



**35.54 +/- ACRES,
WARREN COUNTY, IA**
For Sale

If you want the best of the best to own and farm, look no further! This South River Bottomland is highly tillable and has hard surface road frontage. There is 27.73 acres of FSA cropland available for the '25 farming season.



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

PROPERTY FEATURES

Price:

\$10,692.18/taxable acre or
\$380,000.00 total

Real Estate Taxes:

2023 taxes were \$910.00 on 40 taxable
acres. (2024 taxes on 35.54 surveyed acres
are to be determined)

Rental Status:

Rented for the 2025 crop year at
\$215/tillable acre (27.73 tillable acres)

FSA Information:

Attached Below

Listing Agent:

Rick Barnes: 660-851-1152 or
Rickey@barnesrealty.com

Location:

3 miles west and 2 miles south of Indianola, IA
on 85th Ave.

Improvements:

None

2025 Estimated Annual Income:

Cash Rent: \$5,961.95



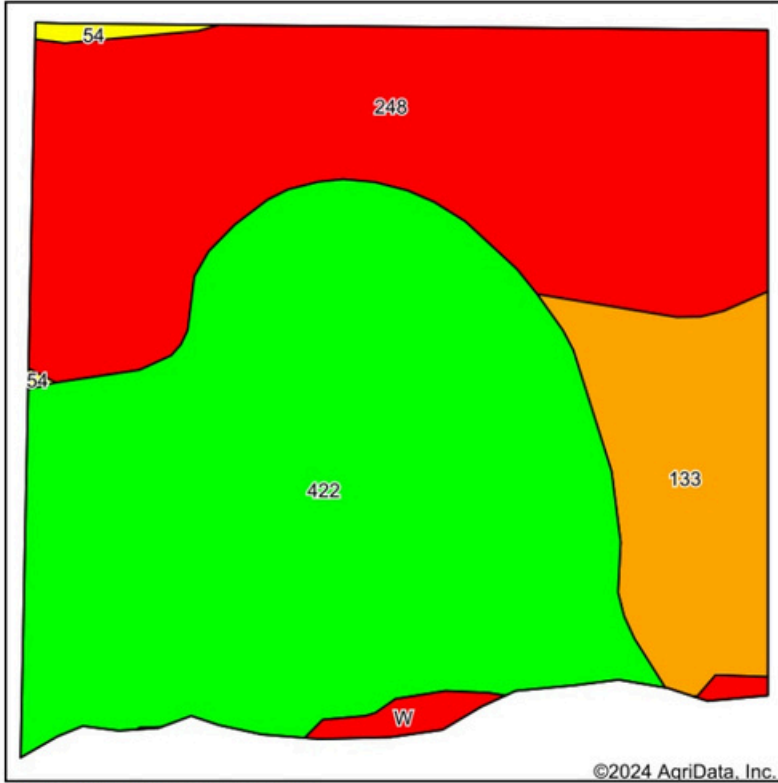
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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:

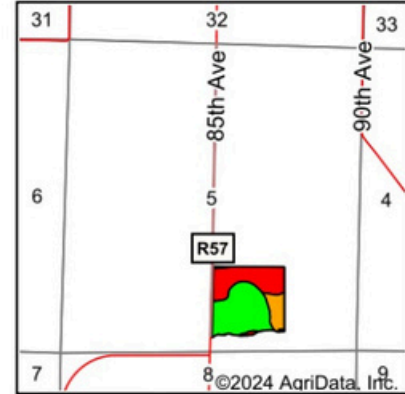
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

SURETY MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Warren
 Location: 5-75N-24W
 Township: White Oak
 Acres: 35.5
 Date: 12/18/2024



Maps Provided By:



Area Symbol: IA181, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
422	Amana silt loam, 0 to 2 percent slopes	18.03	50.9%		Ilw	93	85	88	88	53	83	
248	Wabash silty clay loam, 0 to 2 percent slopes	12.65	35.6%		Illw	38	60	50	47	20	50	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.20	11.8%		Ilw	78	80	81	75	36	80	
W	Water	0.44	1.2%			0	0					
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.18	0.5%		Ilw	67	70	63	58	33	63	
Weighted Average						-	70.3	74.4	*n 72.4	*n 70.6	*n 38.5	*n 69.8

**IA has updated the CSR values for each county to CSR2.

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

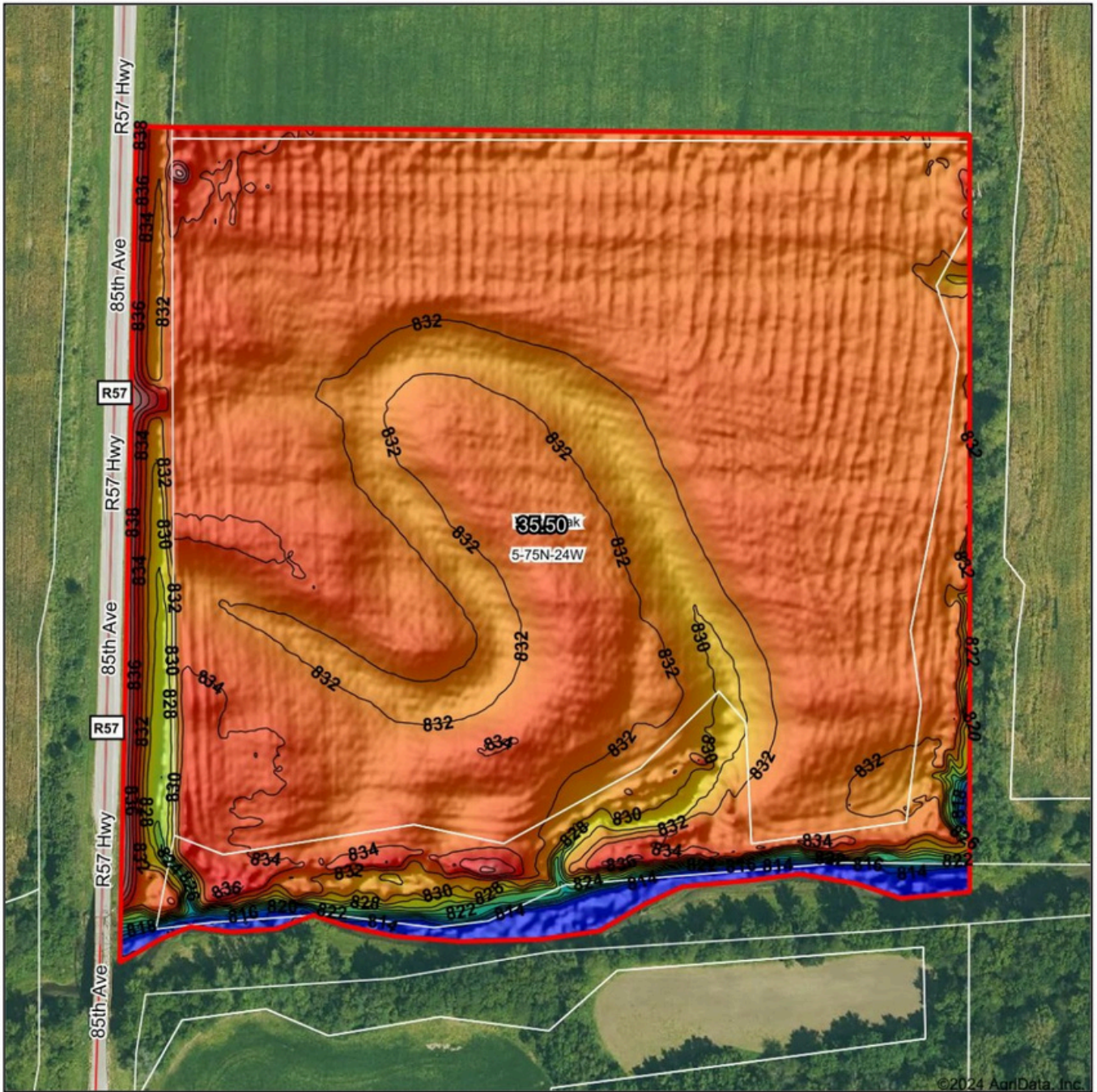
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

SURETY MAPS

Topography Hillshade

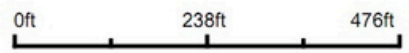


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Low Elevation High



Source: USGS 1 meter dem
Interval(ft): 2
Min: 812.8
Max: 843.2
Range: 30.4
Average: 832.1
Standard Deviation: 3.44 ft



5-75N-24W
Warren County
Iowa

Boundary Center: 41° 19' 27.99, -93° 38' 34.76



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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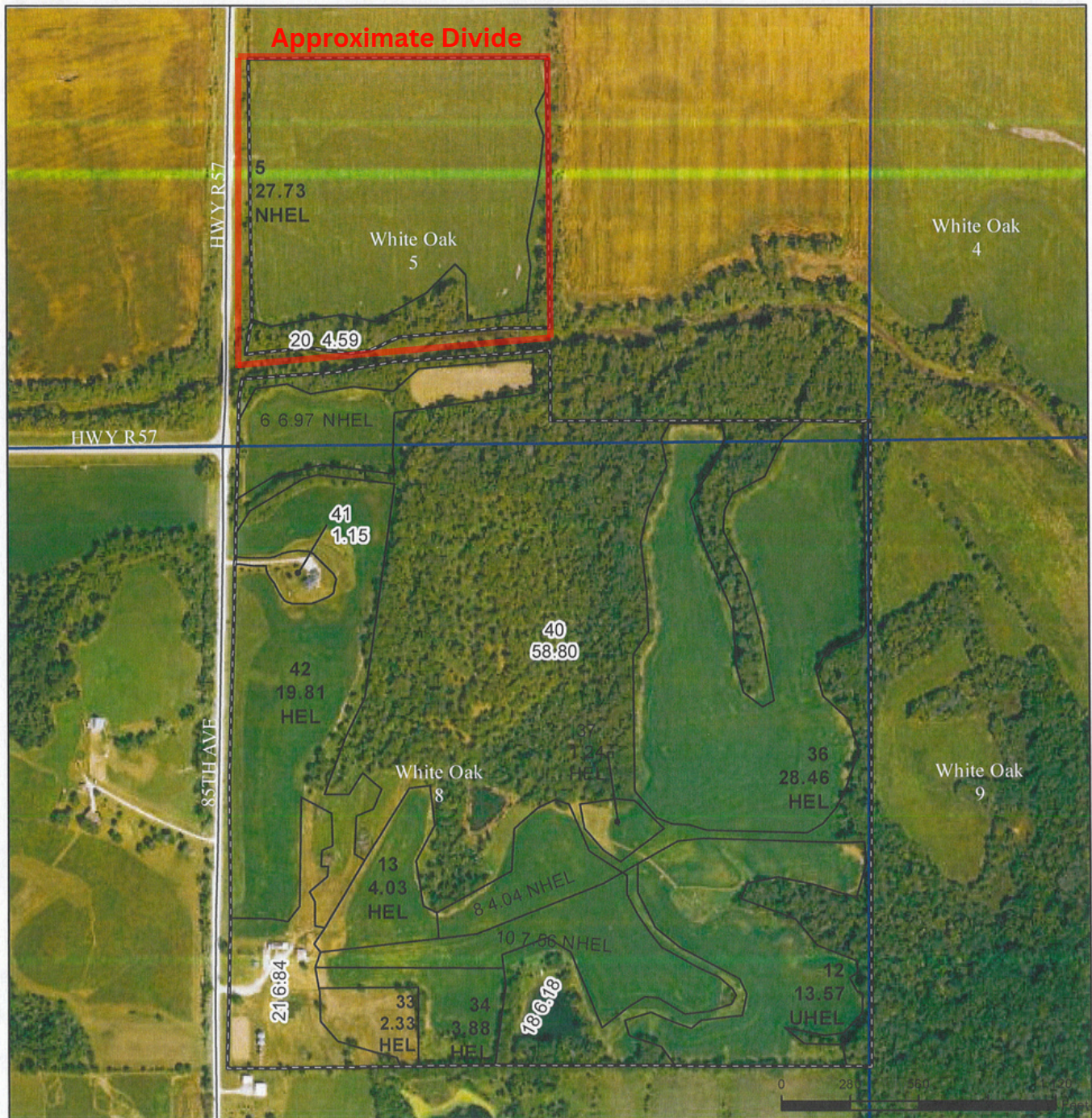
Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION



United States
Department of
Agriculture

Warren County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 119.62 acres

2024 Program Year

Map Created April 22, 2024

Farm 7723

Tract 13632

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FSA INFORMATION

IOWA
 WARREN
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7723
 Prepared : 8/29/24 12:05 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-181-2012-54
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
197.18	119.62	119.62	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	119.62	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.70	0.00	105	
Soybeans	40.30	0.00	40	
TOTAL	110.00	0.00		

NOTES

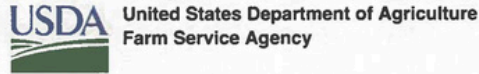
Tract Number : 13632
Description : 5-75-24 WO
FSA Physical Location : IOWA/WARREN
ANSI Physical Location : IOWA/WARREN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : 19-181-2012-53

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
197.18	119.62	119.62	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

IOWA
WARREN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7723
Prepared : 8/29/24 12:05 PM CST
Crop Year : 2024

Tract 13632 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.62	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	69.70	0.00	105
Soybeans	40.30	0.00	40
TOTAL	110.00	0.00	

NOTES

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FSA INFORMATION

Warren, Iowa
FSA - 578 (09-13-16)
Farm Number: 7723
 Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024
DATE: 08/29/2024
PAGE: 1

Original: WCB
 Revision: WCB
 Cropland: 119.62
 Farmland: 197.18

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
13632	5	CORN	YEL	GR		N	C	N	I	A	27.73		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
6A	CORN	YEL	GR			N	C	N	I	A	4.00		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
6B	IDLE					N	C	N	I	A	2.97		Yes		N		01	2099
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
8	CORN	YEL	GR			N	C	N	I	A	4.04		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
10	CORN	YEL	GR			N	C	N	I	A	7.56		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
12A	CORN	YEL	GR			N	C	N	I	A	6.57		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
12B	GRASS	ORG	LS			N	C	N	I	A	7.00		Yes		N	04/01/1990	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
13	CORN	YEL	GR			N	C	N	I	A	4.03		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
33	MIXFG	IGS	GZ			N	C	N	I	A	2.33		Yes		N	04/01/2000	21	2099
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
34A	CORN	YEL	GR			N	C	N	I	A	2.88		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
34B	MIXFG	IGS	GZ			N	C	N	I	A	1.00		Yes		N	04/01/1990	21	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				

Warren, Iowa
FSA - 578 (09-13-16)
Farm Number: 7723

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024
DATE: 08/29/2024
PAGE: 2

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
13632	36A	CORN	YEL	GR		N	C	N	I	A	27.46		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
36B	GRASS	ORG	LS			N	C	N	I	A	1.00		Yes		N	04/01/1990	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
37A	CORN	YEL	GR			N	C	N	I	A	0.75		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
37B	GRASS	ORG	LS			N	C	N	I	A	0.49		Yes		N	04/01/1990	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
42A	CORN	YEL	GR			N	C	N	I	A	11.55		Yes		N	04/11/2024	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				
42B	GRASS	ORG	LS			N	C	N	I	A	8.26		Yes		N	04/01/1990	01	
Producer				Share 100.00				FSA Physical Location Warren, Iowa				NAP Unit 2883		Signature Date 06/26/2024				

Tract 13632 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			
21	MIXFG	IGS	GZ	N	A	3.33	01	GRASS	ORG	LS	N	A	16.75	01	CORN	YEL	GR	N	A	96.57
01	IDLE			N	A	2.97														

Photo Number/Legal Description: 5-75-24 WO
 Cropland: 119.62 Reported on Cropland: 119.62 Difference: 0.00 Reported on Non-Cropland: 0.00

FSA INFORMATION

Warren, Iowa

FSA - 578 (09-13-16)

Farm Number: 7723

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2024

DATE: 08/29/2024

PAGE: 3

Original: WCB
Revision: WCB
Cropland: 119.62
Farmland: 197.18

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.

MARK PUTNEY	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share			
	IDLE		100.00	GRASS	ORG	100.00	CORN	YEL	100.00	MIXFG	IGS	100.00			
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	GRASS	ORG	LS	N	A	16.75		21	MIXFG	IGS	GZ	N	A	3.33	
01	IDLE			N	A	2.97		01	CORN	YEL	GR	N	A	96.57	

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)	Title/Relationship of Individual Signing in the Representative Capacity	Date

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