



## Land 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

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(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 45 + acre Richardson County, NE timber offering!*

#### **LOCATION:**

Located just North of Rulo, NE on 661 Avenue.

#### **PRICE:**

\$5,250.00/taxable acre or \$704,550.00 total

#### **FSA INFORMATION:**

*Coming soon!*

#### **IMPROVEMENTS:**

This tract is unimproved.

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

2018 taxes were \$6,090.46 on 135.12 taxable acres.



#### **RENTAL STATUS:**

Full possession is available, or the Owner's would lease it back for 2019 farming season for 250/FSA tillable acre.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@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.

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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 The listing may be withdrawn with or without approval.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 through:

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

***134.2 Acres +/- Richardson County, NE***  
***Aerial Photos***

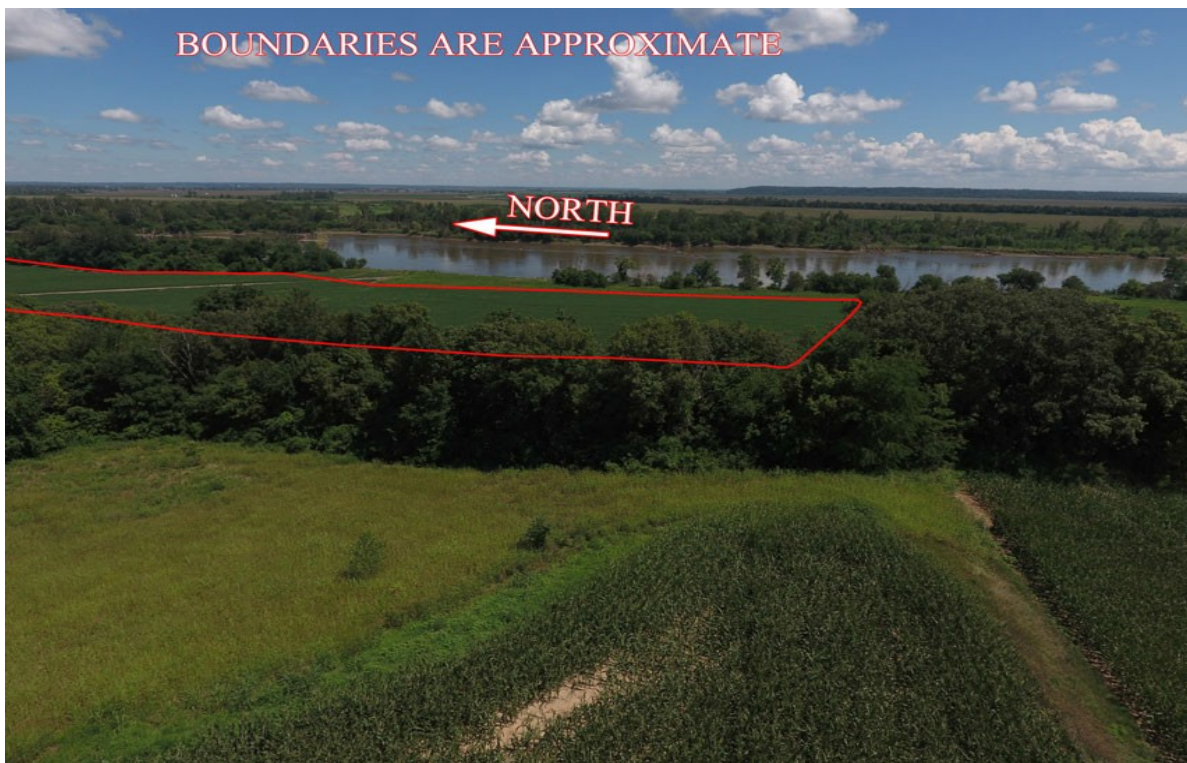




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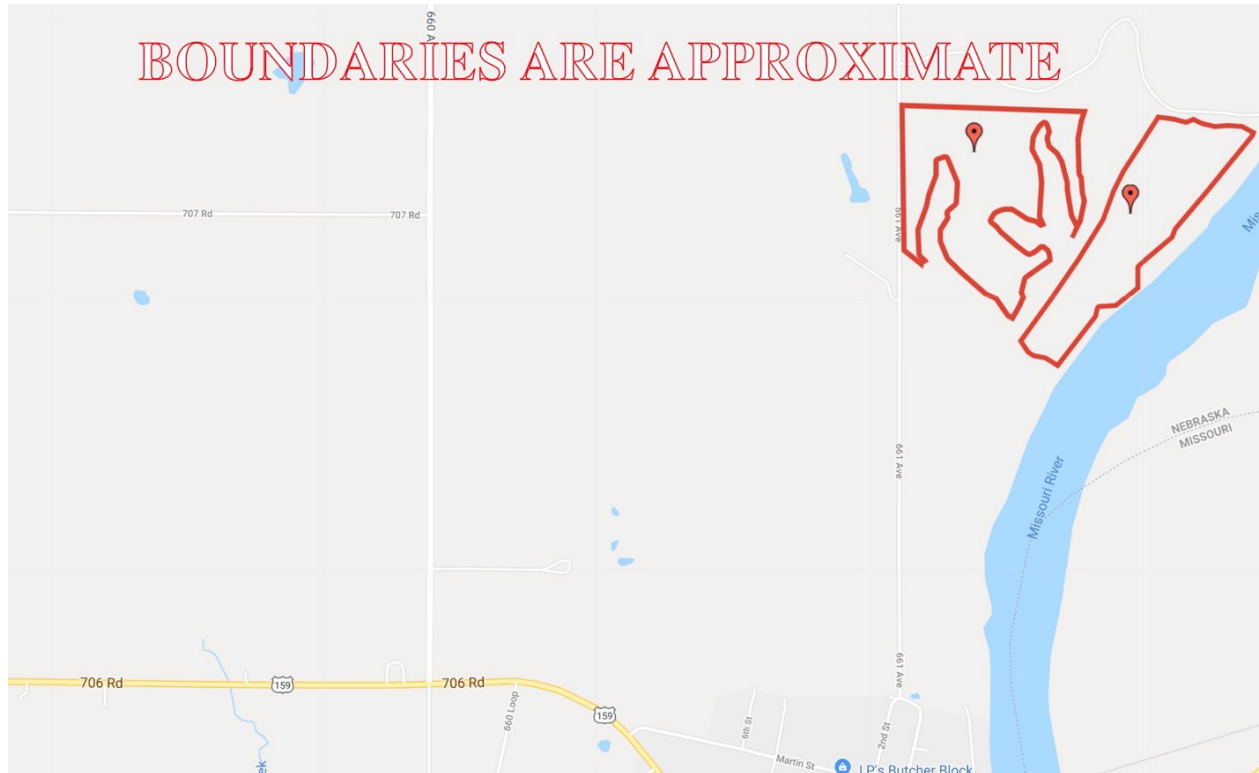
***134.2 Acres +/- Richardson County, NE***  
***Google Aerial Map***



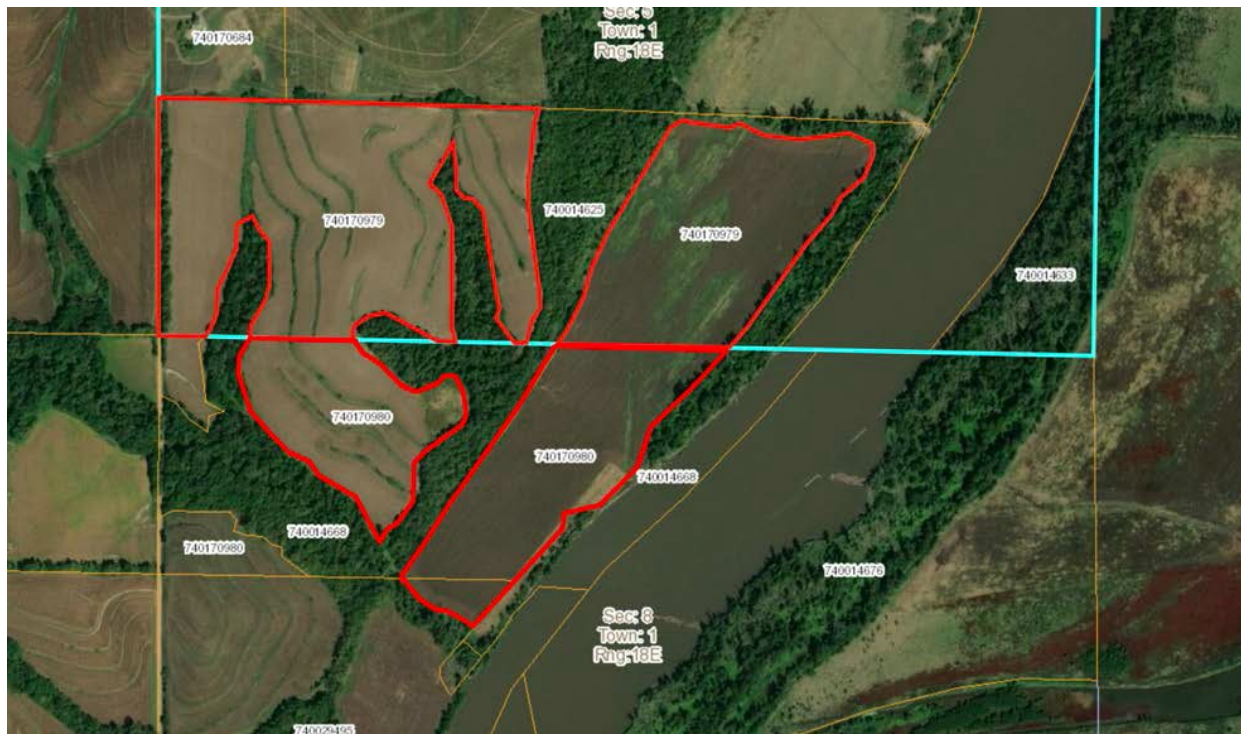
***General Location Map***



***134.2 Acres +/- Richardson County, NE***  
***Driving Map***

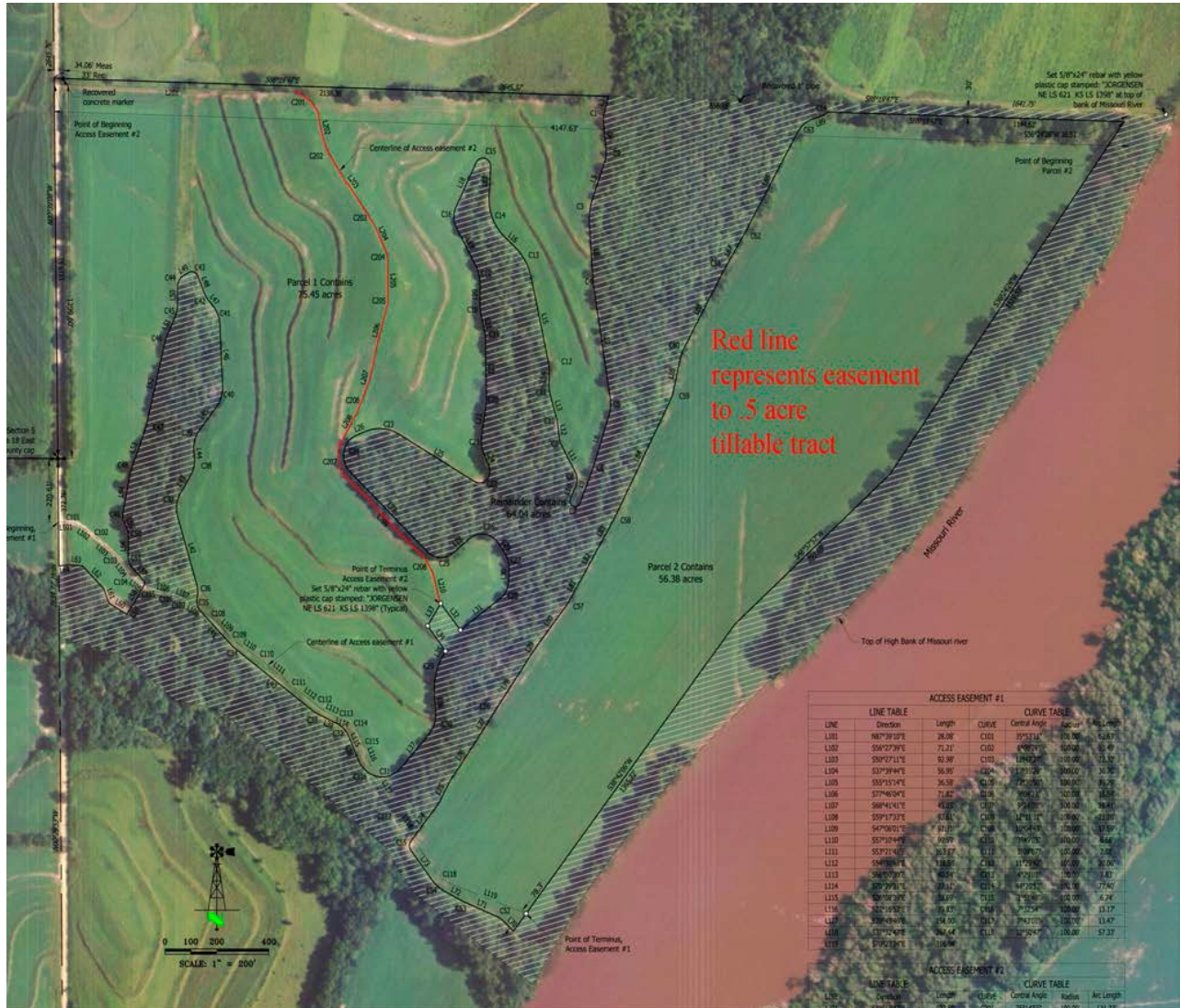


***Tax Map***





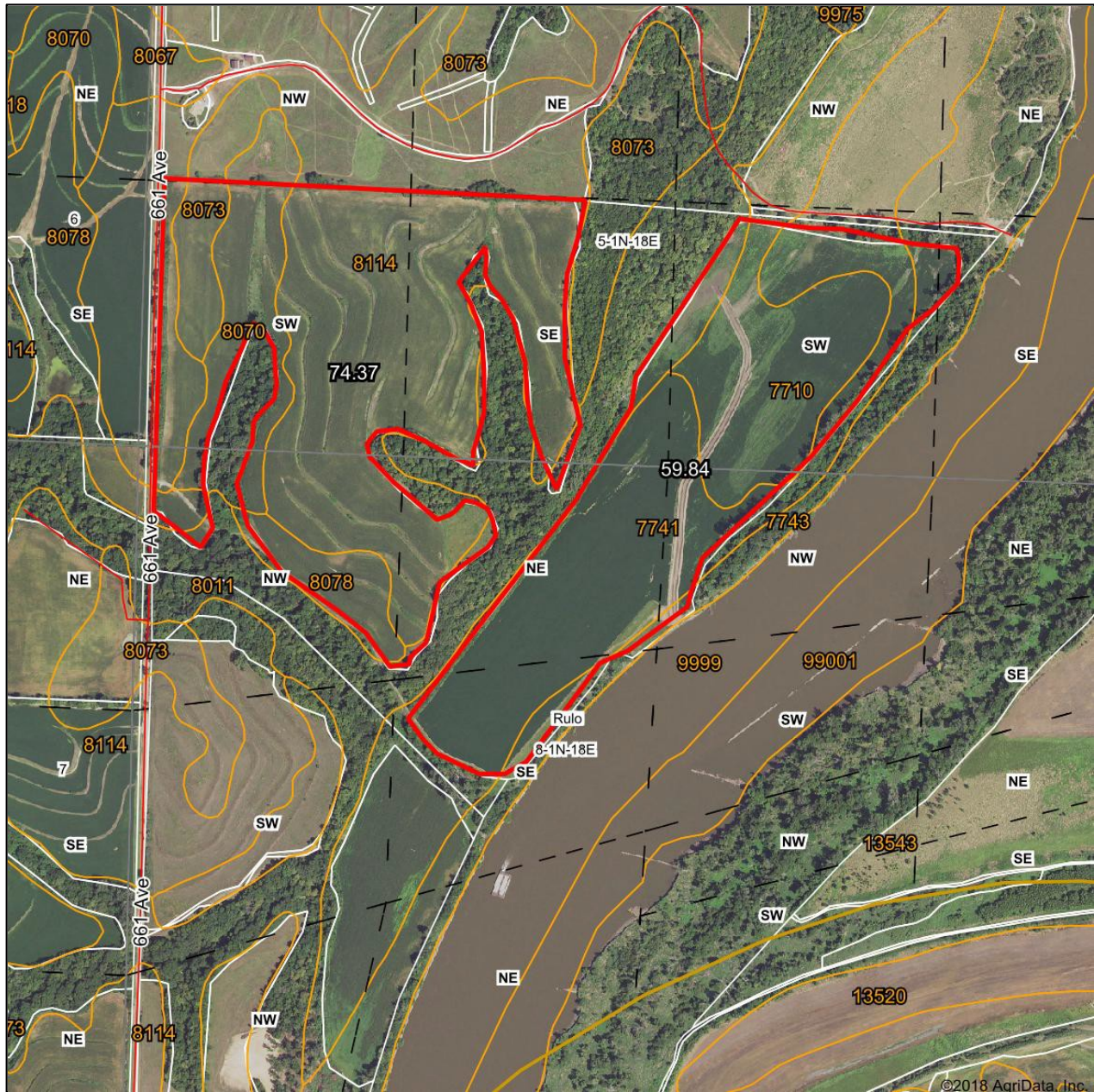
# 134.2 Acres +/- Richardson County, NE Survey





# 134.2 Acres +/- Richardson County, NE Surety Map

## Aerial Map



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Maps Provided By:

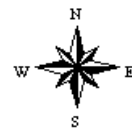


**surety**  
CUSTOMIZED ONLINE MAPPING  
www.AgridataInc.com

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

0ft 778ft 1555ft

**8-1N-18E**  
**Richardson County**  
**Nebraska**



11/14/2018

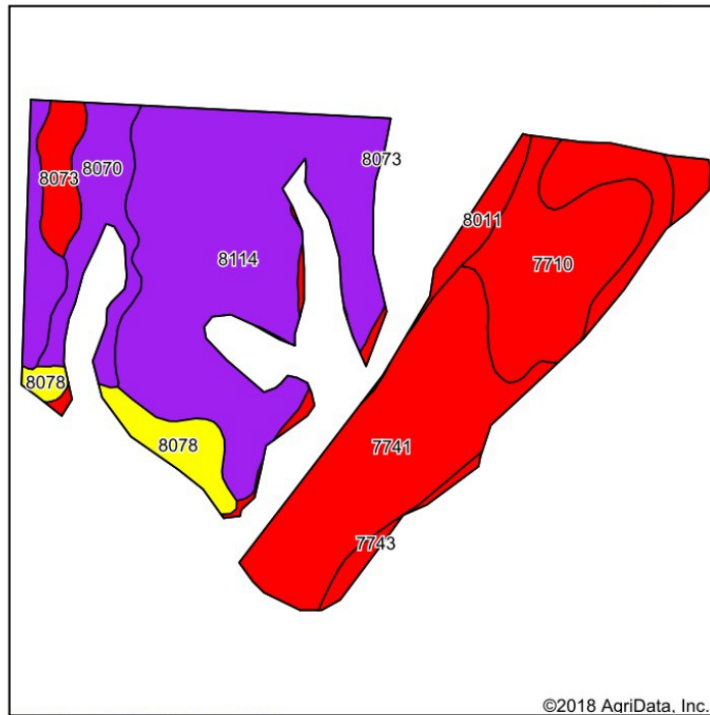
Field borders provided by Farm Service Agency as of 5/21/2008.

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

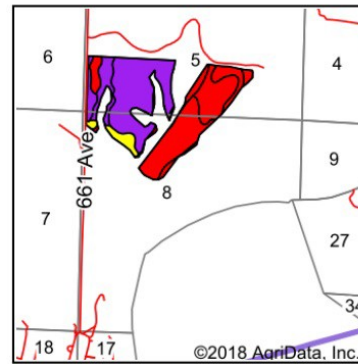


# 134.2 Acres +/- Richardson County, NE Soil Map

## Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Richardson**  
Location: **8-1N-18E**  
Township: **Rulo**  
Acres: **134.21**  
Date: **11/14/2018**



Maps Provided By:



Area Symbol: NE147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8114	Pohocco silt loam, 11 to 17 percent slopes, eroded	53.66	40.0%		IVe		3600	56	54	51	43	54
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	35.39	26.4%		IIw	IIw	4410	49	80	73	45	80
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	18.07	13.5%		IIIw	IIw	3550	28	48	44	8	48
8070	Monona silt loam, 11 to 17 percent slopes	9.31	6.9%		IVe		4000	60	83	83	63	77
8078	Monona silt loam, 6 to 11 percent slopes	5.75	4.3%		IIIe	IVe	4000	69	88	88	67	84
8011	Ida soils, 30 to 60 percent slopes	4.62	3.4%		VIIe		3325	4	17	17	13	12
8073	Monona silt loam, 17 to 30 percent slopes	4.15	3.1%		VIe		4000	29	43	43	26	31
7743	Haynie and Sarpy soils, occasionally flooded	3.26	2.4%		IIw	IIw	4291	38	54	49	41	52
Weighted Average							3871.4	48.2	*n 61.9	*n 58.2	*n 39.6	*n 60.7

\*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.

*~FSA Information Coming Soon~*