



# Area Homes 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**

## ***Home & 26.3 Acres +/- Brown County, KS 1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***



***What type of property are you looking for? Commercial, agricultural, residential? This property has the potential for any or all of it! It features very productive Wymore soils that are highly suitable for row crop production. It is located just outside Hiawatha city limits where 12<sup>th</sup> Street meets Hwy 36 and it neighbors commercial property! The 1918 farmhouse has updated windows, roof, and siding along with a stabilized foundation and wheelchair access. There are numerous multi-use outbuildings in addition to fencing/waterers for a small cow herd. This property will be your next great investment! To aid in a timely sale of the home before cold weather, the Owner will consider offers that include subdividing the property!***

**Price:** \$220,000.00

**Taxes:** 2018 taxes were \$806.16 on home & 26.3 acres

**Lot size:** Approx. 26.3 acres +/-

**Exterior:** Fiber cement siding/shingles (<10 yr. old)

**# Bedrooms:** 3

**Foundation:** Concrete block

**Water:** Well water

**Garage:** Detached 2-car

**# Baths:** 1

**Basement:** Full unfinished

**Sewer:** Septic system

**Heating/Cooling:** Central A/C- electric & central heat- gas

### **Other Features:**

- Garage 30' X 30'
- Garage 14.5' X 19'
- Utility building 68' X 30'
- Original woodwork
- Wall oven
- Hot water heater 30-gal. (2010)
- 2- Nice livestock waterers
- 3- Small fenced-in lots
- Walk-in shower & claw foot tub
- Furnace, A/C & ductwork (2001)
- Grainary 16' X 22' w/ lean-to 13' X 22'
- Barn 42' X 42'
- Fenced garden w/ 4' X 16' beds
- Gooseberry & Boysenberry bushes
- Perimeter fence
- 5- Outdoor farm cats

### **LISTING AGENT:**

Lynn Hennigan (785) 285-1208 or [lynn@barnesrealty.com](mailto:lynn@barnesrealty.com)

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. Brokers should call our office for details of our Co-Brokerage Policy.

*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.**

***Home & 26.3 Acres +/- Brown County, KS***  
***1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***  
***Aerial Photos***



***Home & 26.3 Acres +/- Brown County, KS***

***1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***

***Photos***



***Home & 26.3 Acres +/- Brown County, KS***  
***1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***



***Home & 26.3 Acres +/- Brown County, KS***  
***1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***



***Home & 26.3 Acres +/- Brown County, KS***  
***1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434***



***Google Aerial Map***



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

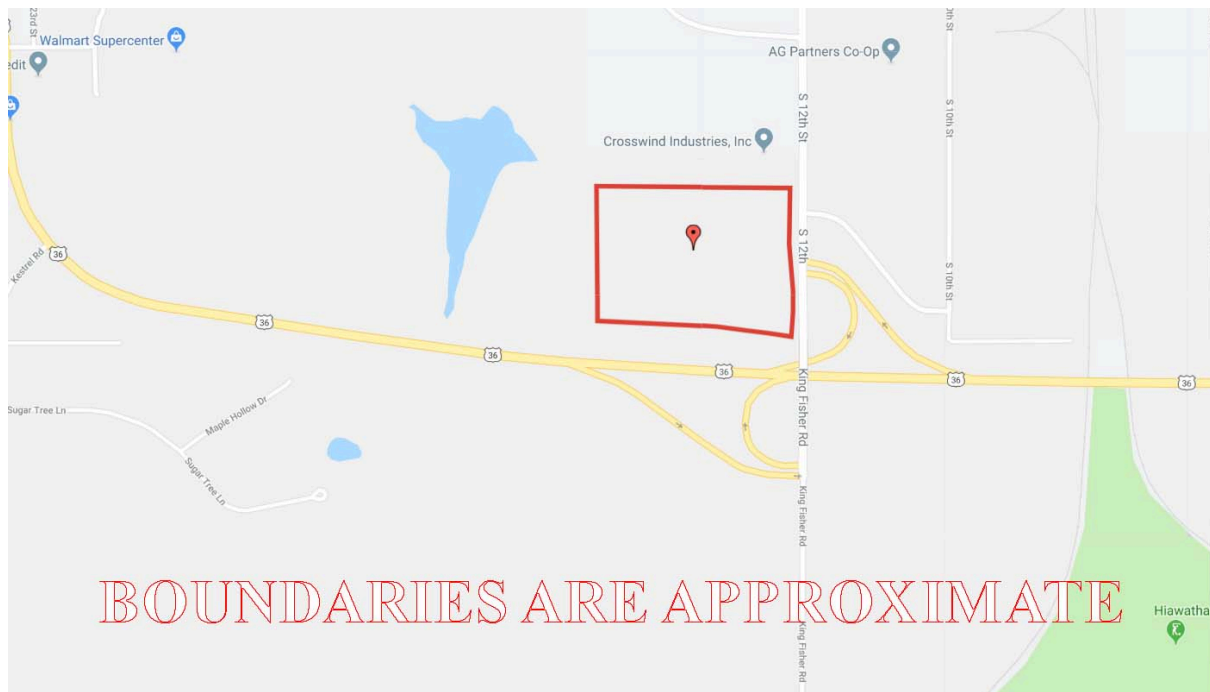
# *Home & 26.3 Acres +/- Brown County, KS*

*1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434*

## *General Location Map*



## *Driving Map*



# Home & 26.3 Acres +/- Brown County, KS

1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434

## Surety Map

### Aerial Map



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(800) 648-3177

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

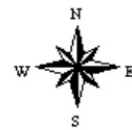
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www.AgriDataInc.com

Map Center: 39° 50' 32.38, -95° 32' 53.55

**30-2S-17E**  
**Brown County**  
**Kansas**

0ft 279ft 558ft



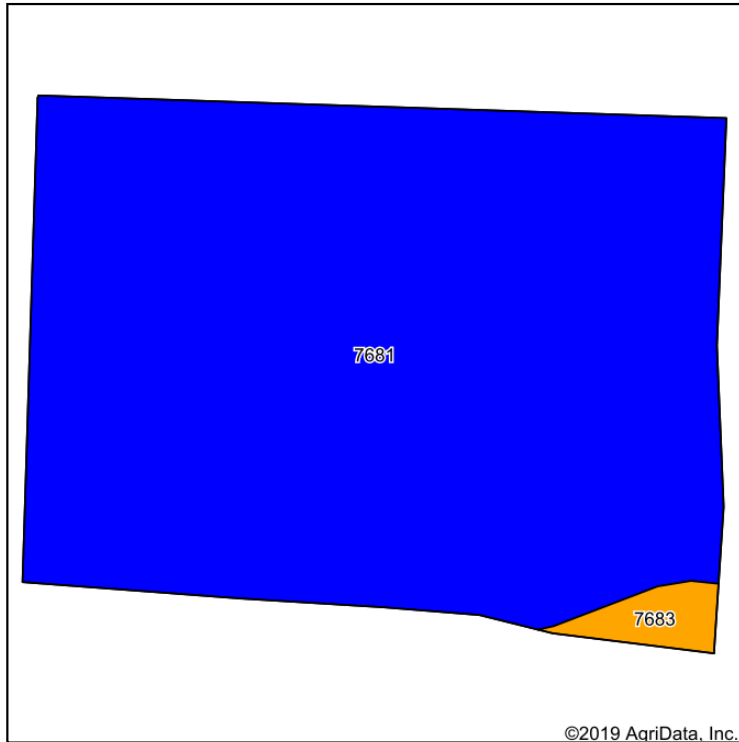
8/6/2019

# Home & 26.3 Acres +/- Brown County, KS

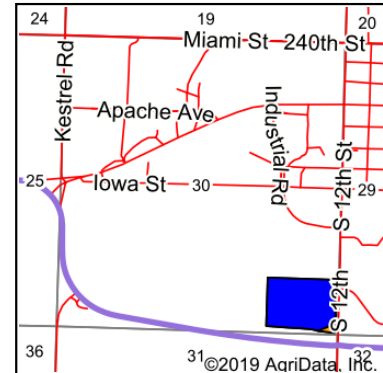
1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434

## Soil Map

### Soils Map



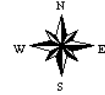
Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Brown**  
 Location: **30-2S-17E**  
 Township: **Hiawatha**  
 Acres: **26.3**  
 Date: **8/6/2019**



Maps Provided By:



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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7681	Wymore silty clay loam, 1 to 3 percent slopes	25.74	97.9%		Ile	Ile	3758	63	63	59	60
7683	Wymore silty clay loam, 3 to 6 percent slopes	0.56	2.1%		IIle	IIle	3743	63	63	61	60
Weighted Average							3757.7	*n 63	*n 63	*n 59	*n 60

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

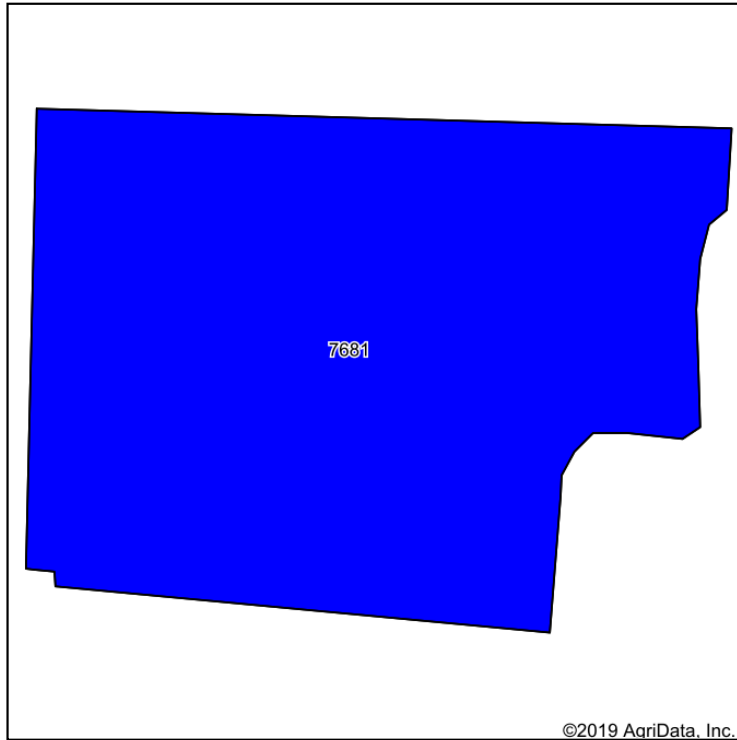
Soils data provided by USDA and NRCS.

# Home & 26.3 Acres +/- Brown County, KS

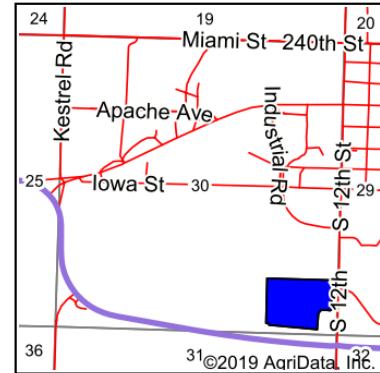
1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Brown**  
Location: **30-2S-17E**  
Township: **Hiawatha**  
Acres: **22.19**  
Date: **8/6/2019**



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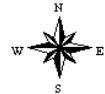
Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7681	Wymore silty clay loam, 1 to 3 percent slopes	22.19	100.0%		Ile	Ile	3758	63	63	59	60
Weighted Average							3758	*n 63	*n 63	*n 59	*n 60

\*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.

**Home & 26.3 Acres +/- Brown County, KS**  
**1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434**  
**FSA Map**



**Farm: 267**  
**Tract: 475**



May 29, 2019

United States Department of  
Agriculture Farm Service Agency

**Brown County KS**

1:2,105

*\*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

**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-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Maps are for FSA acreage reporting purposes only.

**Home & 26.3 Acres +/- Brown County, KS**  
**1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434**  
**FSA 156 EZ**

KANSAS  
BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 267**

Prepared : Aug 1, 2019

Crop Year : 2019

Operator Name :  
 Farms Associated with Operator : 20-013-267  
 CRP Contract Number(s) : None  
 Recon ID : None  
 ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
26.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	0.00	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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**NOTES**

**Tract Number : 475**

Description : H6 1A 30A IN S PART OF SE4 SE4 30-2-17  
 FSA Physical Location : KANSAS/BROWN  
 ANSI Physical Location : KANSAS/BROWN  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners :  
 Other Producers :  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
26.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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**NOTES**

**Home & 26.3 Acres +/- Brown County, KS**  
**1004 S. 12<sup>th</sup> Street, Hiawatha, KS 66434**  
**FSA 158 pg 1 of 2**

Brown, Kansas

**FSA - 578 (09-13-16)**

**Farm Number: 267**

Operator Name and Address

**REPORT OF COMMODITIES**

**FARM SUMMARY**

**PROGRAM YEAR: 2018**

**DATE: 08/01/2019**

**PAGE: 1**

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 0.00  
Farmland: 26.66

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.

			Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
			GRASS	SMO	88.41									
			GRASS	SMO	11.59									
Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Planting Period	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Planting Period	Reported Quantity	Determined Quantity	
GRASS	SMO	GZ	N	01	23.57	23.57	GRASS	SMO	LS	N	01	3.09		

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.

Operator'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/parental 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. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

**FSA 158 pg 2 of 2**

Brown, Kansas

**FSA - 578 (09-13-16)**

**Farm Number: 267**

Operator Name and Address

HIAWATHA, KS 66434-8503

**REPORT OF COMMODITIES**  
**FARM AND TRACT DETAIL LISTING**

**PROGRAM YEAR: 2018**

**DATE: 08/01/2019**

**PAGE: 1**

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 0.00  
Farmland: 26.66

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
475	1	GRASS	SMO	LS		N	C	N	I	A	3.09		No		N	1/1/2010	01	2050
	Producer					Share 100.00				FSA Physical Location Brown, Kansas					NAP Unit 3870		Signature Date 02/01/2019	
2		GRASS	SMO	GZ		N	C	N	I	A	23.57	23.57	No		O	1/1/2010	01	CC
	Producer					Share 100.00				Brown, Kansas							Signature Date 10/31/2018	

Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr
GRASS	SMO	LS	N	01	3.09		GRASS	SMO	GZ	N	01	23.57								

Photo Number/Legal Description: H6 1A 30A IN S PART OF SE4 SE4 30-2-17  
Cropland: 0.00 Reported on Cropland: 0.00

Difference: 0.00

Reported on Non-Cropland: 26.66