



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

(2) 79 Acres +/- Atchison County, KS

Here are two 79 acre tracts that can be purchased as a unit or separately. The North tract is an excellent crop unit for the farmer/investor Buyer. The South tract is a prime unit for the recreational Buyer but also a good fit for the farmer/investor Buyer. These farms have been no-tilled for 40 years, and that is evident by the organic matter and condition of the soil. The agronomy of these farms is excellent, and the current tenant is available for an investor Buyer! The conservation is complete with only a few minor repairs to a few terraces needed.

LOCATION:

Property is located three miles South of Farmington, KS on 242nd Rd.

PRICE:

North tract: \$387,000.00

South tract: \$280,000.00

FSA INFORMATION:

North Tract: 70.34 Ac. Tillable

South Tract: 45.49 Ac. Tillable

Please see attached for additional information.

IMPROVEMENTS:

There are no improvements.

TAXES/TAXABLE ACRES:

2017 taxes were \$2,242.38 on 157.93 taxable acres.

RENTAL STATUS:

Property is available for full possession at closing.

LISTING AGENT:

Roger Aberle

785-547-5135 or roger@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.



NORTH 79



SOUTH 79

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

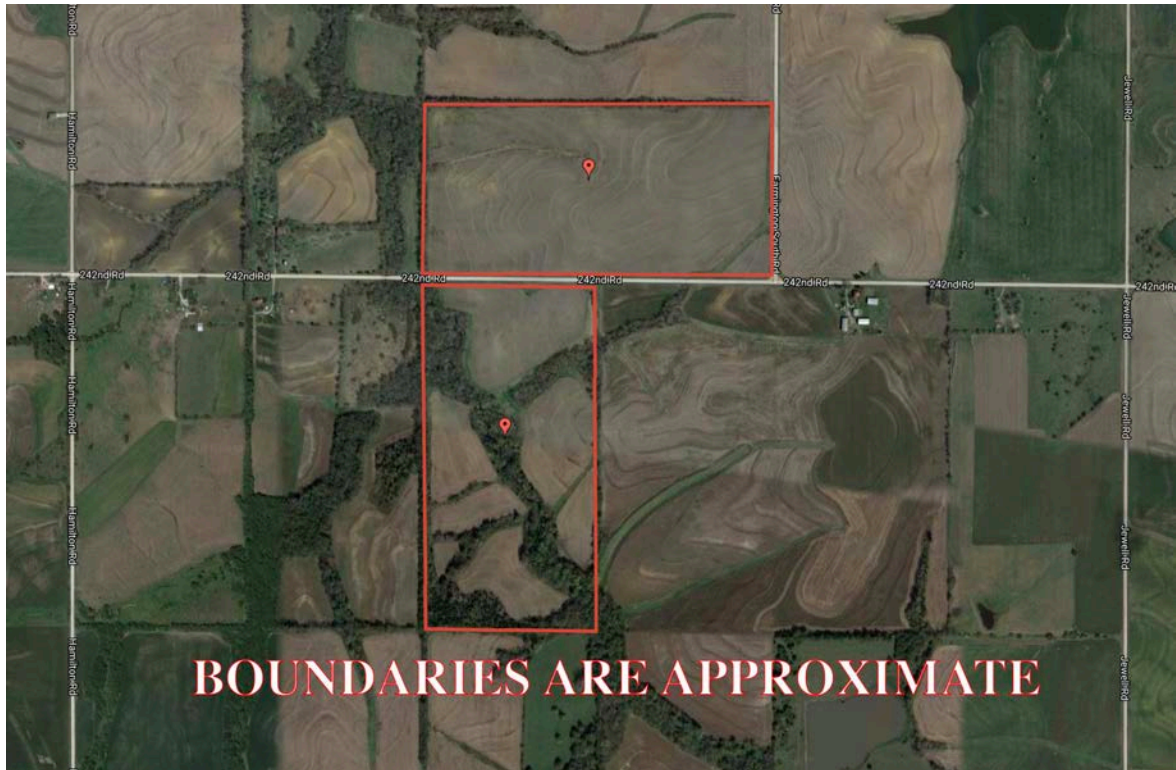
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy 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.

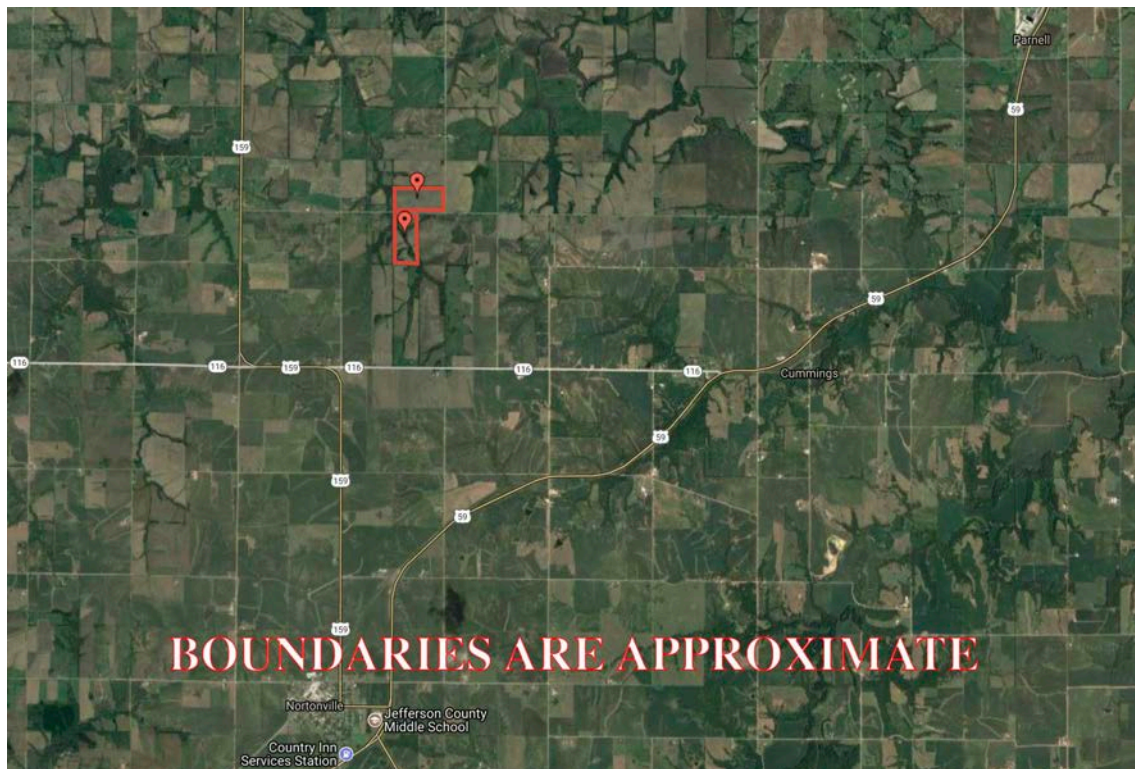
All inquiries, inspections, appointments, and offers must be sent through:

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

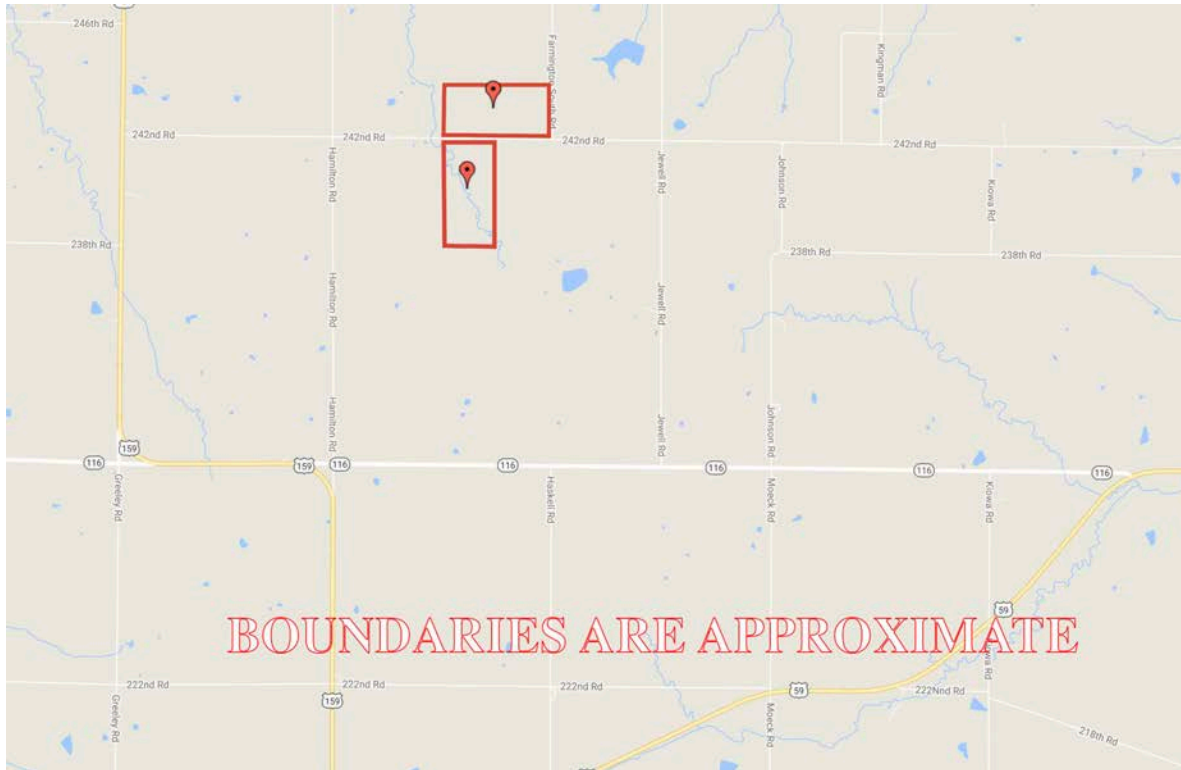
(2) 79 Acres +/- Atchison County, KS
Google Aerial Map



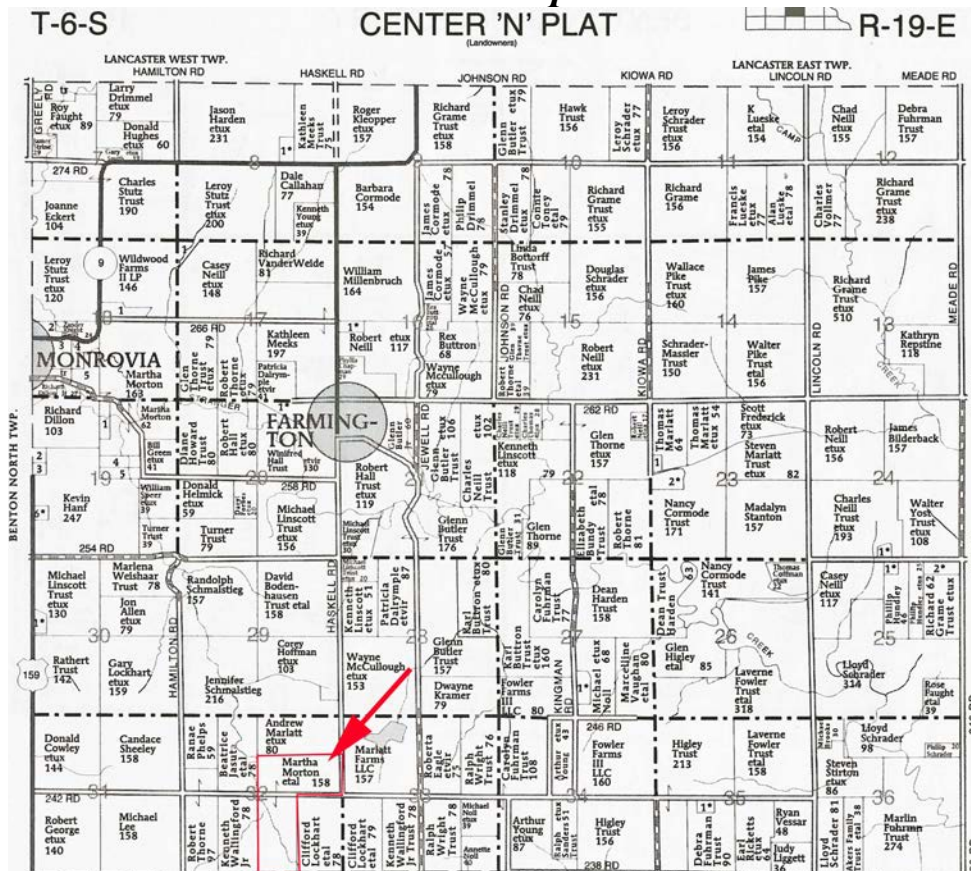
General Location Map



(2) 79 Acres +/- Atchison County, KS Driving Map

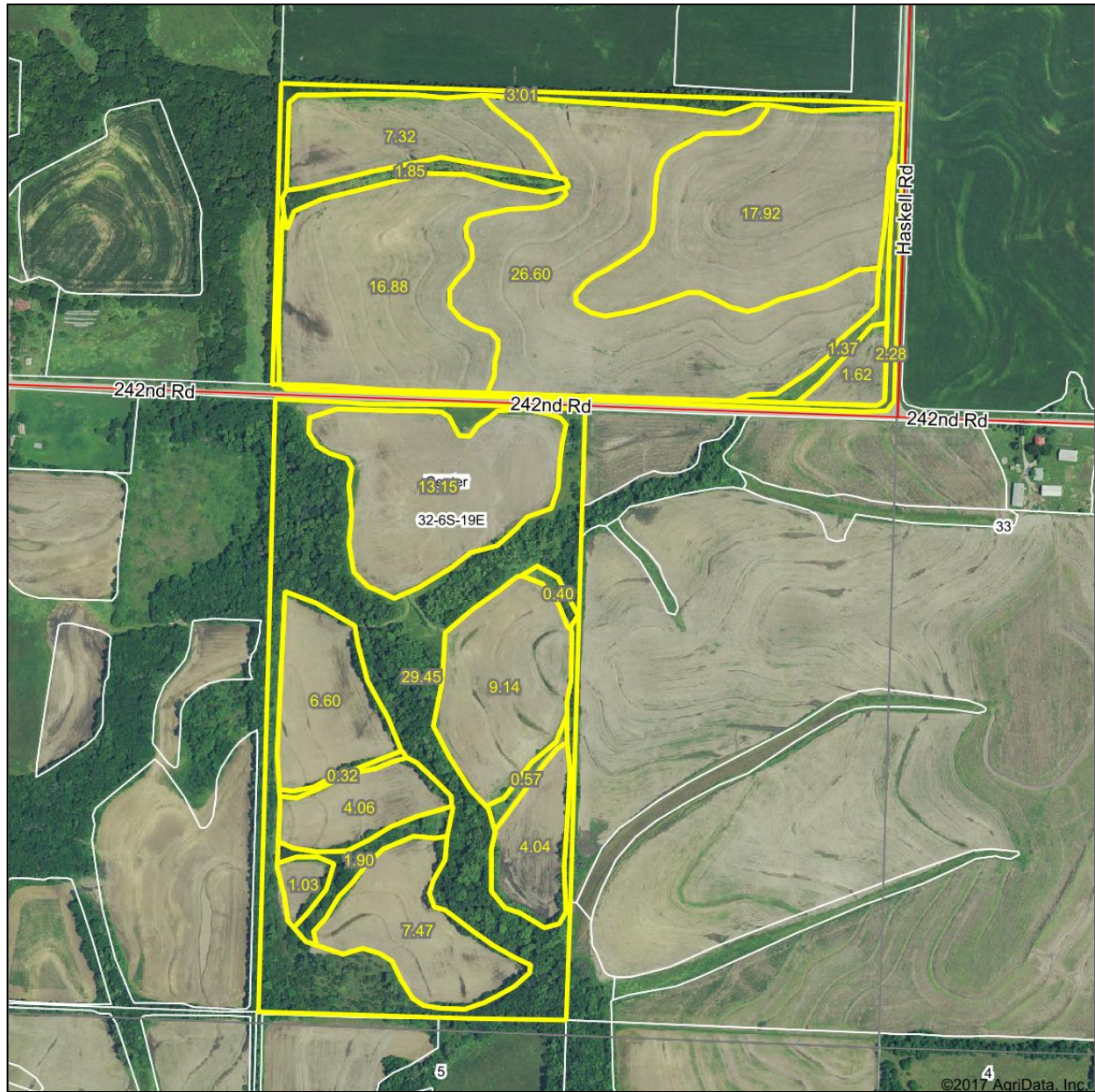


Plat Map



(2) 79 Acres +/- Atchison County, KS
Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By:



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32-6S-19E
Atchison County
Kansas

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

(2) 79 Acres +/- Atchison County, KS

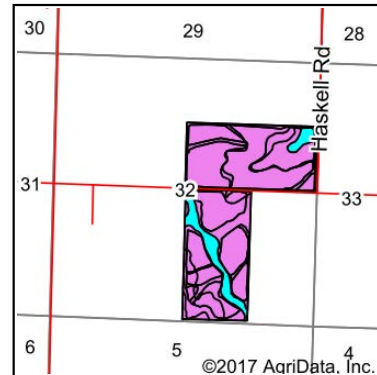
Soil Map

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Kansas**
 County: **Atchison**
 Location: **32-6S-19E**
 Township: **Center**
 Acres: **156.98**
 Date: **11/21/2017**

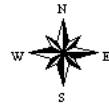


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Area Symbol: KS005. Soil Area Version: 13

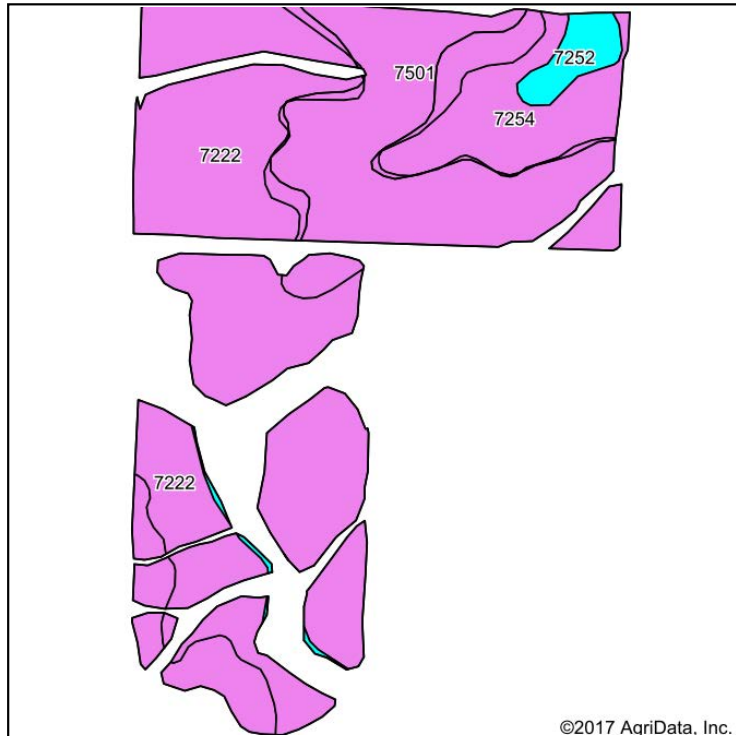
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	NCCPI Overall
7222	Burchard-Shelby clay loams, 7 to 12 percent slopes, eroded	78.38	49.9%		Ille								50
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	49.69	31.7%		Ille								37
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded	14.13	9.0%		Ille								48
7051	Kennebec silt loam, frequently flooded	11.41	7.3%		Ilw	11.4	6.8	110	4	97	6.6	50	77
7252	Grundy silty clay loam, 1 to 3 percent slopes	3.37	2.1%		Ille								45
Weighted Average						0.8	0.5	8	0.3	7.1	0.5	3.6	47.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

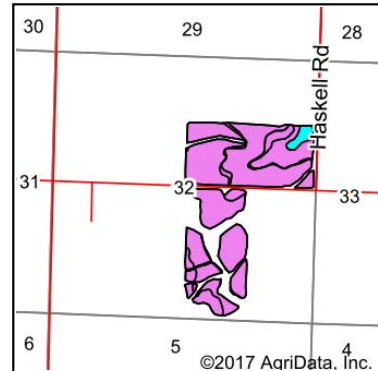
Soils data provided by USDA and NRCS.

(2) 79 Acres +/- Atchison County, KS Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Atchison**
Location: **32-6S-19E**
Township: **Center**
Acres: **115.83**
Date: **11/21/2017**



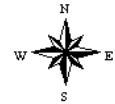
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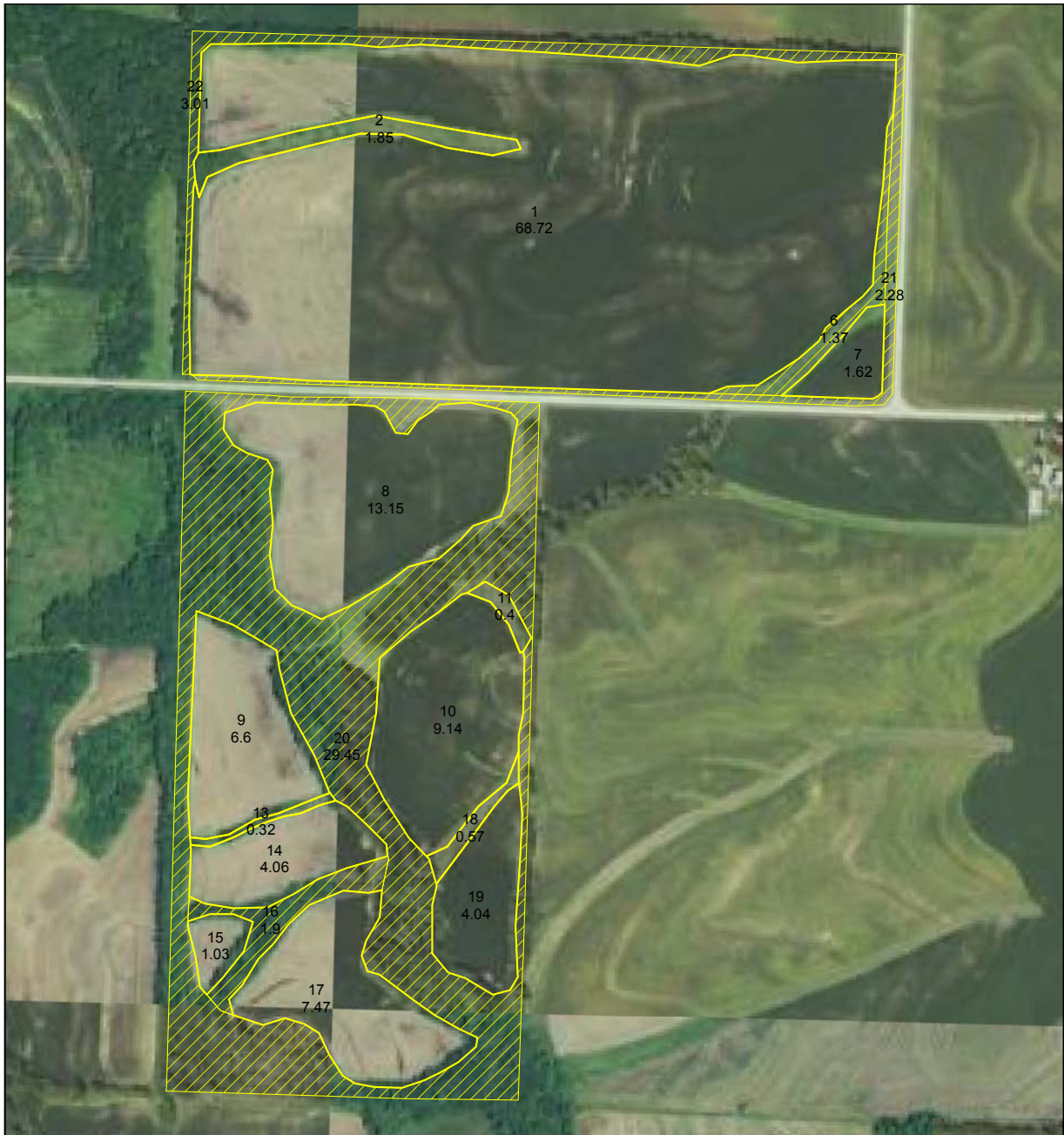
Area Symbol: KS005, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	NCCPI Overall
7222	Burchard-Shelby clay loams, 7 to 12 percent slopes, eroded	60.25	52.0%		IIIe								50
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	40.52	35.0%		IIIe								37
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded	11.39	9.8%		IIIe								48
7252	Grundy silty clay loam, 1 to 3 percent slopes	3.20	2.8%		Ile								45
7051	Kennebec silt loam, frequently flooded	0.47	0.4%		IIw	11.4	6.8	110	4	97	6.6	50	77
Weighted Average						*-	*-	0.4	*-	0.4	*-	0.2	45.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(2) 79 Acres +/- Atchison County, KS
FSA Map



2017 Imagery



United States Department of Agriculture
 Farm Service Agency

Farm: 139
 Tract: 299

Atchison County, KS

1:6,035

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.



2018 PROGRAM YEAR

November 15, 2017

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

Brome - Grass/SMO/FG - X
 Brome - Grass/SMO/LS - circle O
 Brome - Grass/SMO/ GZ - star *
 Other grass - _____

(2) 79 Acres +/- Atchison County, KS
FSA 156 EZ

Kansas
Atchison

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 139

Prepared: 12/14/17 11:03 AM

Crop Year: 2018

Report ID: FSA-156EZ

Page: 1 of 2

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.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:
68, 69, 302, 2748, 3571

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.98	118.97	118.97	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	118.97	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN, SORGH SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	24.0		30	0.0
CORN	32.8		92	0.0
GRAIN SORGHUM	36.8		58	0.0
SOYBEANS	9.6		43	0.0
Total Base Acres:	103.2			

Tract Number: 299 **Description:** S1/2 NE1/4 & W1/2 SE1/4 32-6-19

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
156.98	118.97	118.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	118.97	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	24.0		30	0.0
CORN	32.8		92	0.0
GRAIN SORGHUM	36.8		58	0.0
SOYBEANS	9.6		43	0.0
Total Base Acres:	103.2			

(2) 79 Acres +/- Atchison County, KS FSA 158

Atchison, Kansas

Form Approved - OMB No. 0560-0175

FSA - 578 (Producer Print)

PROGRAM YEAR: 2017

Producer Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 12/14/2017

PAGE: 3

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	SOYBN	COM	N	GR	115.83									

Farming Operation Totals

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity
01	SOYBN	COM	N	GR	115.83									

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(s) 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)

Date

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-based 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.

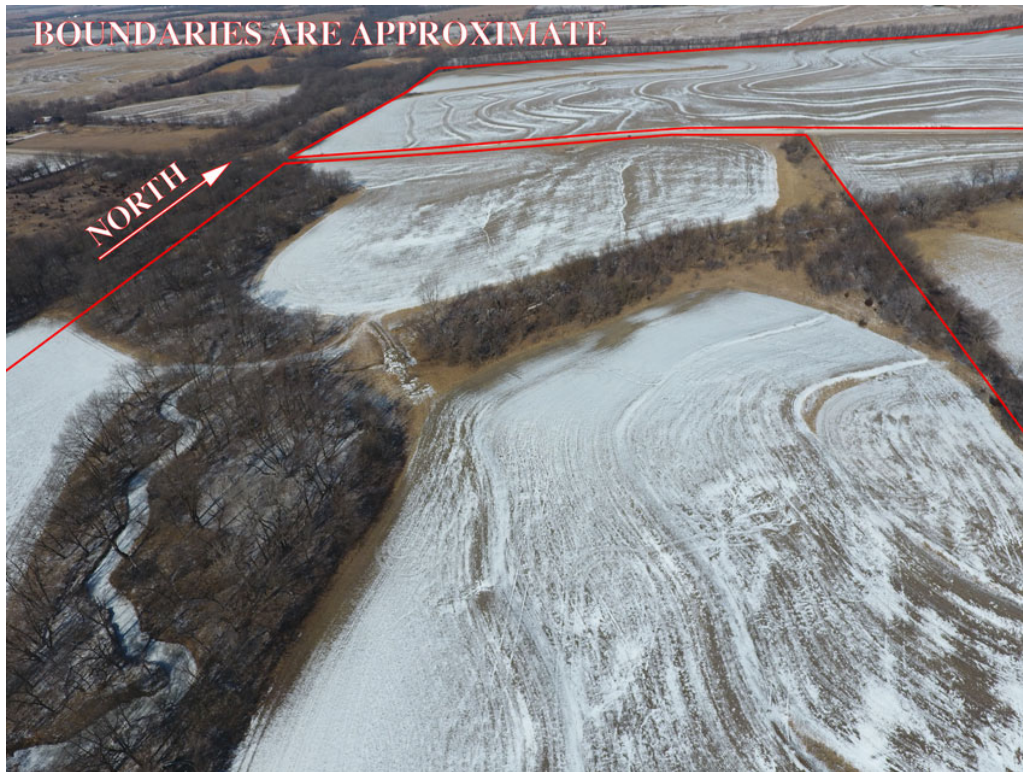
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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Aerial Photos



(2) 79 Acres +/- Atchison County, KS



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