



# 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

## *113.4 Acres +/- Brown County, KS*

*Here is a smaller acreage that will fit a first-time farm Buyer or can add to the size of an already existing operation. This farm has good soils and has been well cared for. Almost 80% of the tillable acres are Wymore and Aksarben soils. It is a good location and close to Sabetha grain markets.*

### **LOCATION:**

2 miles East and North of Sabetha on Antelope Rd. and corner of 290<sup>th</sup> Street.

### **LEGAL DESCRIPTION:**

W ½ of NW ¼ and NW ¼ of SW ¼ Section 32, Township 1, Range 15.

### **PRICE:**

\$600,000.00 total

### **FSA INFORMATION:**

Farmland acres: 115.34

Cropland acres: 104.94

FSA 578: 94.97 Tillable acres

### **IMPROVEMENTS:**

There are no improvements on this farm.

### **TAXES/TAXABLE ACRES:**

2017 taxes were \$2,729.78 on 113.4 taxable acres.

### **RENTAL STATUS:**

Available for 2019 crop year.

### **LISTING AGENT:**

Roger Aberle

(785) 547-6289 or [roger@barnesrealty.com](mailto: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.

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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 The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



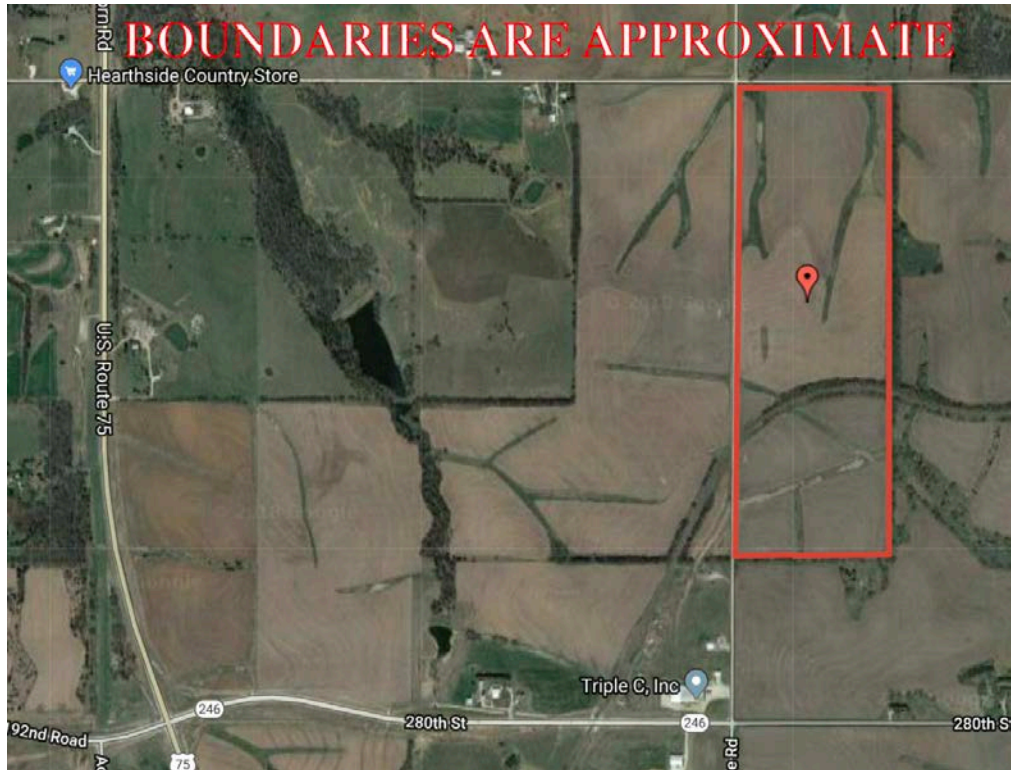
***113.4 Acres +/- Brown County, KS***  
***Aerial Photos***



*113.4 Acres +/- Brown County, KS*



***113.4 Acres +/- Brown County, KS***  
***Google Aerial Map***



***General Location Map***

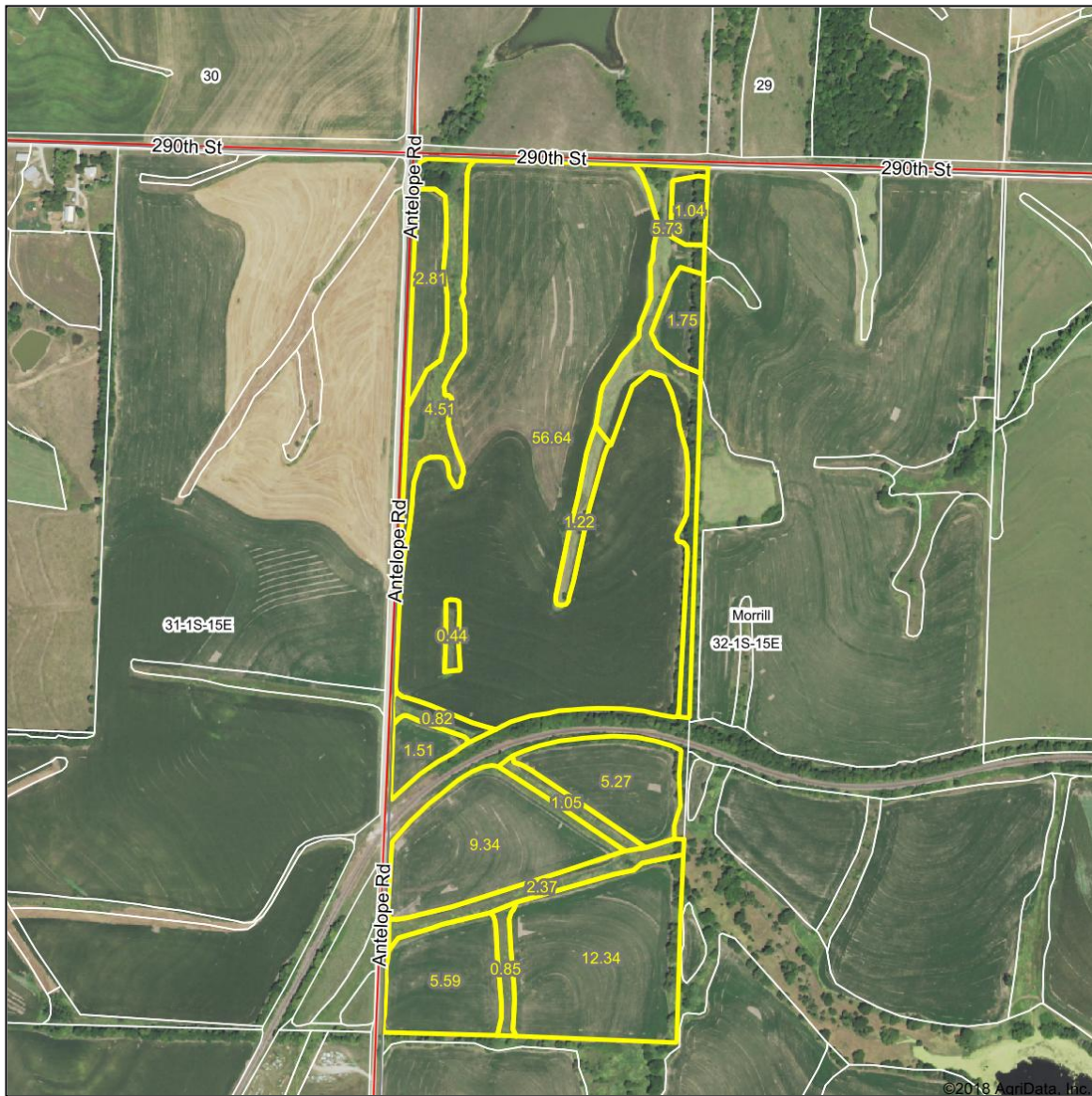


## A map of Sabetha, Oregon, showing a grid of streets including 14th St, 18th St, 192nd Road, 184th Road, Main St, Oregon St, and Acorn Rd. A red location pin is placed on the map, and a red rectangle highlights the area around it. The text "BOUNDARIES ARE APPROXIMATE" is written in red at the bottom of the map.

[illegible]

# 113.4 Acres +/- Brown County, KS Surety Map

## Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

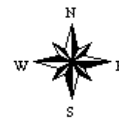
© AgriData, Inc. 2018

www.AgridataInc.com

map center: 39° 55' 26.27, -95° 46' 1.34

0ft 699ft 1398ft

**32-1S-15E**  
**Brown County**  
**Kansas**



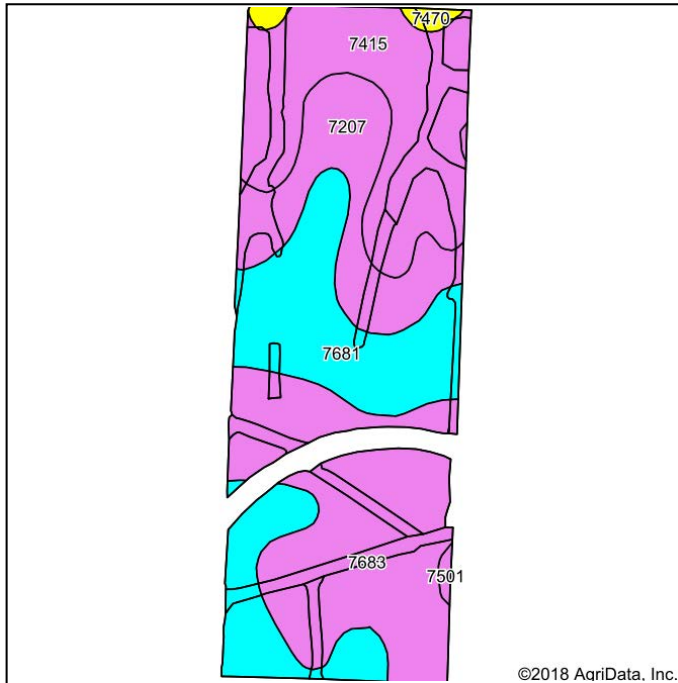
10/12/2018

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

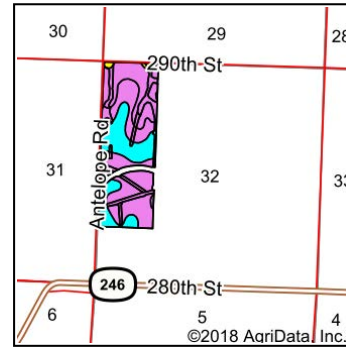
# 113.4 Acres +/- Brown County, KS

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Brown**  
 Location: **32-1S-15E**  
 Township: **Morrill**  
 Acres: **113.28**  
 Date: **10/12/2018**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
 www.AgriDataInc.com



Area Symbol: KS013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	34.92	30.8%		IIIe	IIIe			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	31.26	27.6%		Ile	Ile			63
7415	Mayberry clay loam, 3 to 7 percent slopes	27.97	24.7%		IIIe		95	27	52
7207	Aksarben silty clay loam, 6 to 11 percent slopes	17.28	15.3%		IIIe	IVe			65
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	1.40	1.2%		IVe		99	28	61
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.45	0.4%		IIIe				35
Weighted Average							24.7	7	60.5

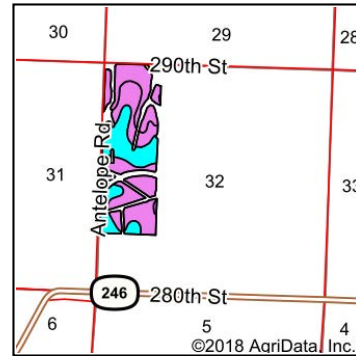
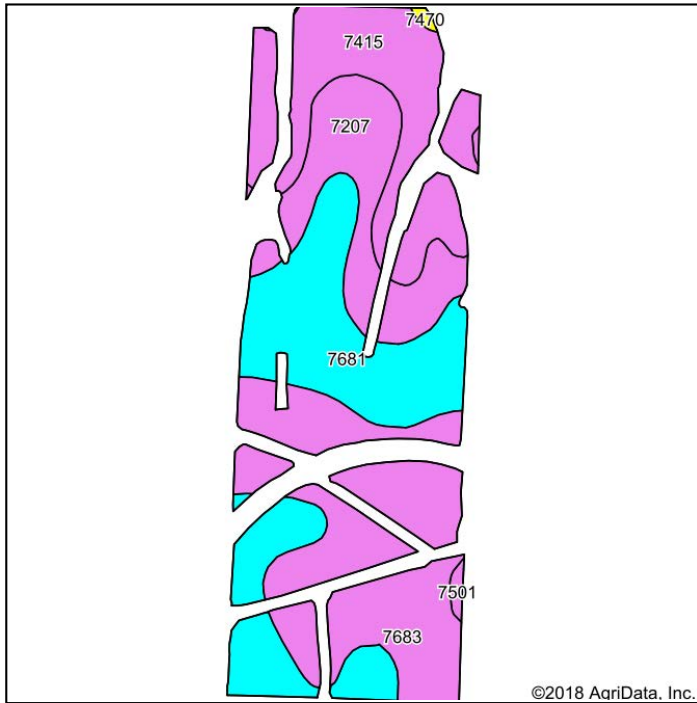
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 113.4 Acres +/- Brown County, KS

## Soil Map Tillable

### Soils Map



State: **Kansas**  
 County: **Brown**  
 Location: **32-1S-15E**  
 Township: **Morrill**  
 Acres: **95.25**  
 Date: **10/31/2018**



Maps Provided By:



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Area Symbol: KS013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	29.86	31.3%		IIIe	IIIe			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	29.56	31.0%		Ile	Ile			63
7415	Mayberry clay loam, 3 to 7 percent slopes	20.25	21.3%		IIIe		95	27	52
7207	Aksarben silty clay loam, 6 to 11 percent slopes	14.88	15.6%		IIIe	IVe			65
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.45	0.5%		IIIe				35
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	0.25	0.3%		IVe		99	28	61
Weighted Average							20.5	5.8	*n 60.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 113.4 Acres +/- Brown County, KS FSA Map



United States Department of  
Agriculture Farm Service Agency

Farm: 4546  
Tract: 7935

**Brown County KS**

1:5,958



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

\*Unless noted, Hay is Brom e Grass with IU of Forage (FG) and Practice of NI.

\*Unless noted, LS is Brom e Grass with IU of Left Standing (LS) and Practice of NI.

\*C=Corn; B/Soy=Soybeans

April 24, 2018

## Cropland/Wetlands

- Cropland
- Not Cropland
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Maps are for FSA acreage reporting purposes only.

# 113.4 Acres +/- Brown County, KS FSA 156 EZ

Kansas

Brown

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4546

Prepared: 11/5/18 9:56 AM

Crop Year: 2019

Page: 2 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.

Owners:

Other Producers: None

Tract Number: 7935

Description: W2 NW4 & NW4 SW4 32-1-15

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
115.34	104.94	104.94	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	104.94	4.7	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.63		41	0.0
CORN	35.62		110	0.0
SUNFLOWERS	4.95		1051	0.0
SOYBEANS	42.7		37	0.0
Total Base Acres:	92.9			

Owners:

Other Producers: None

## FSA 578

Brown, Kansas

PROGRAM YEAR: 2018

FSA - 578 (02-01-91)

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 11-5-2018

PAGE: 3

Farm Number: 4546

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
7935																				
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	8.37															
01	GRASS	SMO	N	FG	12.00															
Photo Number/Legal Description: W2 NW4 & NW4 SW4 32-1-15																				
Cropland: 104.94					Reported on Cropland: 104.94					Difference: 0.00					Reported on Non-Cropland: 10.40					