



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

134.2 Acres, Richardson County, NE

This tract has a fantastic mix of Upland & Missouri River Bottom soils! Second to none and it's all in great condition! If you want some wooded area to hunt with income, combine this with our 60+ acre Richardson County Timber offering!

LOCATION:

North of Rulo, NE on 661 Ave. See driving map.

PRICE:

\$5,275.00/acre or \$707,905.00 total

IMPROVEMENTS:

The tract is unimproved.

FSA INFORMATION:

According to the FSA 156 & 578:

Tract 9790:

Farmland: 75.76 Acres

Cropland: 75.73 Acres

Corn: 37.7 base acres PLC Yield: 143 bu/ac

Soybeans: 37.7 base acres PLC Yield: 47 bu/ac

Tract 9791:

Farmland: 56.38 Acres

Cropland: 56.38 Acres

Corn: 28.1 base acres PLC Yield: 143 bu/ac

Soybeans: 28.1 base acres PLC Yield: 47 bu/ac



TAXES/TAXABLE ACRES:

2014 taxes were \$5,583.92 on 134.2 taxable acres.

RENTAL STATUS:

The farm is available for full possession for the 2017 crop year.

LISTING AGENT: Jamie Barnes (660) 851-1125 or jamie@barnesrealty.com

BROKER PARTICIPATION:

As the listing broker, Barnes Realty will present any and all written offers provided by a Buyer's Agent. However, because Barnes Realty is not offering co-brokerage on this particular listing, Barnes Realty encourages all Buyer's Agents to acquire a written Buyer's Agency Agreement with their Buyer prior to submitting any offers.

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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 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 The listing may be withdrawn with or without approval.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.

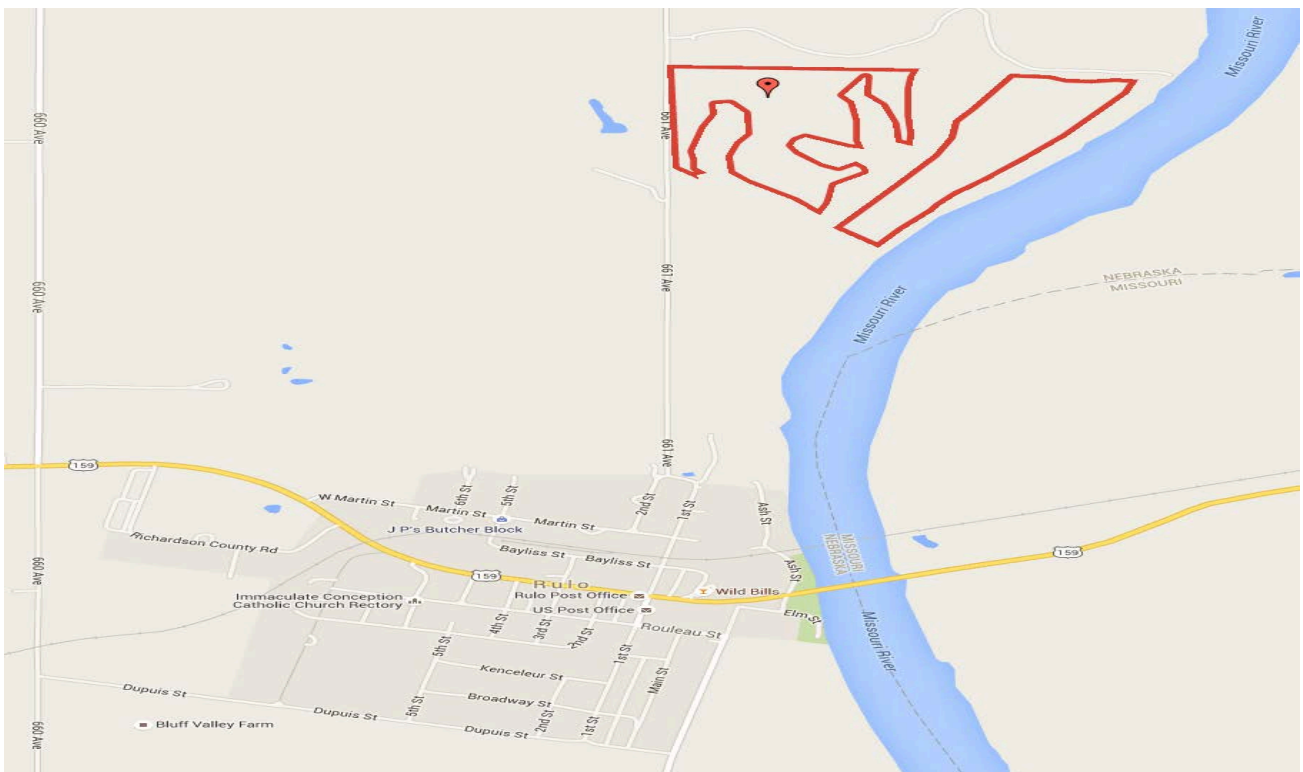
All inquiries, inspections, appointments, and offers must be sent thorough:

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

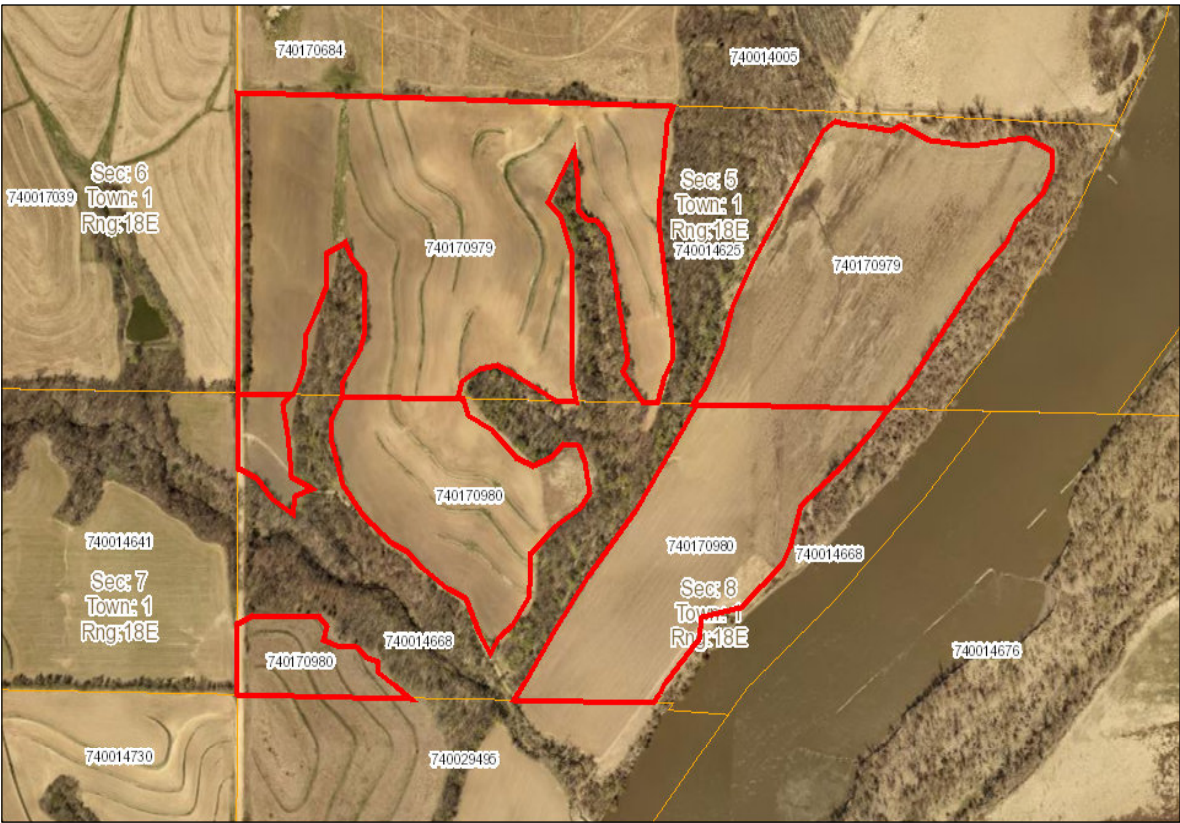
134.2 Acres, Richardson County, NE
Google Aerial



Driving Map

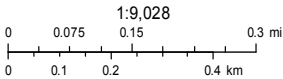


134.2 Acres, Richardson County, NE
Tax Map



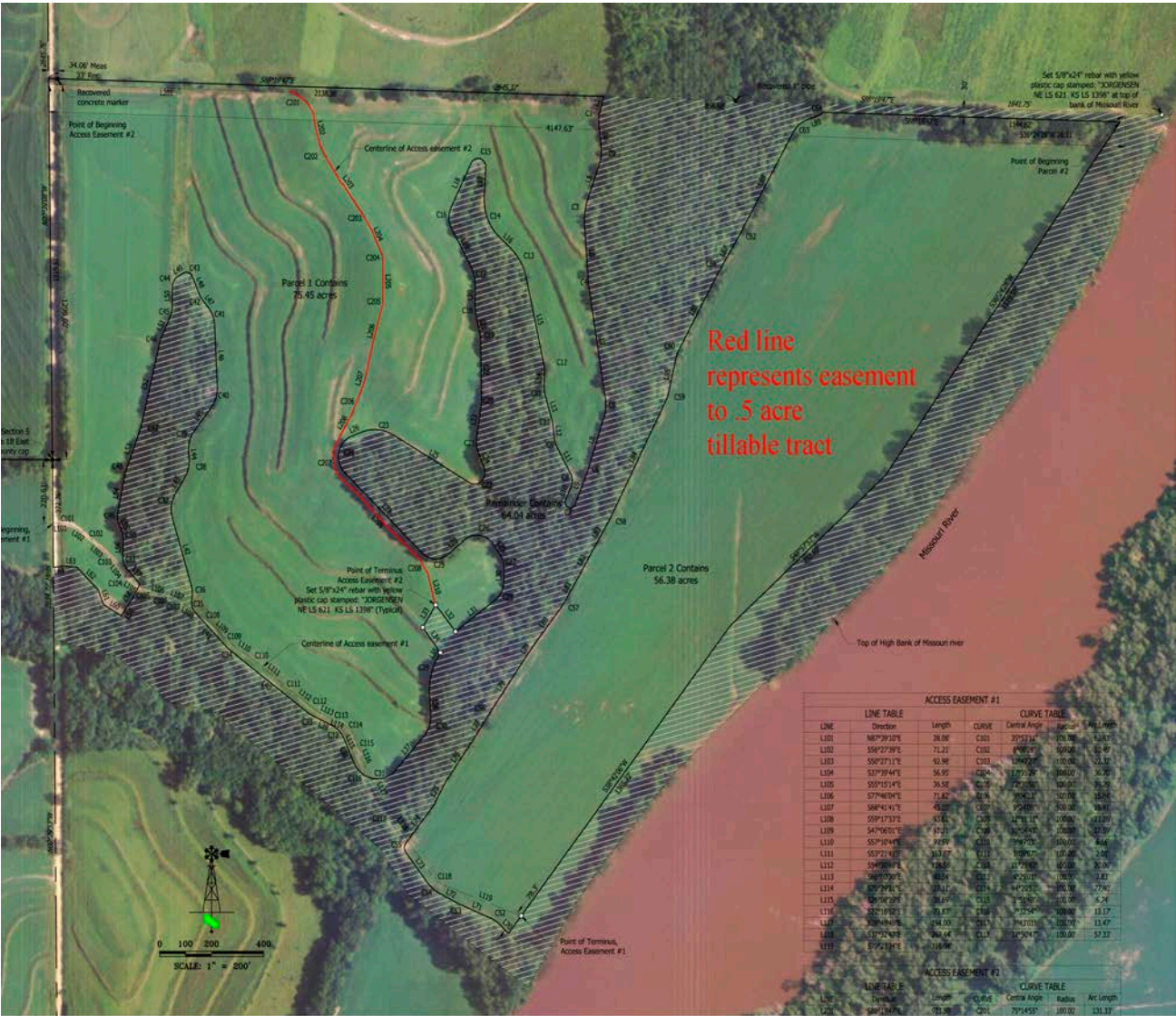
March 8, 2017

- Parcels
- Sections



Richardson County
GIS Workshop, LLC.

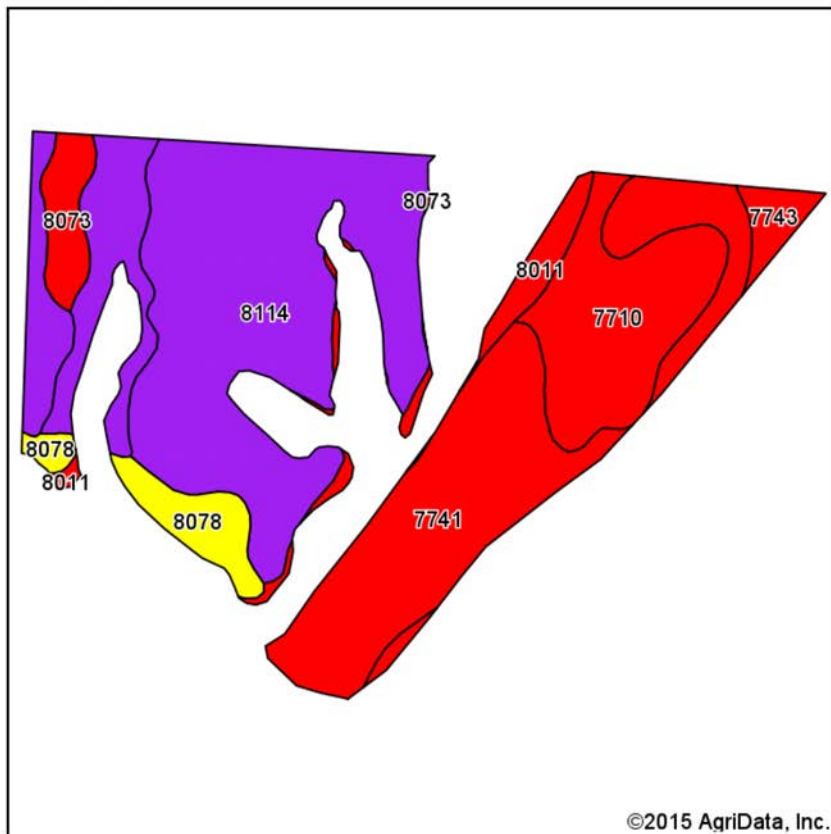
134.2 Acres, Richardson County, NE
Survey



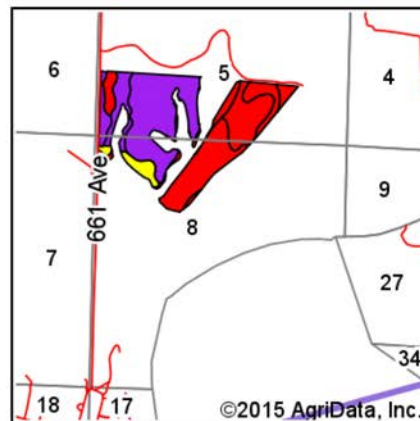
ACCESS EASEMENT #1					
LINE TABLE			CURVE TABLE		
LINE	Direction	Length	CURVE	Central Angle	Arc Length
L101	N87°39'10"E	38.08	C101	39°53'14"	131.76
L102	S58°07'38"E	71.21	C102	8°48'58"	50.49
L103	S50°07'11"E	62.98	C103	12°40'27"	110.00
L104	S37°39'47"E	58.95	C104	13°22'38"	104.03
L105	S35°13'47"E	35.58	C105	12°22'50"	76.26
L106	S77°46'04"E	71.82	C106	10°46'12"	127.58
L107	S48°41'41"E	45.22	C107	15°48'07"	80.30
L108	S39°17'37"E	51.61	C108	14°11'11"	110.26
L109	S47°06'01"E	47.21	C109	14°25'45"	85.88
L110	S35°10'44"E	8.99	C110	7°59'23"	15.61
L111	S13°21'43"E	113.17	C111	13°36'17"	137.48
L112	S44°00'07"E	138.69	C112	11°21'01"	167.38
L113	S40°17'00"E	88.04	C113	4°26'11"	100.71
L114	S37°39'47"E	129.12	C114	4°47'23"E	162.38
L115	S35°10'44"E	35.58	C115	12°22'50"	76.26
L116	S32°10'52"E	55.87	C116	11°25'54"	100.40
L117	S30°48'47"E	154.00	C117	10°12'01"	162.71
L118	S17°32'48"E	269.44	C118	14°30'47"	180.00
L119	S75°13'01"E	118.06			

ACCESS EASEMENT #2					
LINE TABLE			CURVE TABLE		
LINE	Direction	Length	CURVE	Central Angle	Arc Length
L120	S44°00'07"E	70.88	C119	7°51'45"E	101.32
L121	S44°00'07"E	70.88			

134.2 Acres, Richardson County, NE



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Richardson**
Location: **8-1N-18E**
Township: **Rulo**
Acres: **134.97**
Date: **10/6/2015**

Maps Provided By:



Area Symbol: NE147, Soil Area Version: 13

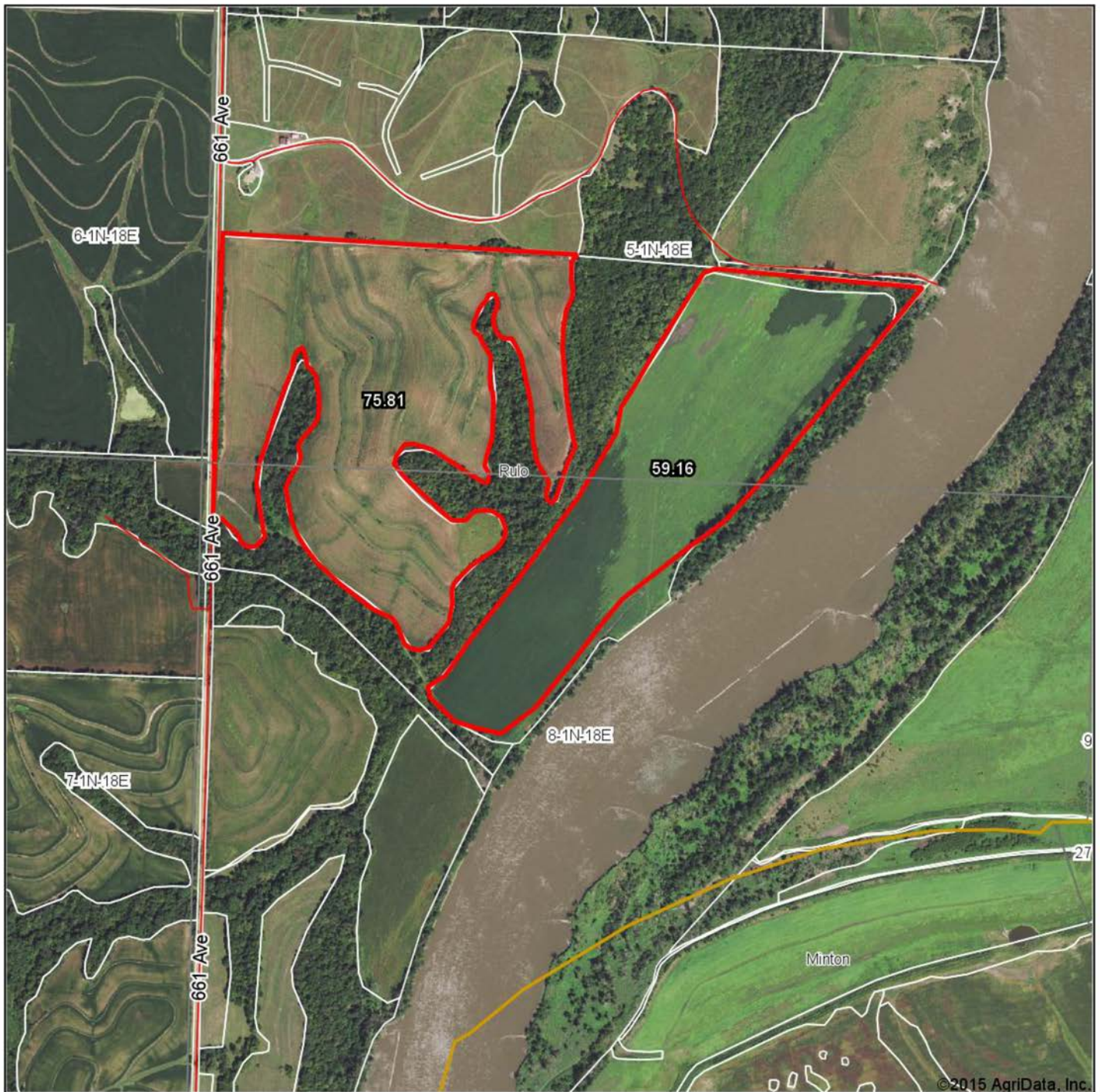
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
8114	Pohocco silt loam, 11 to 17 percent slopes, eroded	54.25	40.2%		IVe		3600	56	51	51	43
7741	Haynie silt loam, occasionally flooded	34.66	25.7%		IIw	IIw	4851	49	61	61	52
7710	Albaton silty clay, occasionally flooded	18.22	13.5%		IIIw	IIIw	3300	28	38	38	25
8070	Monona silt loam, 11 to 17 percent slopes	9.33	6.9%		IVe		3600	60	73	73	64
8078	Monona silt loam, 6 to 11 percent slopes	6.00	4.4%		IIIe	IVe	3600	69	79	79	69
8011	Ida soils, 30 to 60 percent slopes	5.15	3.8%		VIIe		2495	4	18	18	13
8073	Monona silt loam, 17 to 30 percent slopes	4.28	3.2%		VIe		3600	29	38	38	26
7743	Haynie and Sarpy soils, occasionally flooded	3.08	2.3%		IIw	IIw	4291	38	49	49	40
Weighted Average							3854.4	48	52.9	52.9	43.7

Area Symbol: NE147, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

134.2 Acres, Richardson County, NE
Surety Map



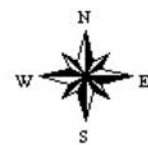
map center: 40° 4' 14.32, 95° 25' 8.15

scale: 10575

Maps Provided By:



8-1N-18E
Richardson County
Nebraska



10/6/2015

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

134.2 Acres, Richardson County, NE
FSA 156

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Sep 22, 2015

Abbreviated 156 Farm Record

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.73	75.73	75.73	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	75.73	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.70	0.00	0	143
Soybeans	37.70	0.00	0	47

TOTAL **75.40** **0.00**

NOTES

State : NEBRASKA
County : RICHARDSON

Farm Number : 5384
Tract Number : 9791

Description : PTESS 5 1 18; PTENN 8 1 18

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
56.38	56.38	56.38	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	56.38	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	28.10	0.00	0	143
Soybeans	28.10	0.00	0	47

TOTAL **56.20** **0.00**

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
Cr/Co CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irrig 56.38	Irrigated		Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
Photo Number/Legal Description: PTESS 5 1 18; PTENN 8 1 18																		
Cropland: 56.38											Difference: 0.00				Reported on Non-Cropland: 0.00			
9948	1A	CORN	YEL	N	GR			C	I	A	45.65		Yes			4-29-2015	01	
													RMA Unit			NAP Unit 2756		
	1AA	GRASS	SMO	N	LS			C	I	A	1.31		Yes			1-8-2004	01	202'
													RMA Unit			NAP Unit 2755		
	2A	CORN	YEL	N	GR			C	I	A	209.89		Yes			4-29-2015	01	
													RMA Unit			NAP Unit 2756		
	2AA	GRASS	SMO	N	LS			C	I	A	4.67		Yes			1-8-2004	01	2020
													RMA Unit			NAP Unit 2755		
Cr/Co GRASS	Var/Type SMO	Irr Prc N	Int Use LS	Non-Irrig 5.98	Irrigated		Cr/Co CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irrig 255.54	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
Photo Number/Legal Description: NWNENE, EESE 1 3 15;SW, WSE 6 3 16																		
Cropland: 261.52											Difference: 0.00				Reported on Non-Cropland: 0.00			

134.2 Acres, Richardson County, NE
FSA 578 (cont.)

578- Certification of Acreage Report

9790	1A	SOYBN	COM	N	GR		C	I	A	13.29	Yes RMA Unit	5-13-2015 01 NAP Unit 2756	
	1AA	GRASS	SMO	N	LS		C	I	A	0.30	Yes RMA Unit	1-8-2004 01 NAP Unit 2756	2020
	1B	SOYBN	COM	N	GR		C	I	A	1.08	Yes RMA Unit	5-13-2015 01 NAP Unit 2756	
	1BB	GRASS	SMO	N	LS		C	I	A	0.20	Yes RMA Unit	1-8-2004 01 NAP Unit 2756	2020
	1C	SOYBN	COM	N	GR		C	I	A	2.09	Yes RMA Unit	5-13-2015 01 NAP Unit 2756	

134.2 Acres, Richardson County, NE
FSA Aerial



United States
Department of
Agriculture

Farm Service Agency
Richardson County, Nebraska

Farm 5384
Tract 9790



Common Land Unit ☐ PLSS **NAIP/NE**
☐ Cropland **RGB**
☐ Tract Boundary ☐ Red: Band_1

☐ Green: Band_2
☐ Blue: Band_3

2014 NAIP Imagery

2015 Program Year
Map Created December 24, 2014

1 inch = 400 feet

Wetland Determination Identifiers

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

Tract Cropland Total: 75.73 acres

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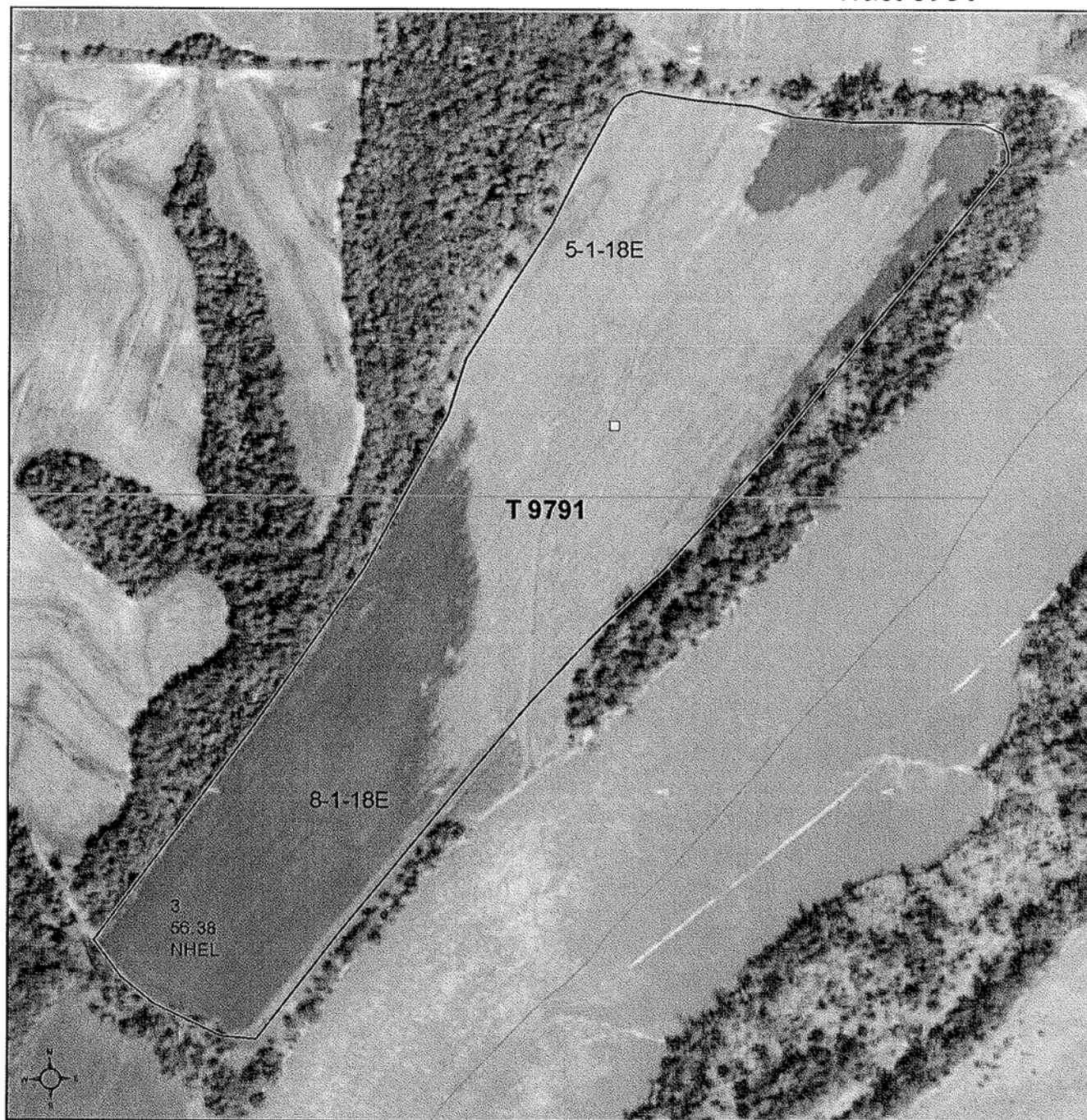
134.2 Acres, Richardson County, NE
FSA Aerial



United States
Department of
Agriculture

Farm Service Agency
Richardson County, Nebraska

Farm 5384
Tract 9791



Common Land Unit ☐ PLSS **NAIP/NE**
☐ Cropland **RGB**
☐ Tract Boundary ☐ Red: Band_1

☐ Green: Band_2
☐ Blue: Band_3

2014 NAIP Imagery

2015 Program Year

Map Created December 24, 2014

1 inch = 400 feet

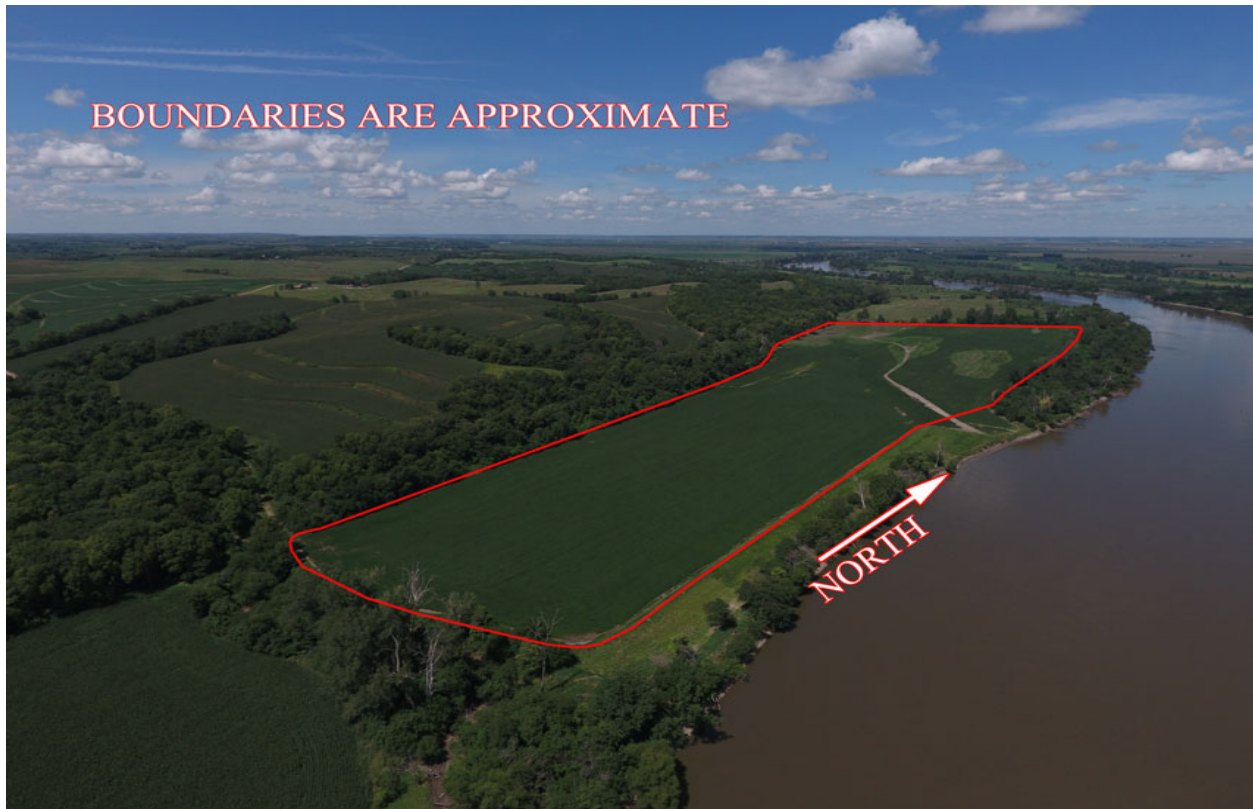
Wetland Determination Identifiers

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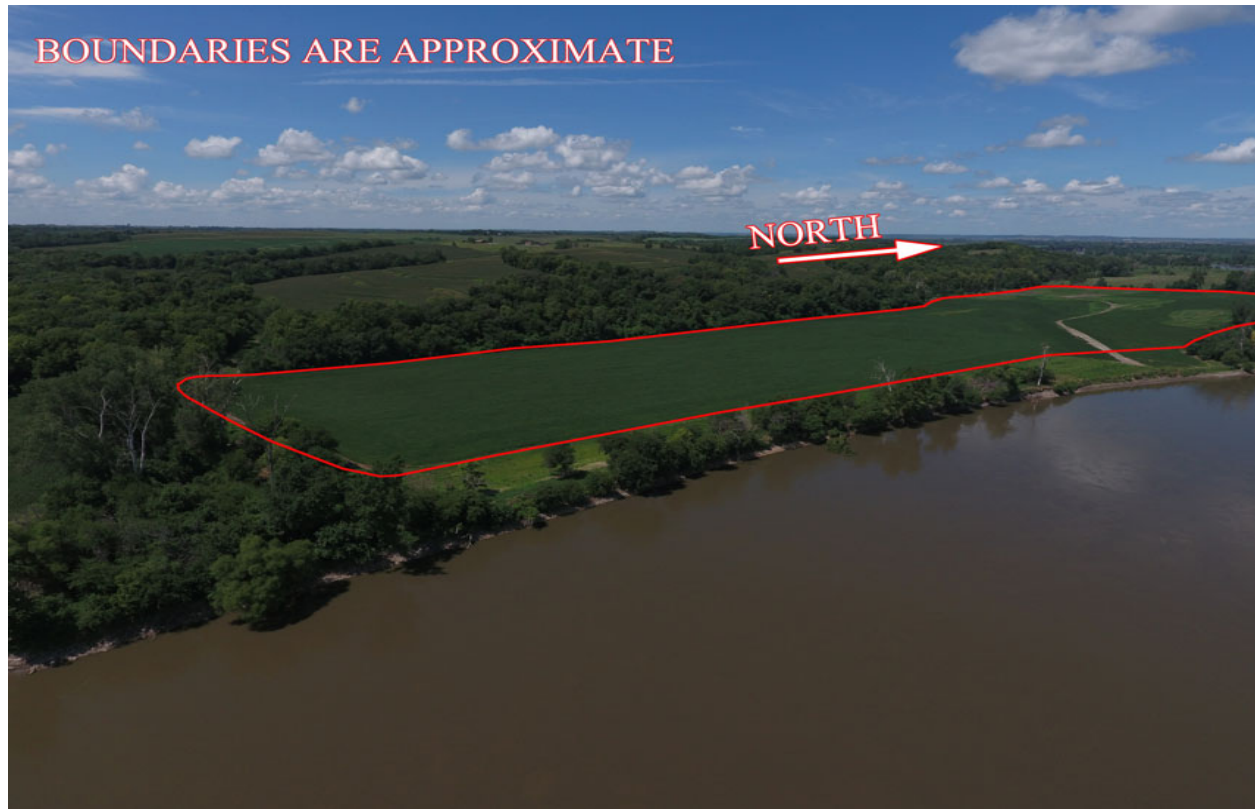
Tract Cropland Total: 56.38 acres

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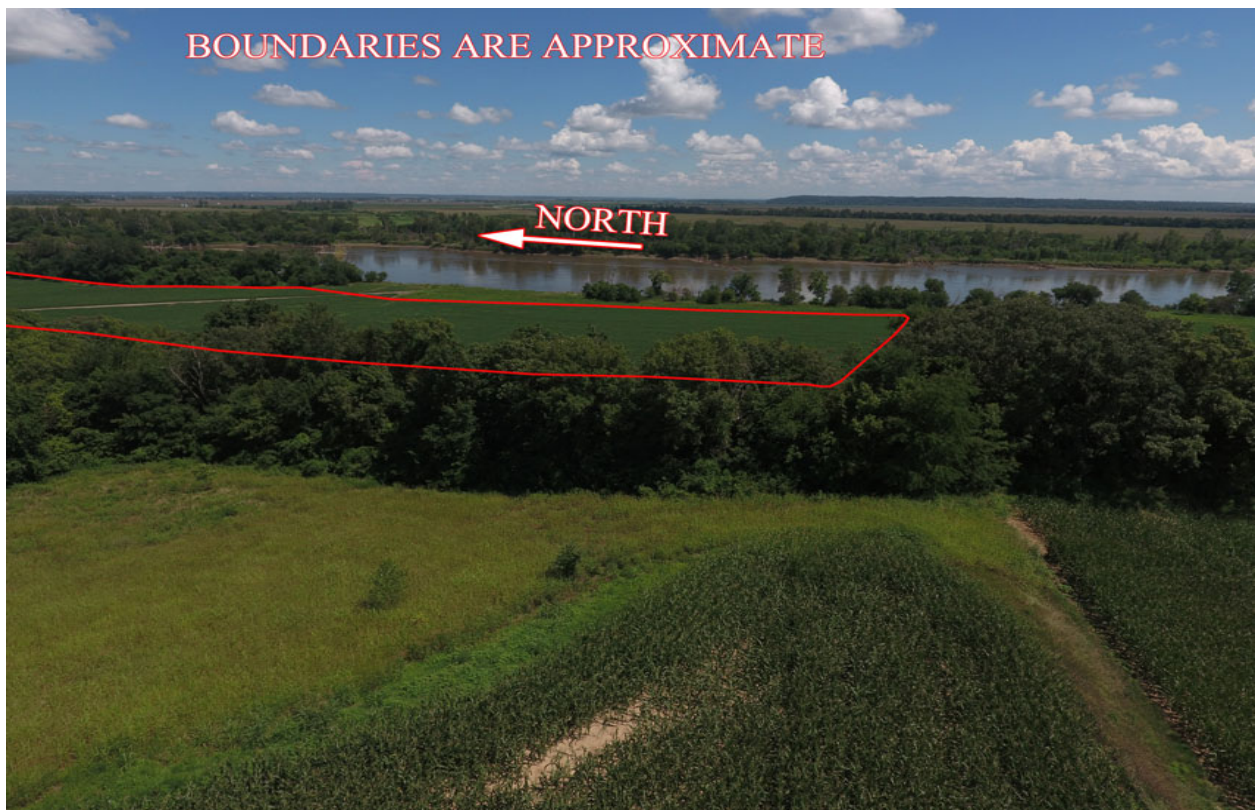
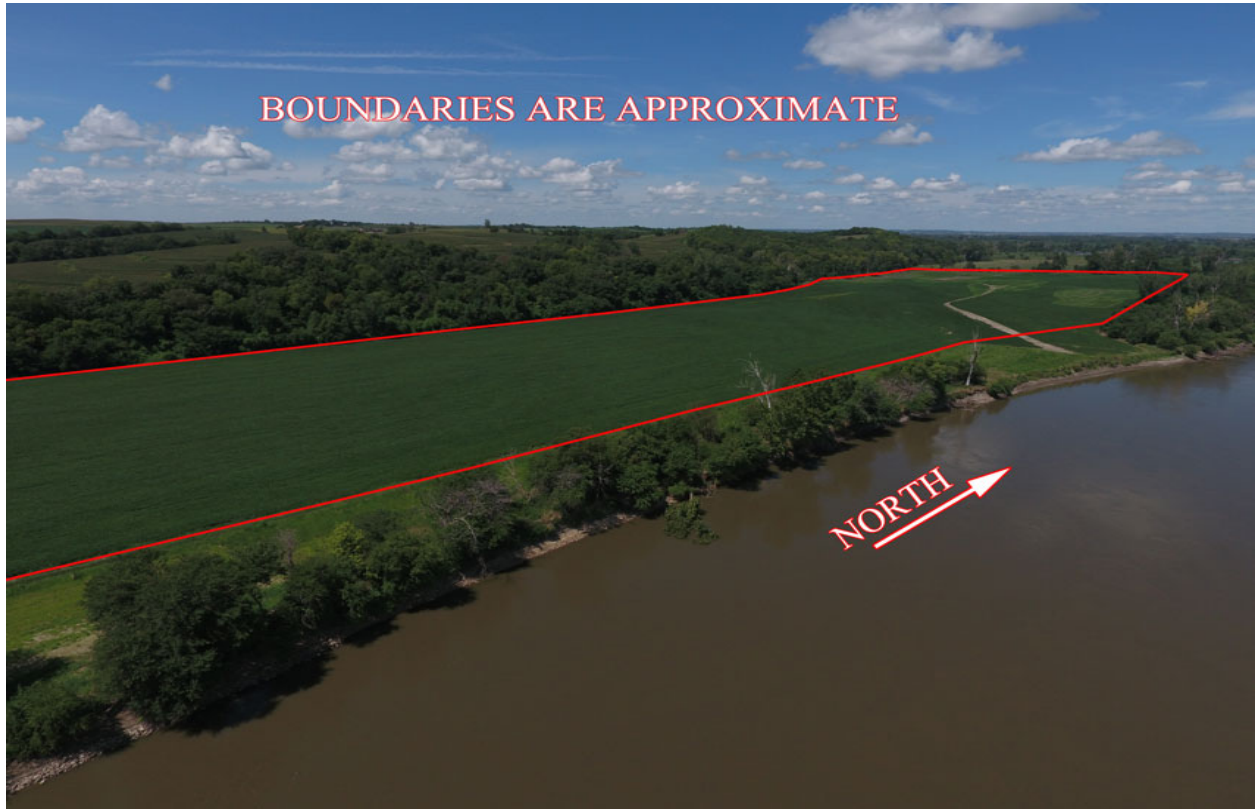
134.2 Acres, Richardson County, NE
Aerial Photos



134.2 Acres, Richardson County, NE



134.2 Acres, Richardson County, NE



134.2 Acres, Richardson County, NE



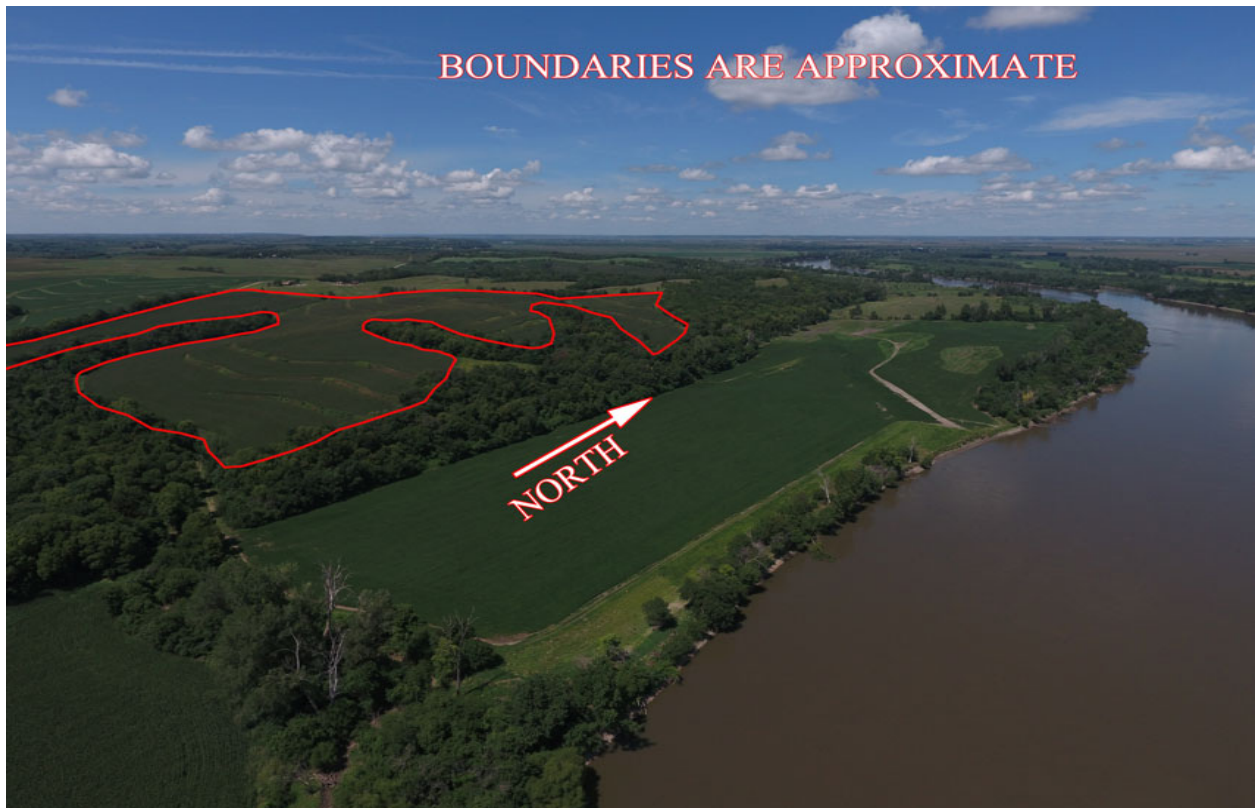
134.2 Acres, Richardson County, NE



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