



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, Kansas

This really nice farm, only 1½ mile south of US 36 is very accessible to markets. It has had exceptional care and is very productive. Brown County farms have been hard to find and here is one that is ready for 2022 and priced right. It can fit right into your existing operation and is also a “ready to go farm” for the investor in a strong cash rent location. Give us a chance to show it to you or just do a drive by and see what you think.

LOCATION:

1 ½ mile south of US 36; Corner of Hazelnut Rd & 220th Street

PRICE:

\$7500.00 per acre
\$850,500.00 Total

FSA INFORMATION:

Farmland Acres: 113.5
Tillable Acres: 98.57
See Printable Brochure

IMPROVEMENTS:

No Improvements

RENTAL STATUS:

Available for the 2022 crop year

TAXES:

2020 taxes were \$3,222.96

LISTING AGENT:

Roger Aberle
Cell: 785-547-6289
Email: 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.

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 The listing may be withdrawn with or without approval.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 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, Kansas
Google Aerial Map



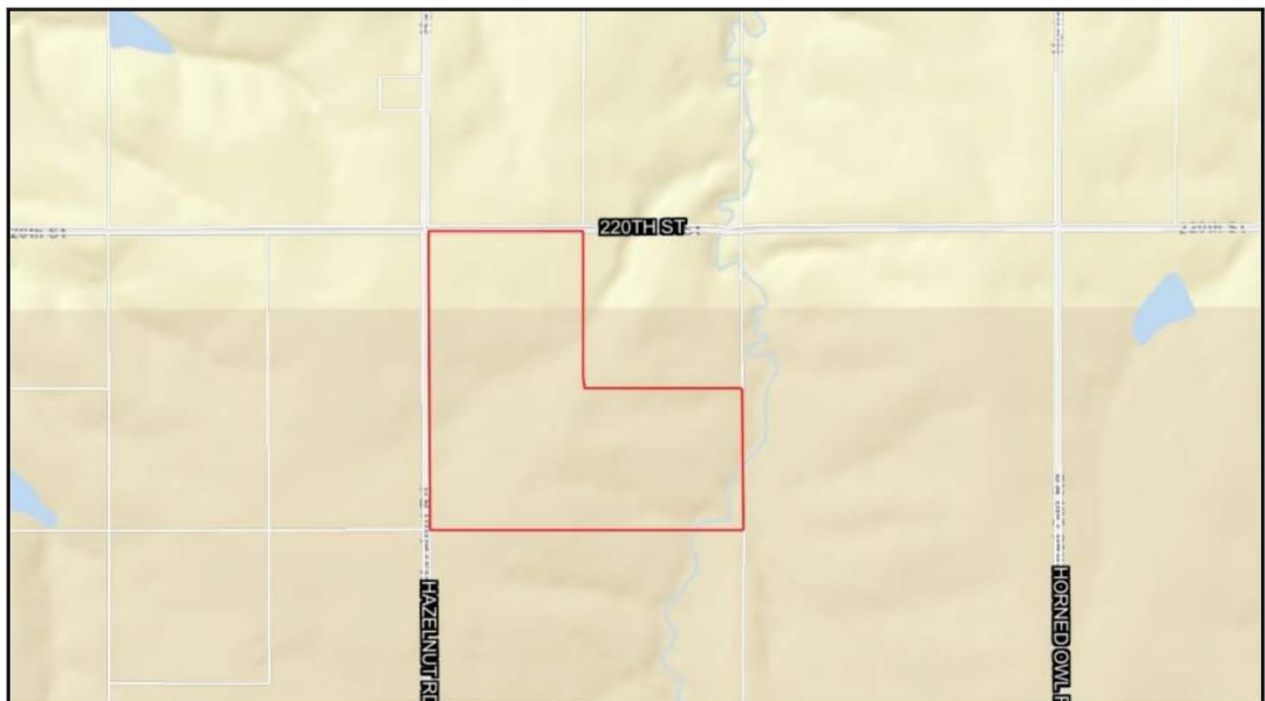
General Location Map



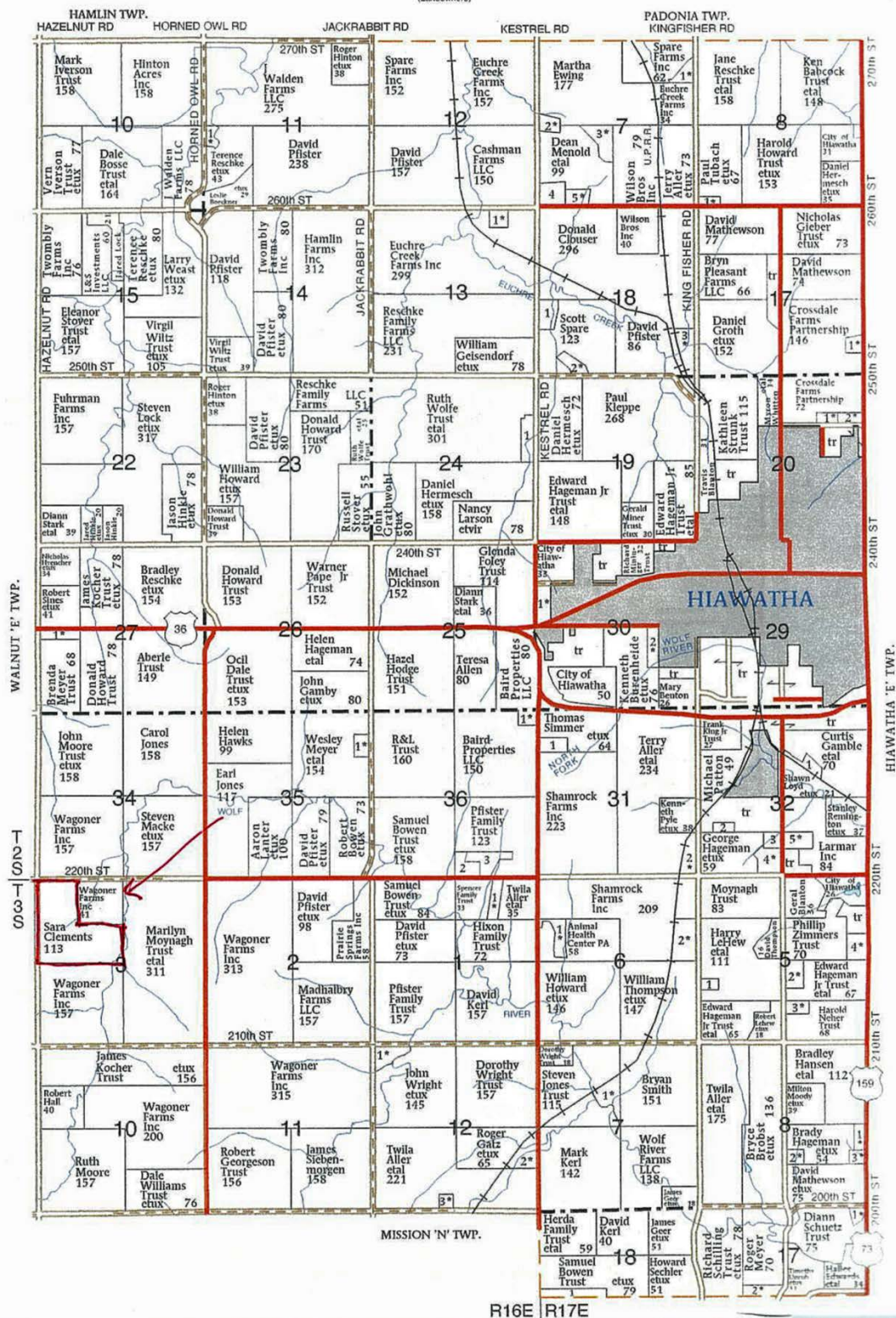
113.4 Acres +/- Brown County, Kansas
Driving Map



Tax Map

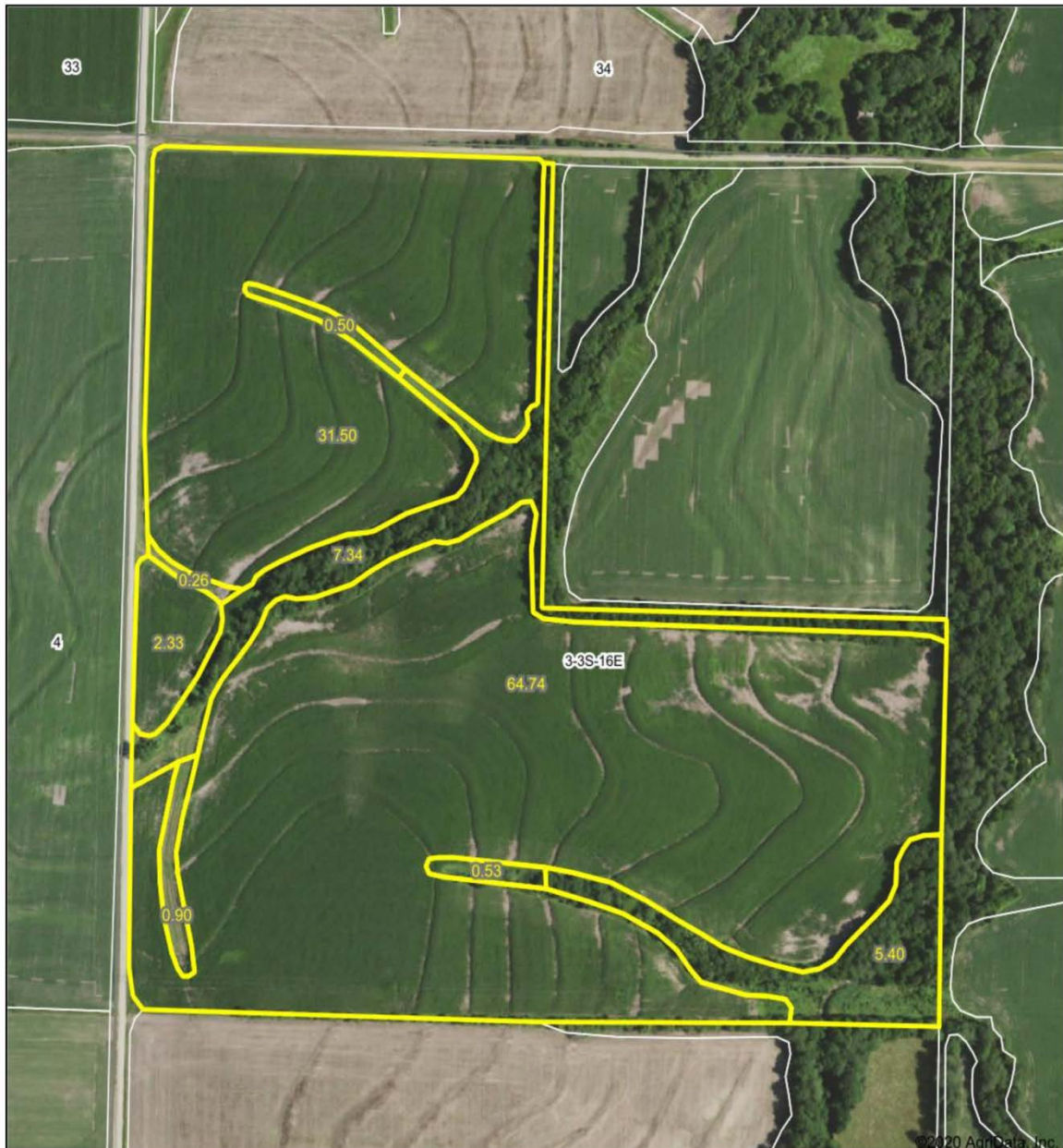


R-16-17-E



113.4 Acres +/- Brown County, Kansas
Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By:



© AgriData, Inc. 2020 www.AgrIDataInc.com

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

Map Center: 39° 49' 23.84, -95° 36' 57

0ft 488ft 975ft

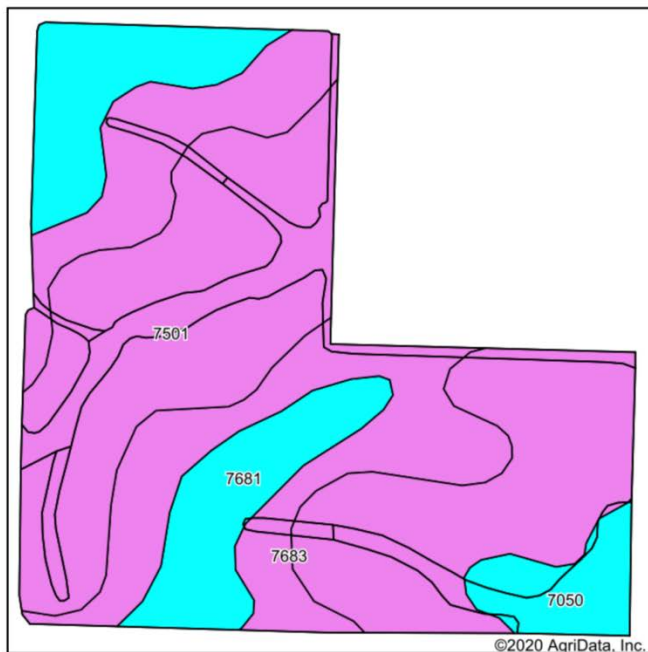
3-3S-16E
Brown County
Kansas



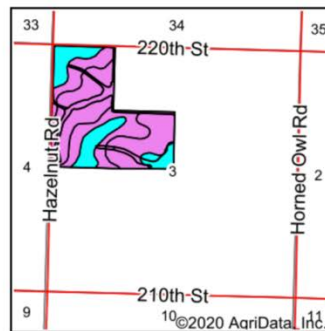
12/17/2020

113.4 Acres +/- Brown County, Kansas Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Brown**
Location: **3-3S-16E**
Township: **Hiawatha**
Acres: **113.5**
Date: **12/17/2020**



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	57.30	50.5%		IIIe				43
7683	Wymore silty clay loam, 3 to 6 percent slopes	30.77	27.1%		IIIe	IIIe			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	19.86	17.5%		Ile	Ile			64
7050	Kennebec silt loam, occasionally flooded	5.57	4.9%		IIw		114	38	89
Weighted Average							5.6	1.9	*n 54.4

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

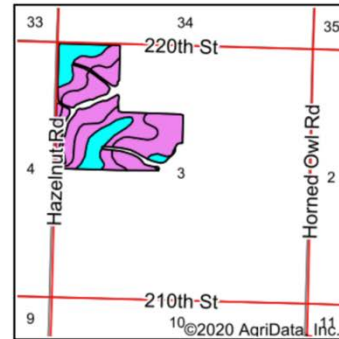
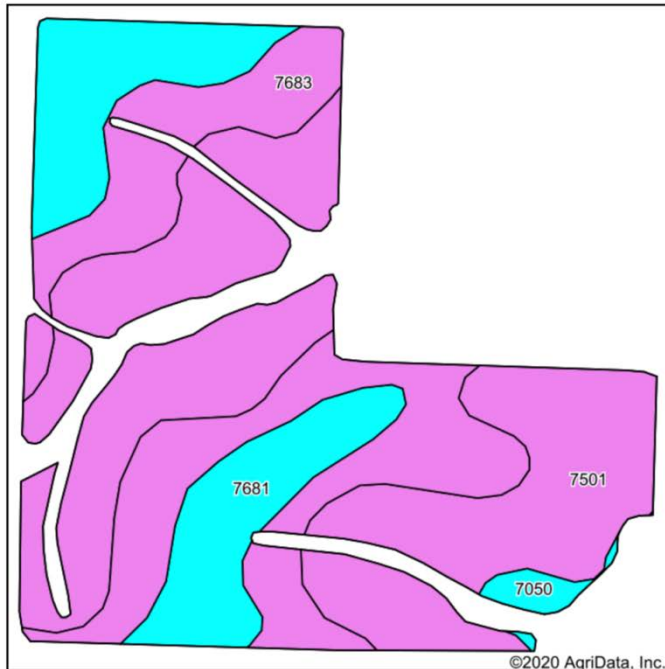
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

113.4 Acres +/- Brown County, Kansas

Soil Map Tillable

Soils Map



State: **Kansas**
 County: **Brown**
 Location: **3-3S-16E**
 Township: **Hiawatha**
 Acres: **98.57**
 Date: **12/17/2020**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	47.97	48.7%		IIIe				43
7683	Wymore silty clay loam, 3 to 6 percent slopes	29.33	29.8%		IIIe	IIIe			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	19.85	20.1%		Ile	Ile			64
7050	Kennebec silt loam, occasionally flooded	1.42	1.4%		IIw		114	38	89
Weighted Average							1.6	0.5	*n 53.8

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

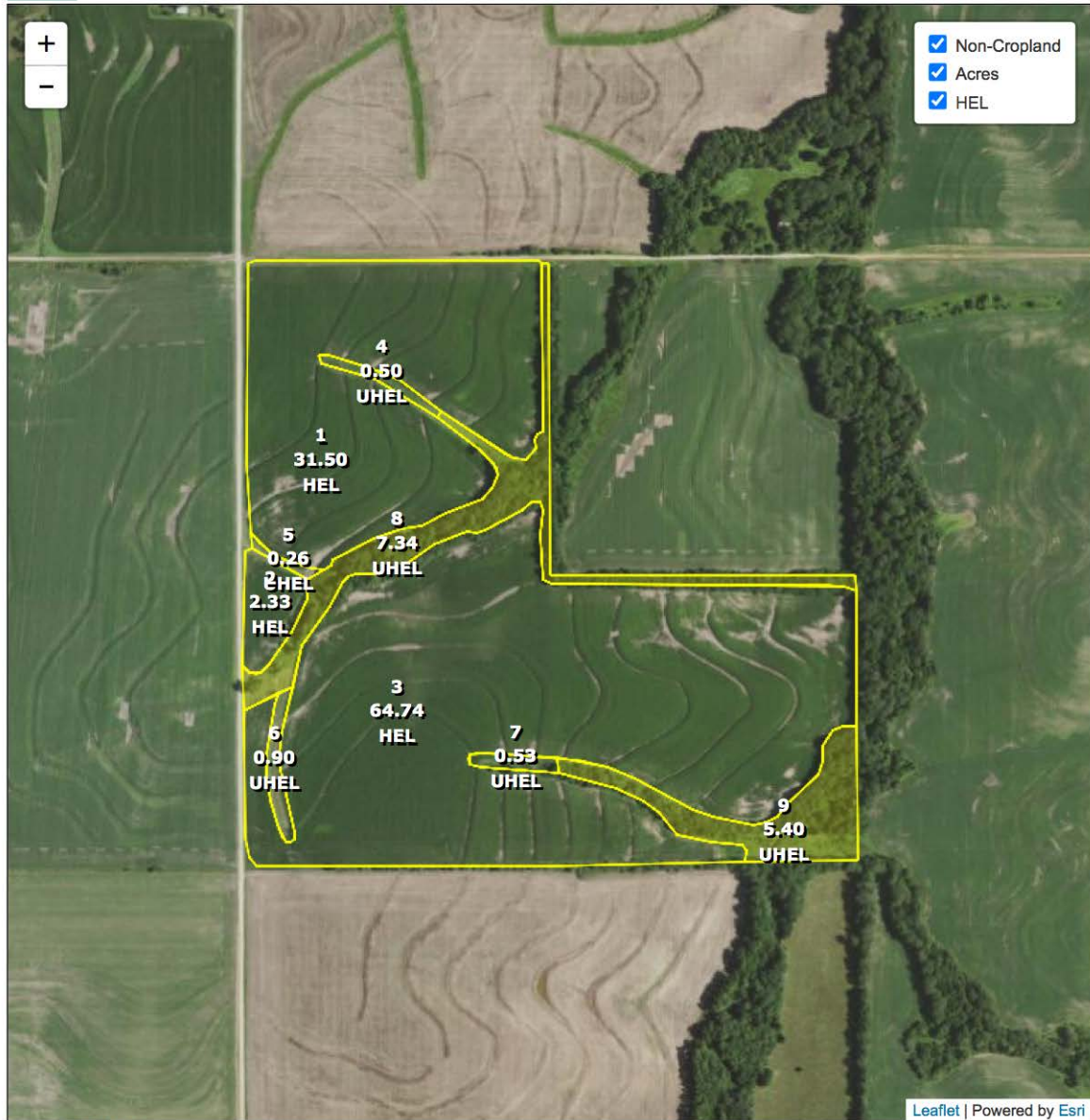
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

113.4 Acres +/- Brown County, Kansas FSA Map



Brown County, Kansas



Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm 287
Tract 244

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2021 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

113.4 Acres +/- Brown County, Kansas

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 : 287

Prepared : 9/20/21 12:20 PM

Crop Year : 2021

Operator Name :
Farms Associated with Operator : 20-013-287, 20-013-520, 20-013-638, 20-013-1156, 20-013-1866, 20-013-3204, 20-013-3969, 20-013-4447, 20-013-4448, 20-013-5637, 20-013-5638
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
113.50	100.76	100.76	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	100.76	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.90	0.00	132	
Soybeans	47.90	0.00	44	0
TOTAL	95.80	0.00		

NOTES

Tract Number : 244

Description : F7 1A FRL S2 NW4 & FRL NW4 NW4 3-3-16
FSA Physical Location : KANSAS/BROWN
ANSI Physical Location : KANSAS/BROWN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
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
113.50	100.76	100.76	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	100.76	0.00	0.00	0.00	0.00	0.00

113.4 Acres +/- Brown County, Kansas FSA 158

Brown, Kansas

FSA - 578 (Producer Print)

Producer Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2021

DATE: 09/20/2021

PAGE: 1

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.

Public reporting burden for this collection of information is estimated to average 15 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. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7830, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Comm	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Planting Date	P/P	End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
287	244	1	CORN	YEL	GR		N	C	N	I	A	31.50		Yes	4/25/21	01		30.00		Brown, Kansas	3050	6/25/21	
		2	CORN	YEL	GR		N	C	N	I	A	2.33		Yes	4/25/21	01		35.00 35.00 30.00		Brown, Kansas	3050	6/25/21	
		3	CORN	YEL	GR		N	C	N	I	A	64.74		Yes	4/25/21	01		35.00 30.00		Brown, Kansas	3050	6/25/21	
			<i>Corn - 98.57</i>																				
		4	GRASS	SMO	LS		N	C	N	I	A	0.50		Yes	11/7/13	01	2025	30.00		Brown, Kansas	3050	6/25/21	
																	35.00 35.00 30.00						
		5	GRASS	SMO	LS		N	C	N	I	A	0.26		Yes	11/7/13	01	2025	30.00		Brown, Kansas	3050	6/25/21	
																	35.00 35.00 30.00						
		6	GRASS	SMO	LS		N	C	N	I	A	0.90		Yes	11/7/13	01	2025	30.00		Brown, Kansas	3050	6/25/21	
																	35.00 35.00 30.00						
		7	GRASS	SMO	LS		N	C	N	I	A	0.53		Yes	11/7/13	01	2025	30.00		Brown, Kansas	3050	6/25/21	
																	35.00 35.00 30.00						

Photo Number/Legal Description: F7 1A FRL S2 NW4 & FRL NW4 NW4 3-3-16 Farmland: 113.50 Cropland: 100.76 Reported on Cropland: 100.76 Difference: 0.00 Reported on Non-Cropland: 0.00

Aerial Photo

