



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
Iliawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

310 Acres m/l, Wayne County, IA

Good, highly tillable row crop farms in Iowa are getting hard to locate and buy these days, but here's one! It's highly tillable, in a good neighborhood not far from Des Moines and has a 2.5 acre pond that would be great for fishing! This farm will make someone a good long-term investment.

LOCATION:

East of Millerton IA on J22 approx. 3 miles to 190th St, then North approx. 1 mile to CR-J18. CR-J18 bisects the tract.

PRICE AND TERMS:

~~\$1,508,904.00~~ **PRICE REDUCED!**
\$4,078.18/taxable acre or \$1,200,000.00

F.S.A. INFORMATION:

According to the FSA 156 & 578:
Farmland: 307.69 acres Cropland: 259.72 acres
Corn: 178.52 base acres PLC Yield: 101 bu/ac
Beans: 59.48 base acres PLC Yield: 30 bu/ac

IMPROVEMENTS:

There are no improvements.

REAL ESTATE TAXES/TAXABLE ACRES:

Annual taxes are approximately \$4,912.00 on 294.25 taxable acres.

MINERAL RIGHTS:

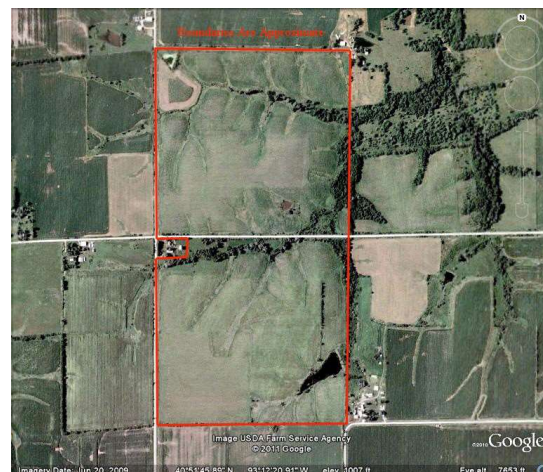
Owner is not retaining any interest in the mineral rights beneath the surface.

RENTAL STATUS:

Farm is leased for \$180.00 per tillable acre for 2016.

LISTING AGENT/OWNER: Rick Barnes: 660-851-1152 or
Email Rick: 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.

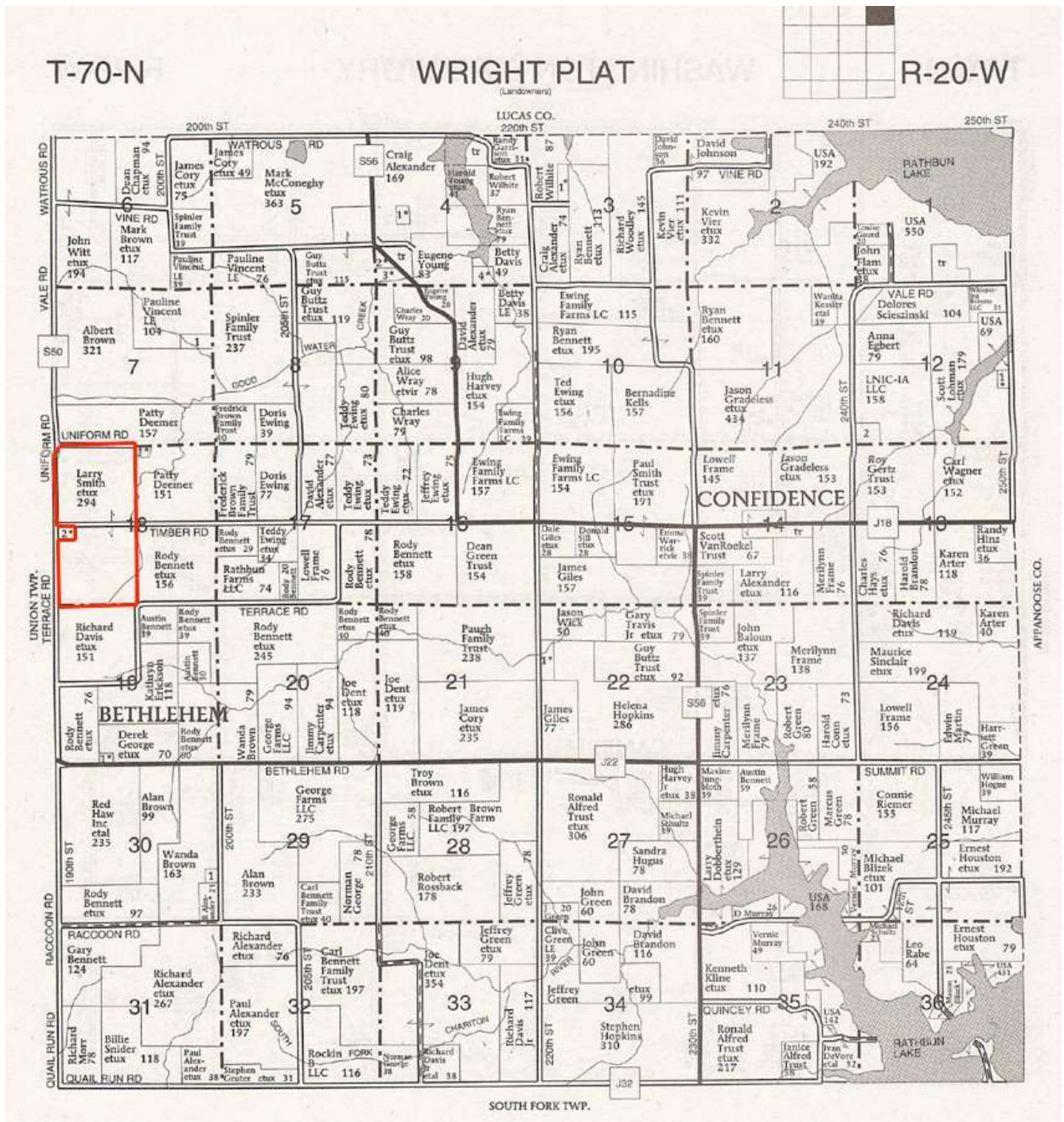


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310 Acres m/l, Wayne CO Iowa

Plat Book Page



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310 Acres m/l, Wayne CO Iowa Driving Map



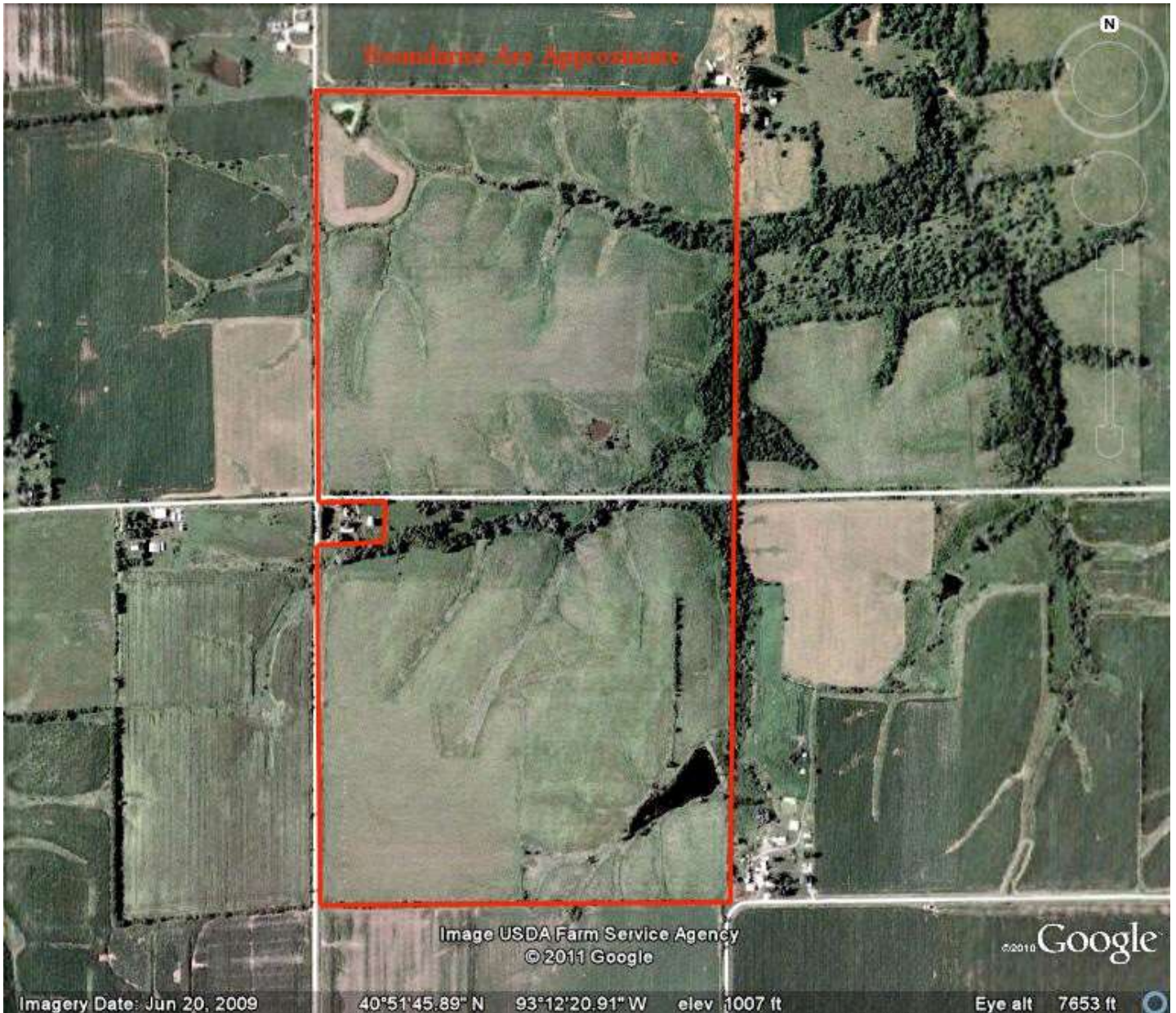
Driving Map – General Location



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***Barnes/Smith, 310 Acres m/l, Wayne CO Iowa
Google Aerial***

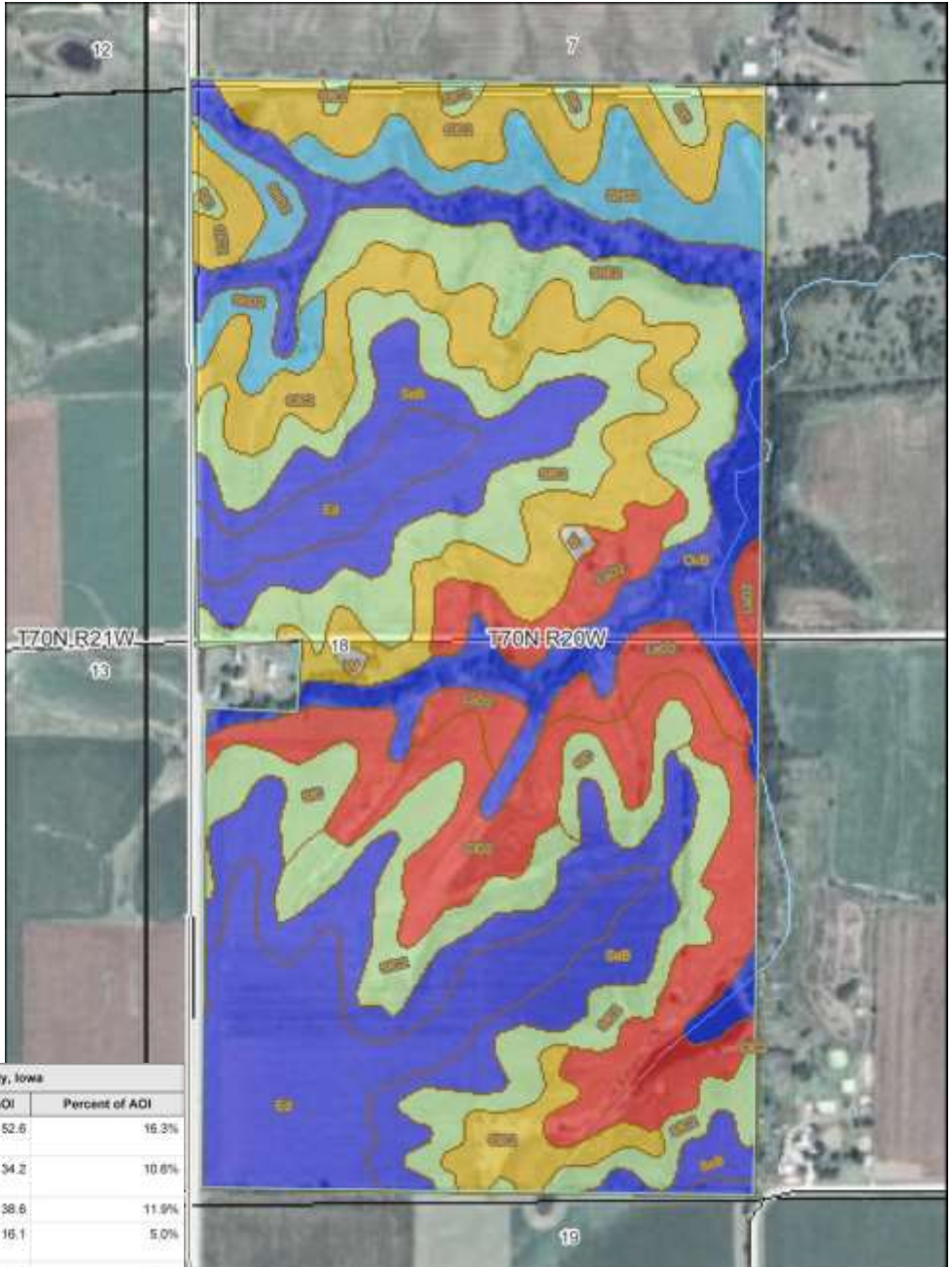


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Barnes/Smith, 310 Acres m/l, Wayne CO Iowa

NRCS CSR Map and CSR Key



Iowa Corn Suitability Rating— Summary by Map Unit — Wayne County, Iowa				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CIC2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25	52.6	16.3%
CID2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	10	34.2	10.6%
Ed	Edina silt loam	60	38.6	11.9%
LaO2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	15	16.1	5.0%
OvB	Olmsted-Vesler-Colo complex, 2 to 5 percent slopes	60	37.6	11.6%
SeB	Seymour silt loam, 2 to 5 percent slopes	60	45.5	14.1%
S/C	Seymour silty clay loam, 5 to 9 percent slopes	40	11.7	3.6%
S/C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	35	49.6	15.3%
ShD2	Shelby loam, 9 to 14 percent slopes, moderately eroded	40	19.8	6.1%
ShE2	Shelby loam, 14 to 18 percent slopes, moderately eroded	38	17.1	5.3%
W	Water		0.8	0.2%
Totals for Area of Interest			323.8	100.0%

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310 Acres m/l, Wayne CO Iowa 156 EZ

Iowa	U.S. Department of Agriculture	FARM: 938
Wayne	Farm Service Agency	Prepared: 12/15/15 9:12 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2016
		Page: 1 of 1

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.

Farm Identifier							Recon Number	
Farms Associated with Operator: 1047, 4241								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
307.69	259.72	259.72	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	259.72	0.0	0.0	0.0		N	

ARC/PLC					PLC-Default NONE
ARC-IC NONE	ARC-CO CORN , SOYBN		PLC NONE		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	
CORN	178.52		101	0.0	
SOYBEANS	59.48		30	0.0	
Total Base Acres:	238.0				

Tract Number: 1450 Description: Sec 18 Wright, Wayne

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
307.69	259.72	259.72	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	259.72	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	178.52		101	0.0		
SOYBEANS	59.48		30	0.0		
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310 Acres m/l, Wayne CO Iowa FSA 578

Wayne, Iowa

FSA - 578 (02-01-91)

Farm Number: 938

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2015

DATE: 7-8-2015
PAGE: 1

Original: _____
Revision: _____
Cropland: 259.72
Farmland: 307.69

Tract Number	CLUF Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official Measured	Planting Date	Planting Period	End Date
1450	1	SOYBN	COM	N	GR			C	I	A	28.18		Yes			7-4-2015	01	
	10	SOYBN	COM	N	GR			C	I	A	11.71	RMA Unit	Yes			NAP Unit 3089	01	
	17	SOYBN	COM	N	GR			C	I	A	7.19	RMA Unit	Yes			NAP Unit 3089	01	
	25	SOYBN	COM	N	GR			C	I	A	1.49	RMA Unit	Yes			NAP Unit 3089	01	
	26	SOYBN	COM	N	GR			C	I	A	115.49	RMA Unit	Yes			NAP Unit 3089	01	
	27	SOYBN	COM	N	GR			C	I	A	93.74	RMA Unit	Yes			NAP Unit 3089	01	
	28	GRASS	ORG	N	LS			C	I	A	0.95	RMA Unit	Yes			NAP Unit 3089	01	2020
	29	GRASS	ORG	N	LS			C	I	A	0.95	RMA Unit	Yes			NAP Unit 3089	01	2020
CnCo	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	CnCo	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	CnCo	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	
SOYBN	COM	N	GR	257.80		GRASS	ORG	N	LS	1.92								
Photo Number/Legal Description: Sec 18 Wright, Wayne																		
Cropland: 259.72 Reported on Cropland: 259.72 Difference: 0.00 Reported on Non-Cropland: 0.00																		

Wayne, Iowa

FSA - 578 (02-01-91)

Farm Number: 938

Operator Name and Address

CARTER LIVESTOCK & FARMING INC
32364 EMERALD RD
GRAHAM, MO 64455-7164

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2015

DATE: 7-8-2015
PAGE: 2

Original: MW
Revision: _____
Cropland: 259.72
Farmland: 307.69

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name				C/C	Share	C/C	Share	C/C	Share	C/C	Share
CARTER LIVESTOCK & FARMING INC				SOYBN	100.00	GRASS	100.00				
Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
SOYBN	COM	N	GR	257.80		GRASS	ORG	N	LS	1.92	

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 farms 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.

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310 Acres m/l, Wayne CO Iowa FSA Map

USDA United States Department of Agriculture
Wayne County, Iowa



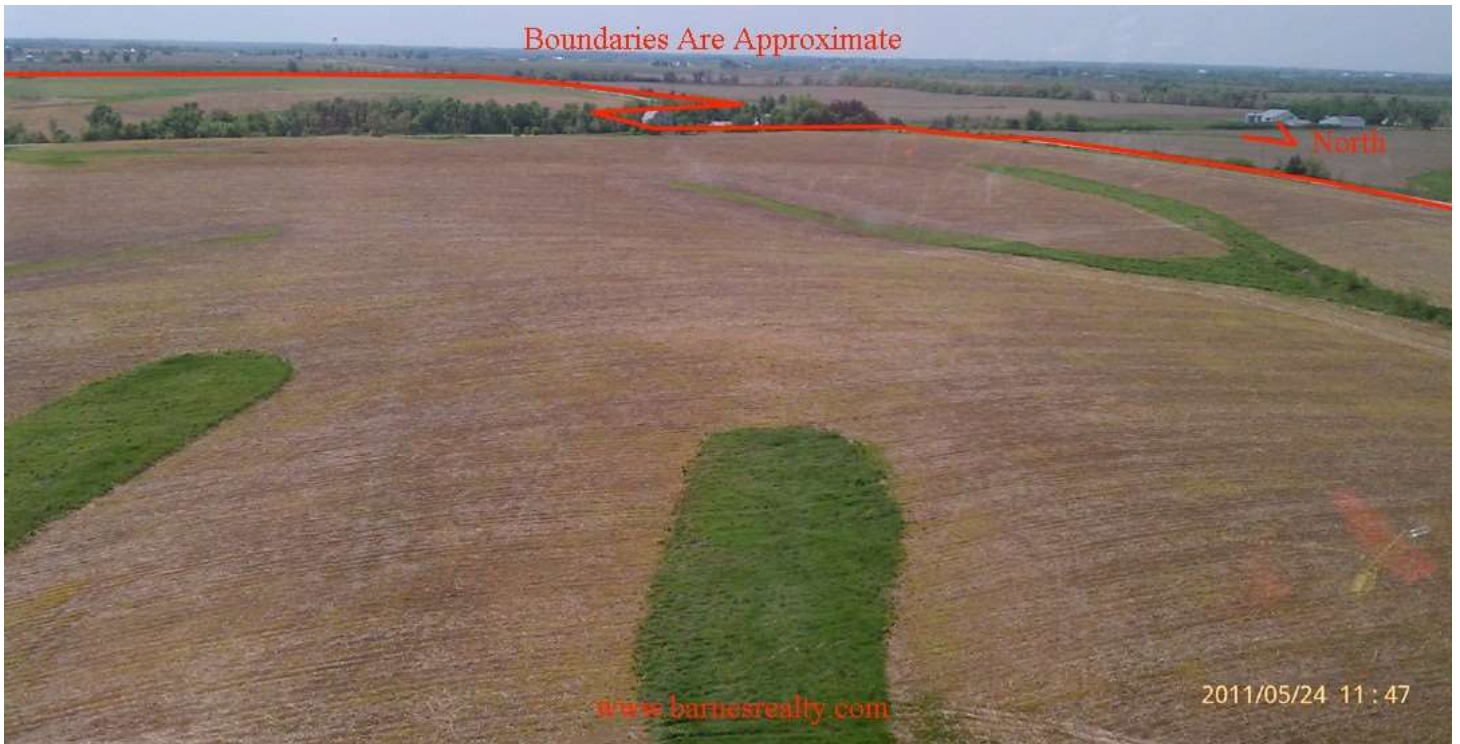
Common Land Unit
 Cropland
 Non-Cropland
 Tract Boundary
 PLSS
 Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation
 □ Compliance Provisions

0 300 600 1,200 Feet
 2013 Ortho Imagery

2015 Program Year
 Map Created October 09, 2014
 Farm 938
 Tract 1450

Tract Cropland Total: 259.72 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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