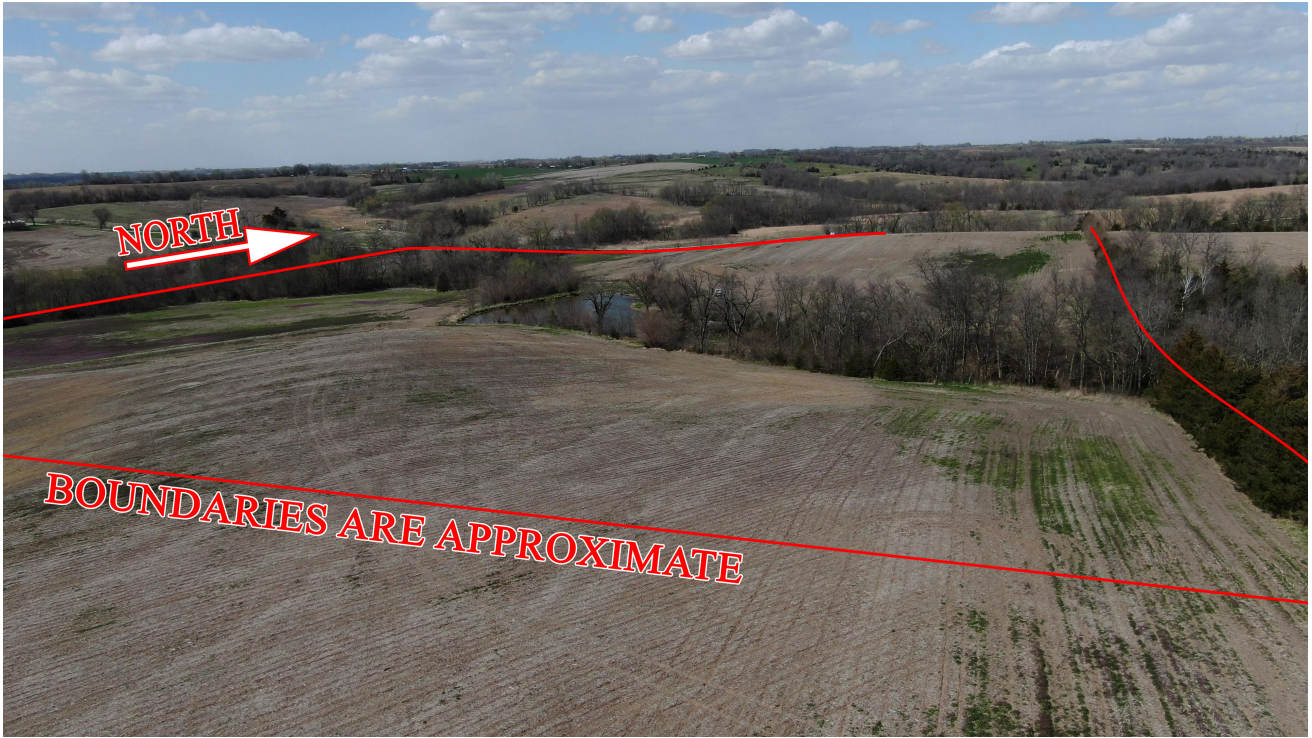
## *Photos*





# 40 Acres +/- Nodaway County, MO

## Photos





# 40 Acres +/- Nodaway County, MO

## FSA Aerial



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) for exact wetland boundaries and determinations, or contact NRC S.

**Nodaway Co. FSA**

All Crop Non Irrigated Unless Notated  
 C=Com Yel GR ; CW=Corn Wht GR  
 SB=Soybn Corn 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 Mbp

1 inch equals 400 feet



**Program Year: 2023**

Created: 4/10/2023

Flown: 2022-7-10

- clu
- crp
- plss

**Farm 8384**  
**Tract 10539**



# 40 Acres +/- Nodaway County, MO

## FSA 156EZ

MISSOURI NODAWAY 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 : 8384</b> Prepared : 8/11/23 8:25 AM CST Crop Year : 2023
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Operator Name : .  
 CRP Contract Number(s) : None  
 Recon ID : 29-147-2016-50  
 Transferred From : None  
 ARCPLC G/W/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.86	31.30	31.30	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	31.30	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	14.59	0.00	81	
Soybeans	3.10	0.00	36	
<b>TOTAL</b>	<b>17.69</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 10539  
**Description** : S21-T66-R37  
**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** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : 29-147-2016-49

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.86	31.30	31.30	0.00	0.00	0.00	0.00	0.0



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## FSA 156EZ

MISSOURI NODAWAY Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 8384 Prepared : 8/11/23 8:25 AM CST Crop Year : 2023
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**Tract 10539 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	31.30	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	14.59	0.00	81
Soybeans	3.10	0.00	36
<b>TOTAL</b>	<b>17.69</b>	<b>0.00</b>	

**NOTES**

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.

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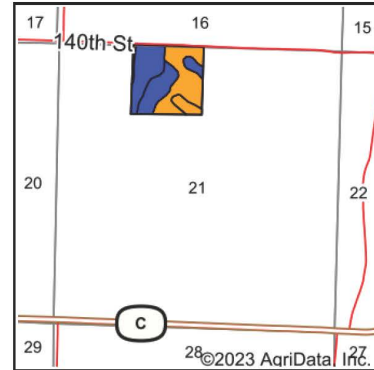
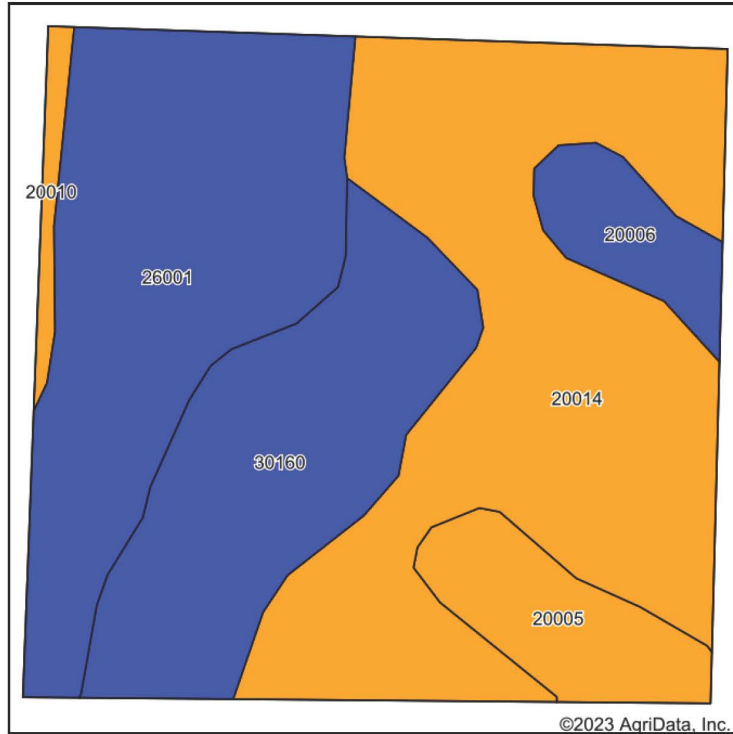
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide 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) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# 40 Acres +/- Nodaway County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Nodaway**  
 Location: **21-66N-37W**  
 Township: **Lincoln**  
 Acres: **40**  
 Date: **10/20/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 24

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	15.79	39.5%		IIIe	73	73	56	54
26001	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	11.05	27.6%		IIw	93	85	49	92
30160	Olmitz loam, 2 to 5 percent slopes	8.06	20.2%		Ile	96	96	69	82
20005	Lamoni clay loam, 5 to 9 percent slopes	2.72	6.8%		IIIe	65	65	60	49
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.80	4.5%		Ile	92	92	77	79
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	0.58	1.4%		IIIe	83	83	64	63
<b>Weighted Average</b>					<b>2.48</b>	<b>*n 83.6</b>	<b>*n 81.4</b>	<b>*n 58</b>	<b>*n 71.1</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.

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## Surety Map

### Aerial Map



Boundary Center: 40° 31' 12.51, -95° 5' 59.49



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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21-66N-37W  
Nodaway County  
Missouri



10/20/2023