



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
Hiawatha, KS 66434
(785) 742-4580

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

58.8 Acres, Brown County, KS

Here is real nice farm that has mostly Wymore soils, is on a blacktop road and is ready to go for the 2017 farming season. The owner has maintained fertility at optimum levels and the tenant has used good agronomic practices. This smaller farm will fit any budget or will make a nice addition to an existing larger operation.

LOCATION:

Property is 3.5 miles South of Hiawatha on Kestrel Rd. (East side) and on the North side of 198th St.



PRICE:

\$415,000.00

FSA INFORMATION:

Farmland 57.46; DCP Cropland 56.31
Base acres: Corn: 24.35; Beans: 24.35
PLC Yield: Corn: 97; Beans: 33
Tillable acres: 54.12

TAXES/TAXABLE ACRES:

2016 taxes were \$1,497.42
on 58.8 taxable acres.

RENTAL STATUS:

Available for 2017 crop season.

LISTING AGENT:

Roger Aberle
(785)-547-6289 or roger@barnesrealty.com

BROKER PARTICIPATION:

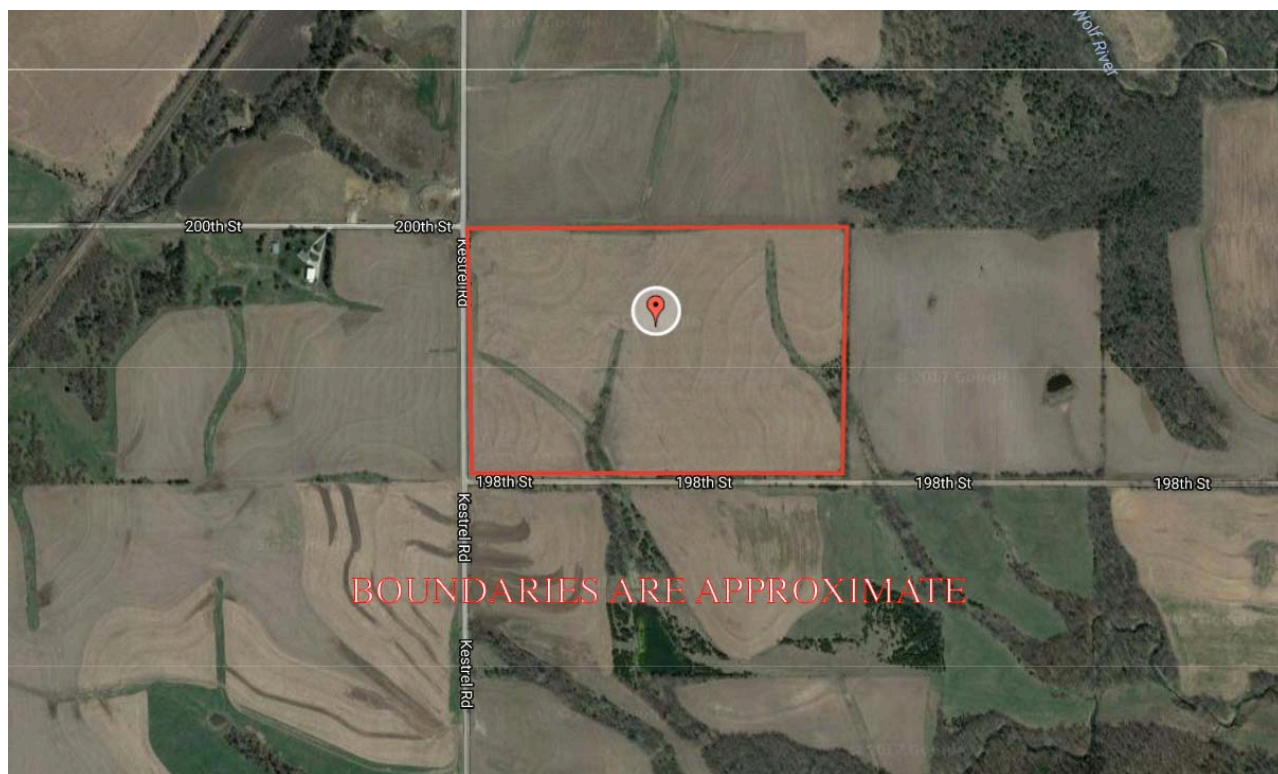
Barnes Realty Company, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



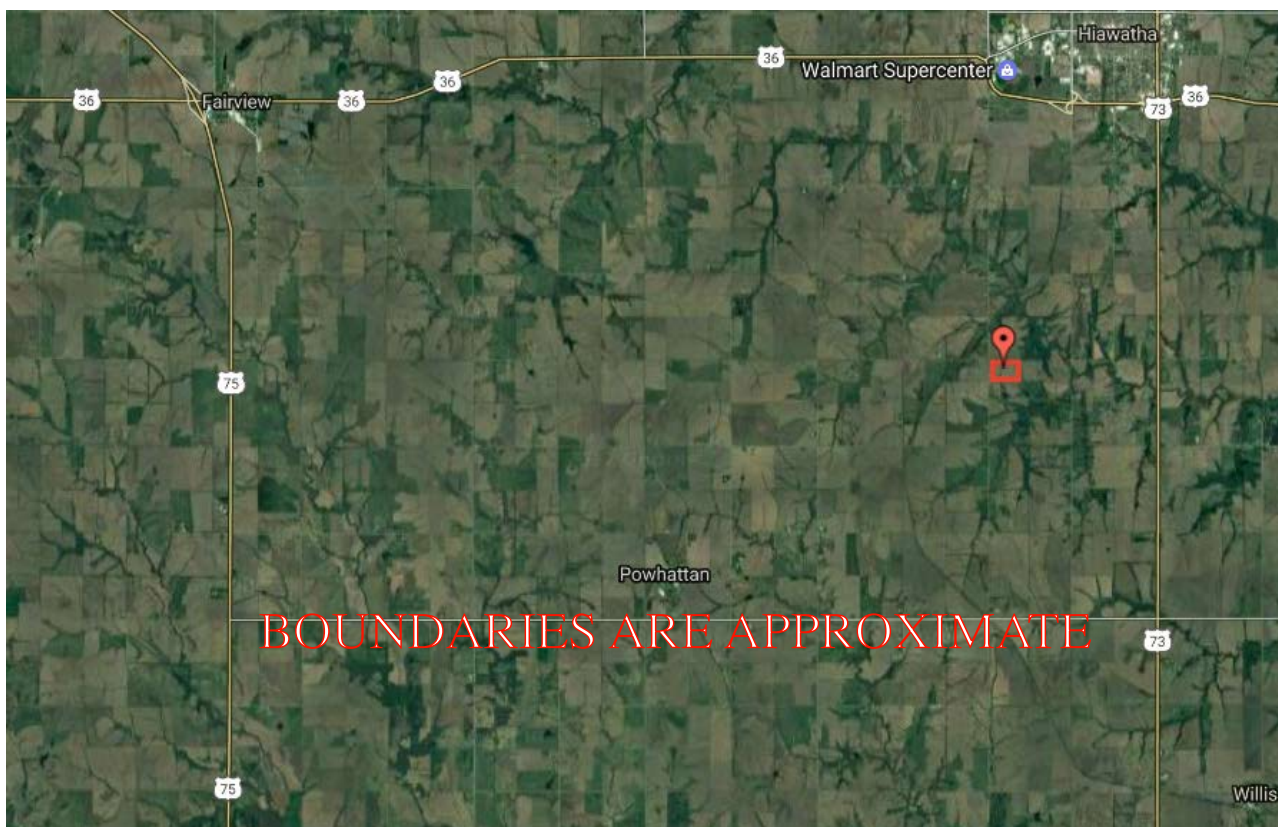
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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy him self 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 The listing may be withdrawn with or without approval.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, Barnes Realty Co, 18156 HWY 59, Mound City, MO 64470 PH: 660-442-3177.

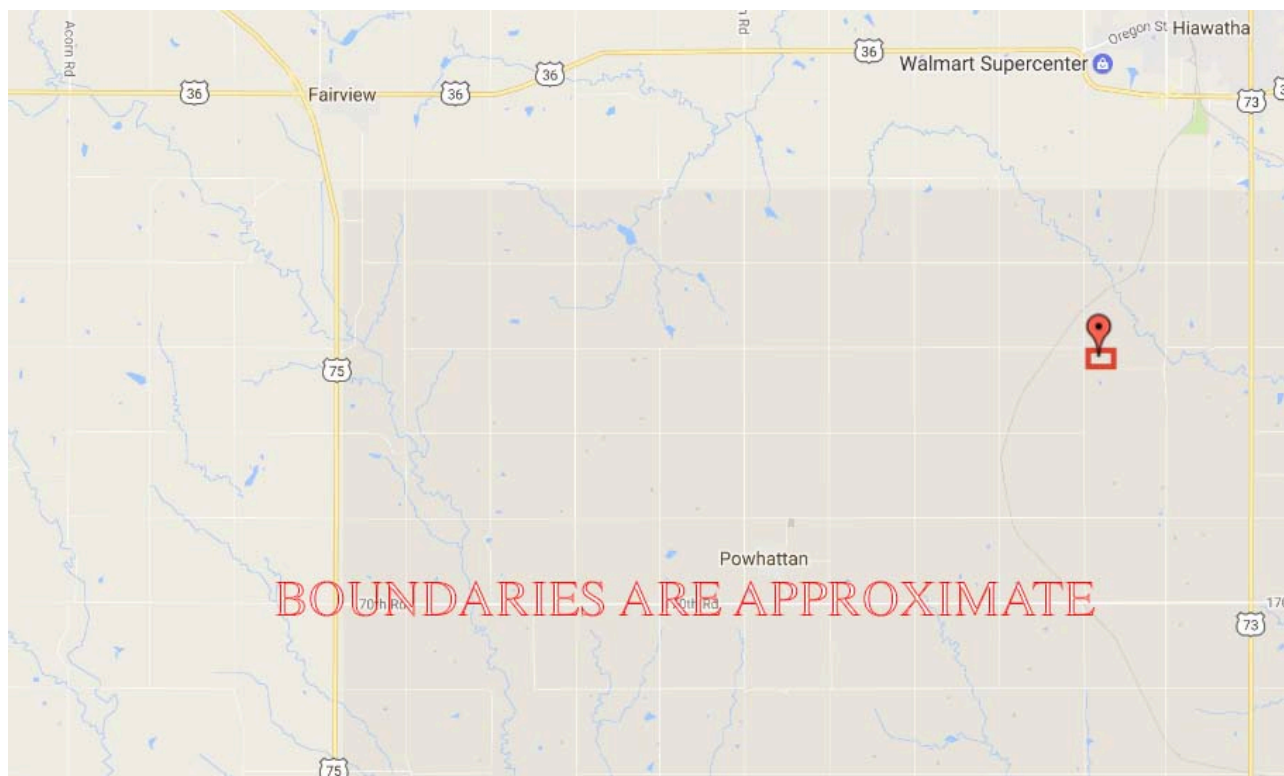
58.8 Acres, Brown County, KS
Google Aerial Map



General Location Map



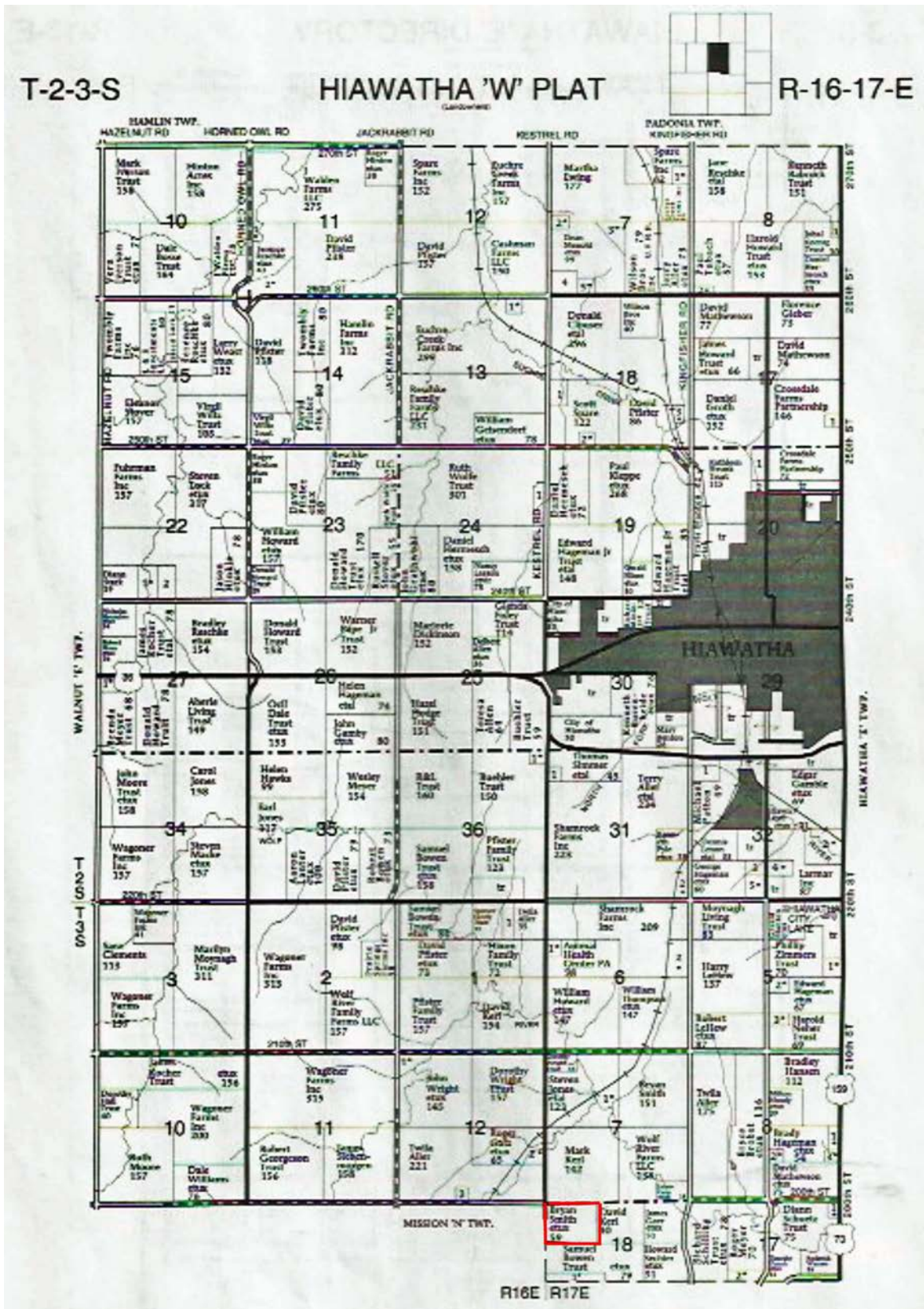
58.8 Acres, Brown County, KS
Driving Map



Tax Map



58.8 Acres, Brown County, KS
Plat Map



58.8 Acres, Brown County, KS
Surety Map

Aerial Map



map center: 39° 47' 45.94, -95° 33' 36.13

0ft 387ft 774ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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18-3S-17E
Brown County
Kansas



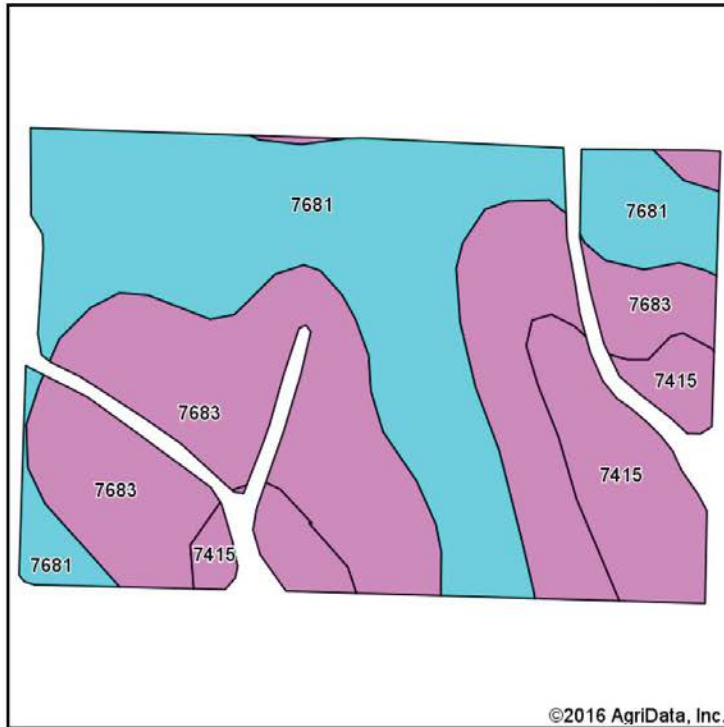
12/15/2016

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

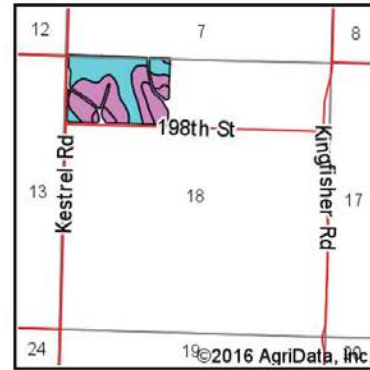
58.8 Acres, Brown County, KS

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **18-3S-17E**
 Township: **Hiawatha**
 Acres: **54.12**
 Date: **12/15/2016**

Maps Provided By:



Area Symbol: KS013, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Corn	Grain sorghum	Soybeans	Winter wheat	Smooth brome	grass	*n NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	23.33	43.1%		IIIe	IIIe								63
7681	Wymore silty clay loam, 1 to 3 percent slopes	23.10	42.7%		Ile	Ile								63
7415	Mayberry clay loam, 3 to 7 percent slopes	7.69	14.2%		IIIe		4	95	71	27	31		3	55
Weighted Average							0.6	13.5	10.1	3.8	4.4		0.4	*n 61.9

Area Symbol: KS013, Soil Area Version: 19

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

58.8 Acres, Brown County, KS

FSA 156 EZ

Tract Number: 1760 Description: H8 1A FRL N1/2 NW1/4 18 3 17

FSA 156 EZ

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
57.46	56.31	56.31	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	56.31	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.35		97	0.0
SOYBEANS	24.35		31	0.0
Total Base Acres:	48.7			

FSA 578

Brown, Kansas

PROGRAM YEAR: 2016

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 6-23-2016
PAGE: 1

Farm Number: 5300

Operator Name and Address

Original: _____
Revision: _____
Cropland: 96.48
Farmland: 105.47

Tract Number	CLU/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		
1760	2	SOYBN	COM	N	GR			C	I	A	42.11		Yes			6-5-2016	01			
		Producer BRYAN SMITH																		
						Share		100.00					RMA Unit					NAP Unit 3171		
	3	SOYBN	COM	N	GR			C	I	A	5.92		Yes			6-5-2016	01			
		Producer BRYAN SMITH																		
						Share		100.00					RMA Unit					NAP Unit 3171		
	4	GRASS	SMO	N	LS			C	I	A	0.97		Yes			6-23-2016	01	2030		
		Producer KRC FARMS LLC																		
						Share		100.00					RMA Unit					NAP Unit 3590		
	5	GRASS	SMO	N	LS			C	I	A	0.29		Yes			6-23-2016	01	2030		
		Producer KRC FARMS LLC																		
						Share		100.00					RMA Unit					NAP Unit 3590		
	6	GRASS	SMO	N	FG			C	I	A	0.93		Yes			6-23-2016	01	2030		
		Producer KRC FARMS LLC																		
						Share		100.00					RMA Unit					NAP Unit 3590		
	21	SOYBN	COM	N	GR			C	I	A	6.09		Yes			6-5-2016	01			
		Producer BRYAN SMITH																		
						Share		100.00					RMA Unit					NAP Unit 3171		
PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	GRASS	SMO	N	LS	1.26		01	SOYBN	COM	N	GR	54.12		01	GRASS	SMO	N	FG	0.93	
Photo Number/Legal Description: H8 1A FRL N1/2 NW1/4 18 3 17																				
Cropland: 56.31						Reported on Cropland: 56.31						Difference: 0.00				Reported on Non-Cropland: 0.00				

58.8 Acres, Brown County, KS

FSA Map



Farm: 5300
Tract: 1760



November 05, 2015

United States Department of
Agriculture Farm Service Agency

Brown County KS

1:3,219

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 NRCS.

Maps are for FSA acreage reporting purposes only.

* Unless noted, Corn, Grain Sorghum/Milo, Oats, Soybeans, Sunflowers and Wheat have Intended Use of Grain (GR) and Practice of Non-Irrigated (NI).

* Unless noted, Hay is Brome Grass with an Intended Use of Forage (FG) and Practice of Non-Irrigated (NI).

Wetlands

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

- Cropland
- ▨ Not Cropland

58.8 Acres, Brown County, KS
Aerial Photos



58.8 Acres, Brown County, KS
Aerial Photos

