



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

53.61 Acres, Atchison County, KS

Here is a small, but highly productive Delaware River Bottom farm, just Northwest of Muscotah. that is close to terminal markets in Atchison KS. It has had exceptional care, has mostly Kennebec and Judson soils, and lays nice. It has been hard to find land in this part of Atchison County and here is one that is ready for 2022 and priced right. It can fit right into your existing operation but 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 miles west of Muscotah, KS on 270th Rd. and 1 mile north on Anderson Rd. and then just east on 286th Rd.

PRICE:

\$8,767.00/Acre or \$470,000.00 Total

FSA INFORMATION:

Farmland Acres: 52.21
Tillable Acres: 47.1
See Attached

IMPROVEMENTS:

No Improvements

RENTAL STATUS:

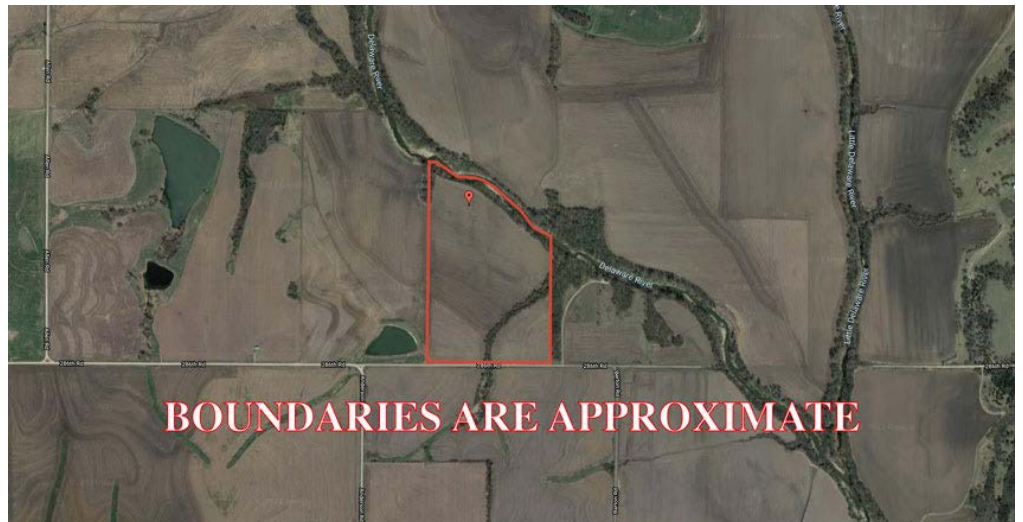
Available for the 2022 crop year

TAXES:

2021 taxes are \$1,965.52

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.

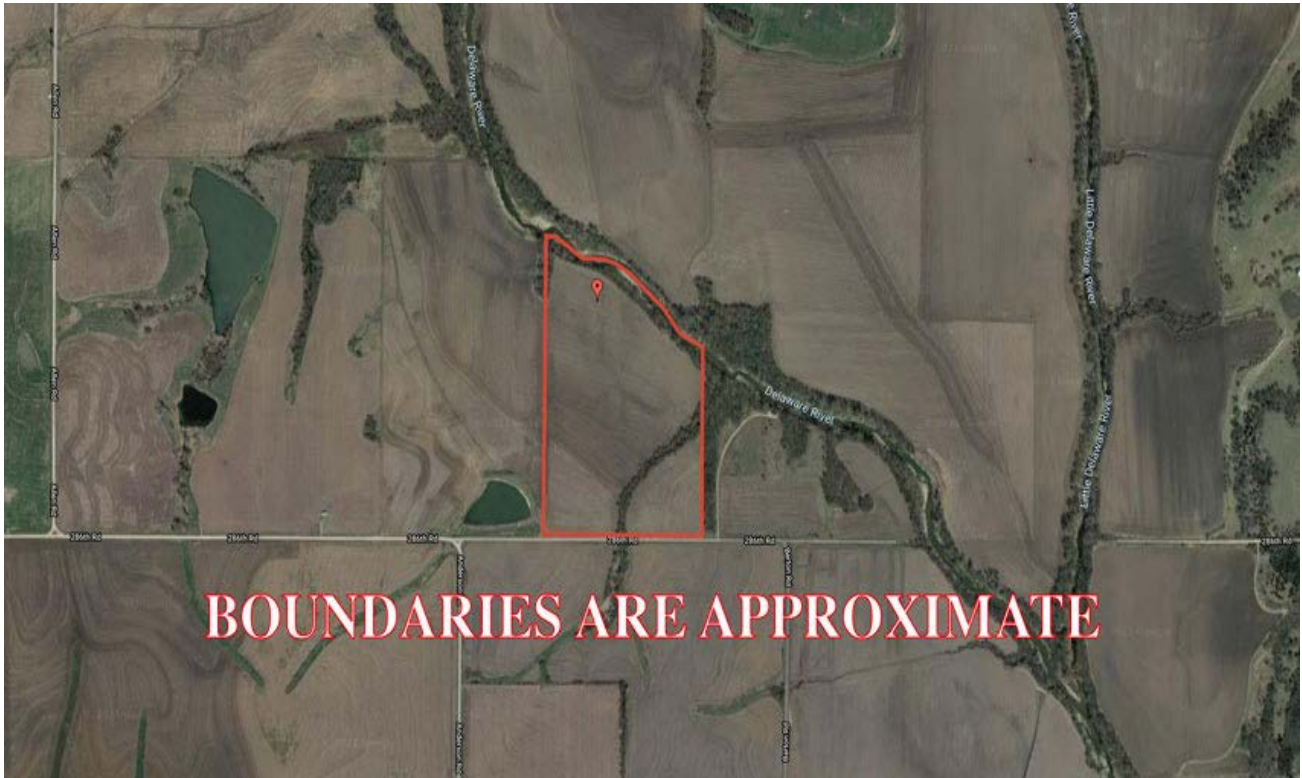
Setting the trend for how Real Estate is sold in the Midwest.

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 oneself with the information presented and to determine the information to be true and accurate and the property to be suited for its intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject all offers.

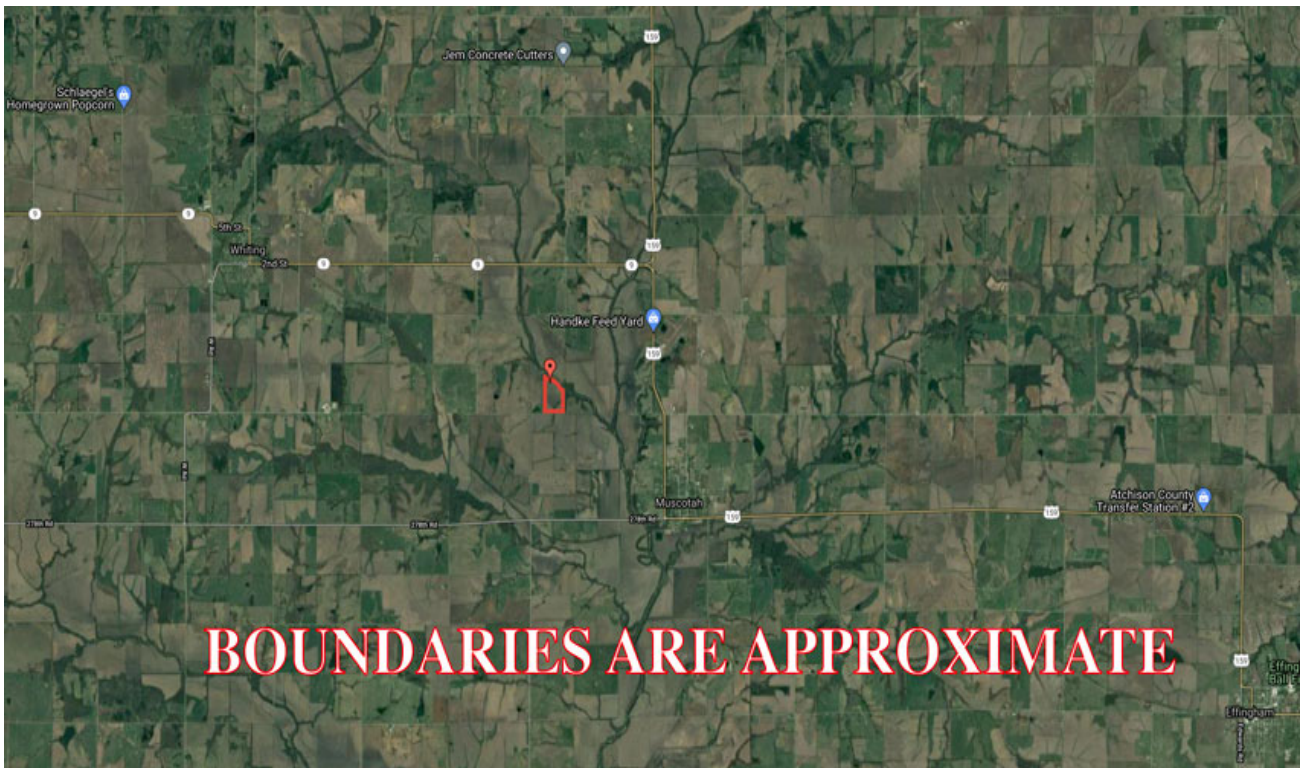
All inquiries, inspections, appointments, and offers must be sent through:

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

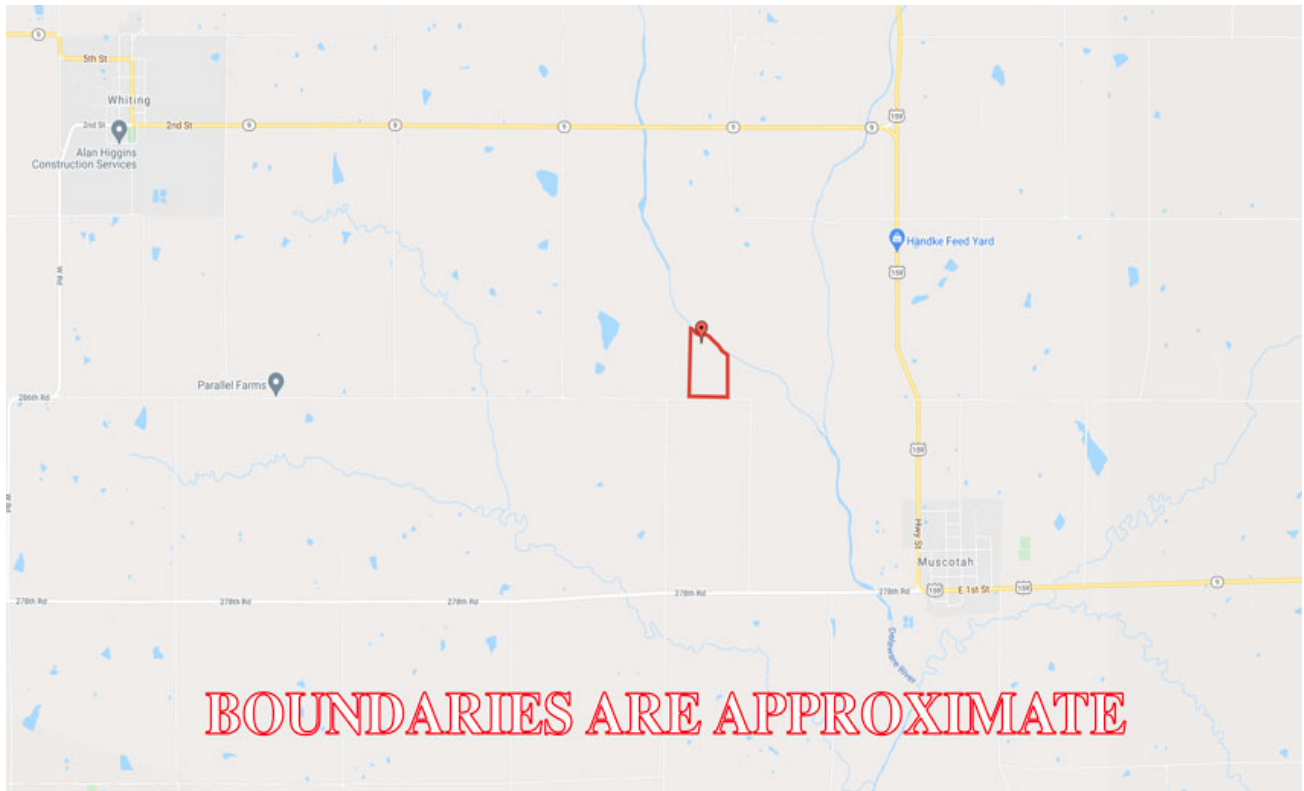
53.61 Acres, Atchison County, KS
Google Aerial Map



General Location Map



53.61 Acres, Atchison County, KS
Driving Map



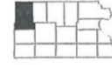
Tax Map



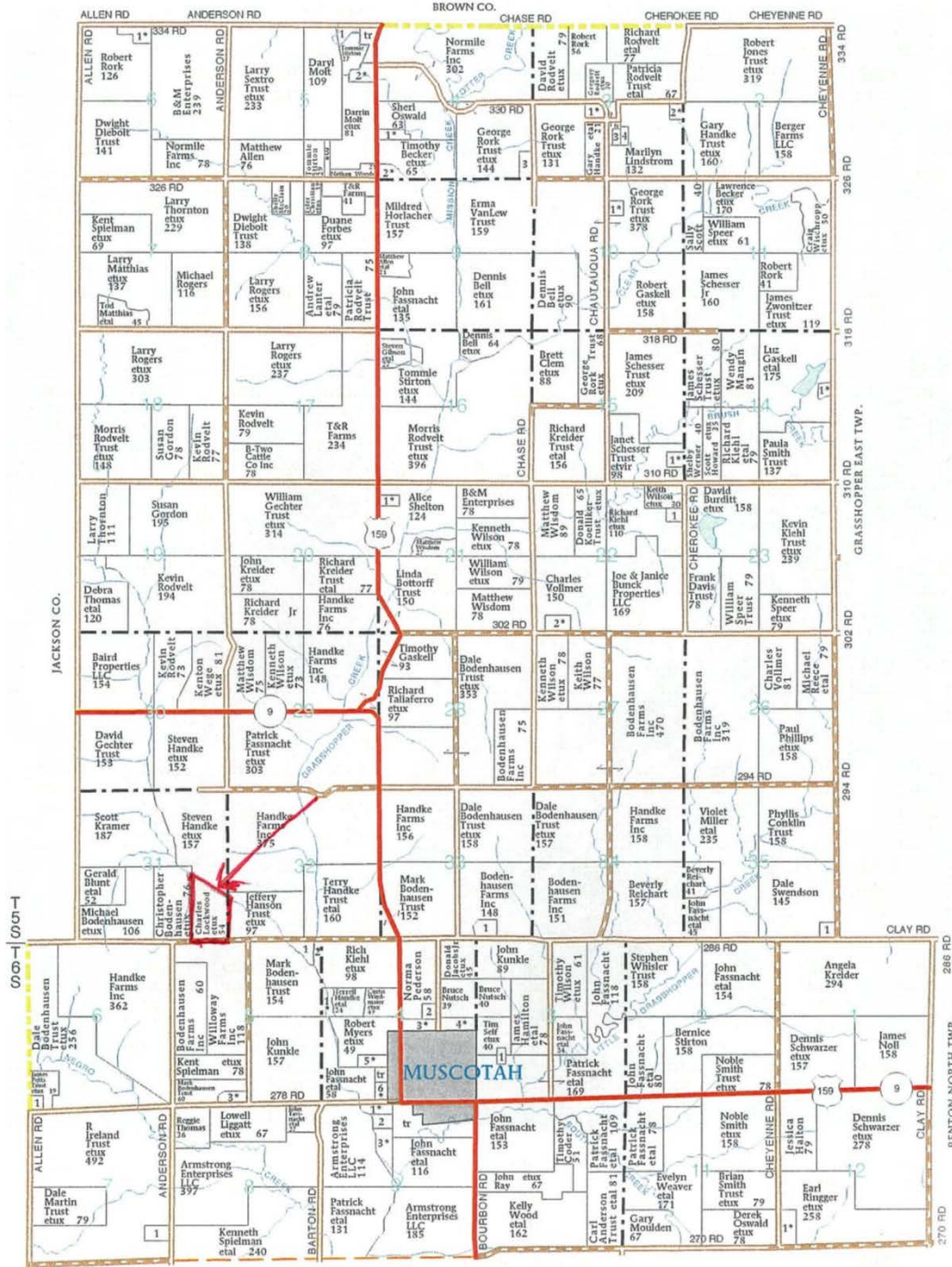
53.61 Acres, Atchison County, KS Plat Map

T-5-6-S

GRASSHOPPER 'W' PLAT



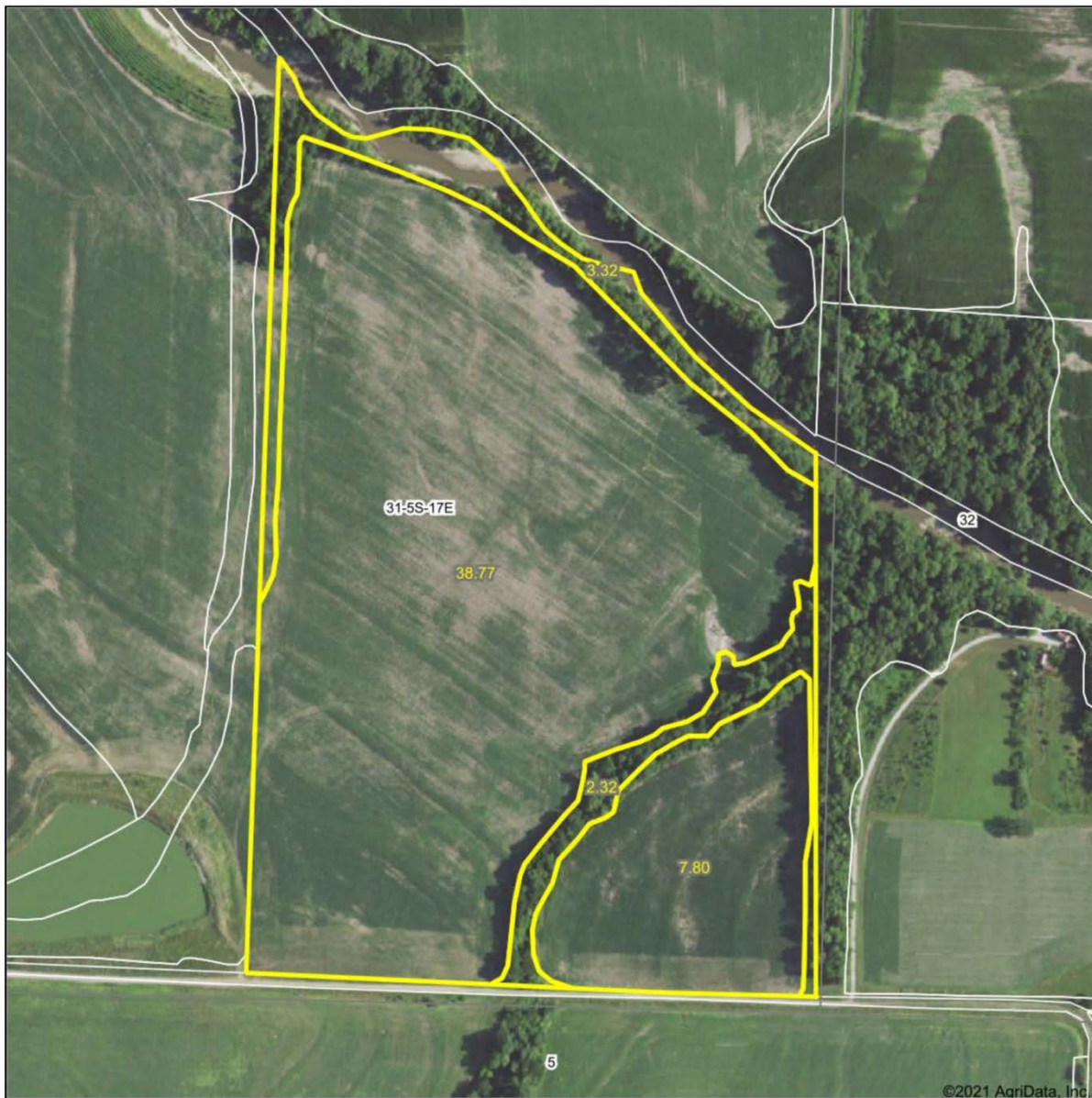
R-17-E



KAPIOMA NORTH TWP.

53.61 Acres, Atchison County, KS Surety Map

Aerial Map



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(800) 648-3177

Maps Provided By



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

Map Center: 39° 34' 6.99, -95° 32' 52.37

0ft 365ft 729ft

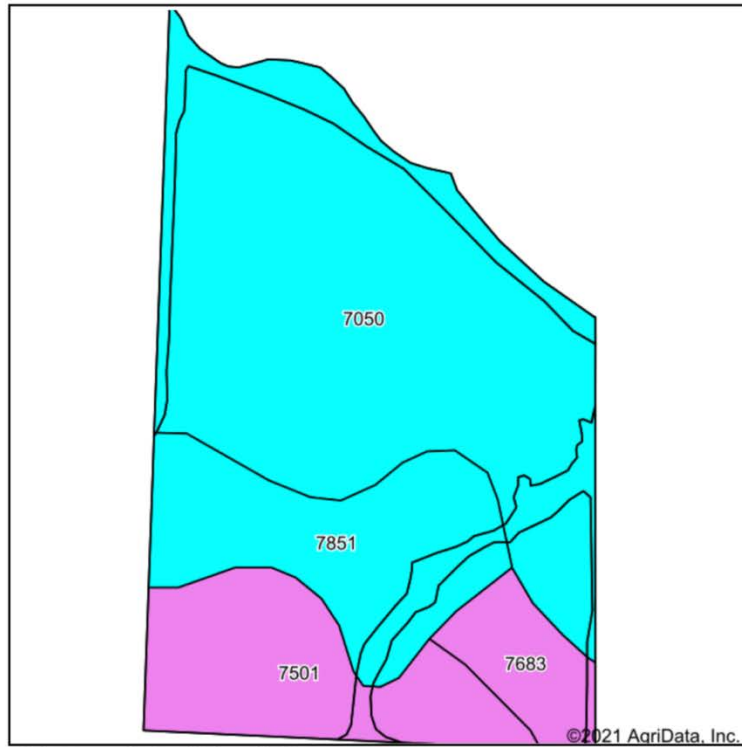
31-5S-17E
Atchison County
Kansas



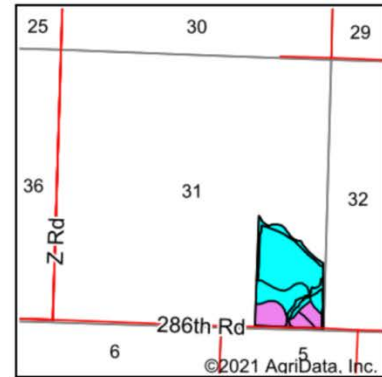
12/7/2021

53.61 Acres, Atchison County, KS Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Atchison**
Location: **31-5S-17E**
Township: **Grasshopper**
Acres: **52.21**
Date: **12/7/2021**



Maps Provided By:



Area Symbol: KS005, Soil Area Version: 18									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
7050	Kennebec silt loam, occasionally flooded	30.66	58.7%		Ilw		114	38	89
7851	Judson silt loam, 1 to 5 percent slopes	9.85	18.9%		Ile				79
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	8.54	16.4%		Ille				43
7683	Wymore silty clay loam, 3 to 6 percent slopes	3.16	6.1%		Ille	Ille			63
Weighted Average					2.22	0.18	66.9	22.3	*n 78

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

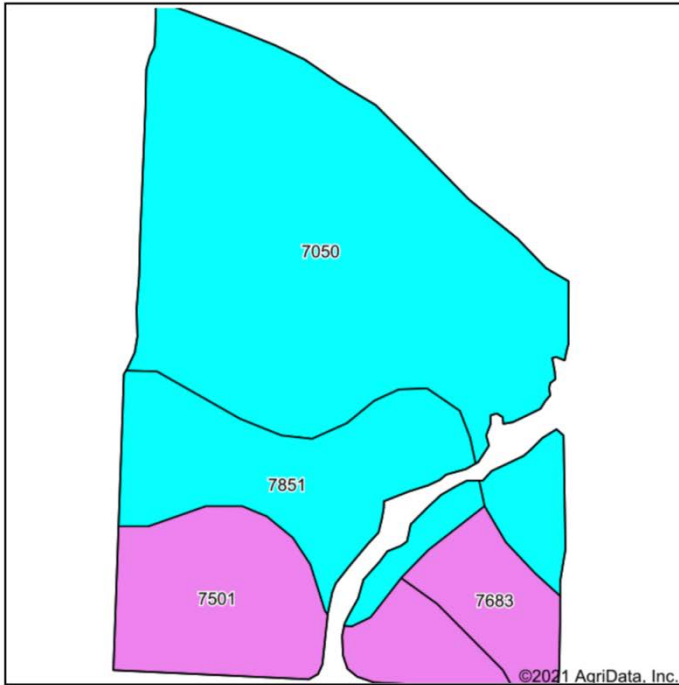
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

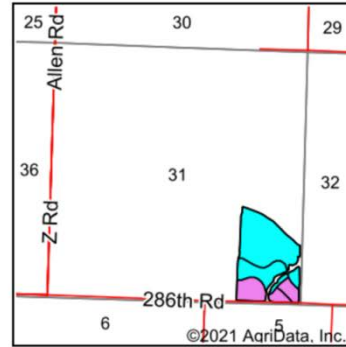
53.61 Acres, Atchison County, KS

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Atchison**
 Location: **31-5S-17E**
 Township: **Grasshopper**
 Acres: **46.57**
 Date: **12/7/2021**



Maps Provided By:



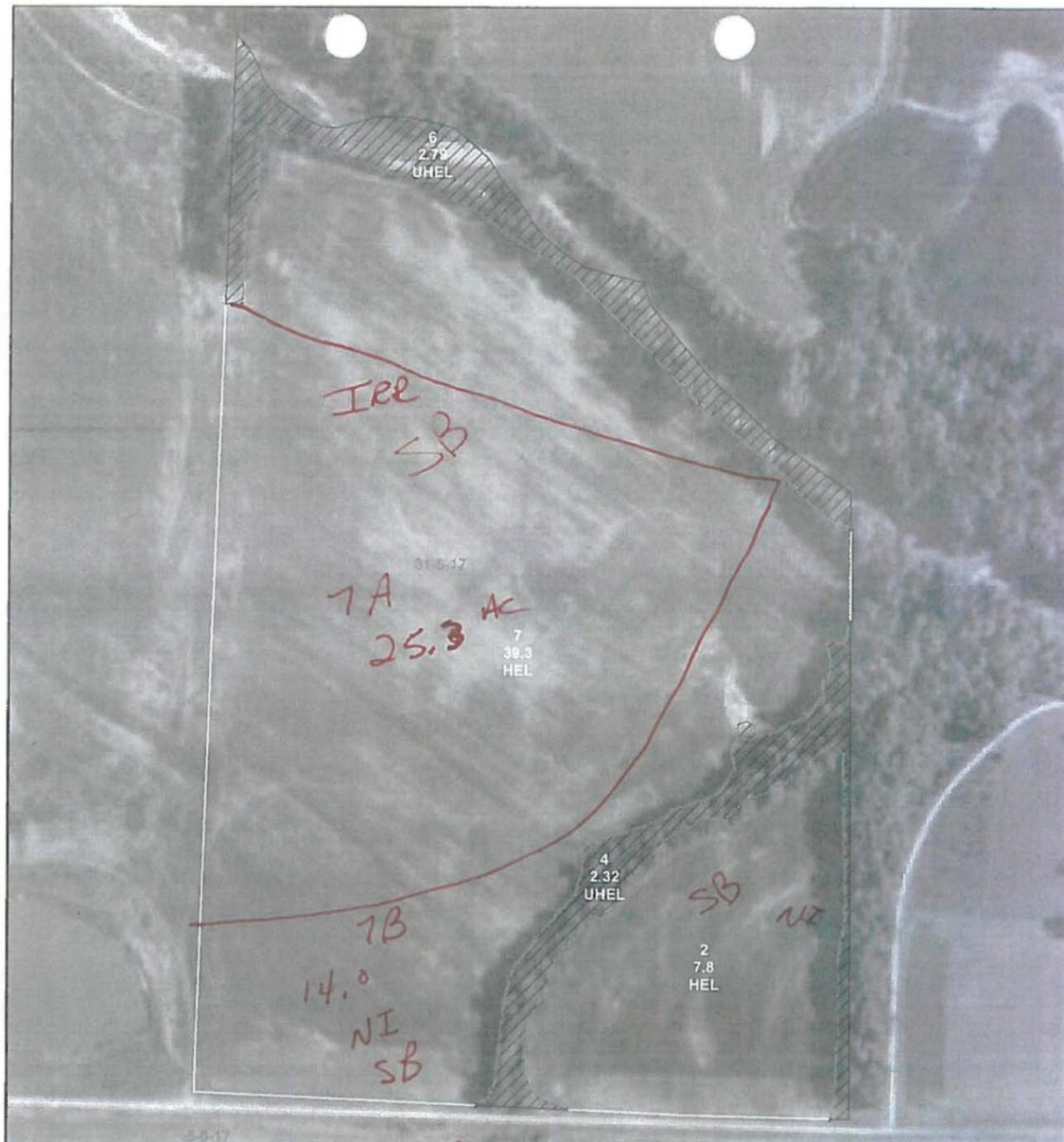
Area Symbol: KS005, Soil Area Version: 18									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
7050	Kennebec silt loam, occasionally flooded	26.39	56.7%		Ilw		114	38	89
7851	Judson silt loam, 1 to 5 percent slopes	8.92	19.2%		Ile				79
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	8.27	17.8%		Ille				43
7683	Wymore silty clay loam, 3 to 6 percent slopes	2.99	6.4%		Ille	Ille			63
Weighted Average					2.24	0.19	64.6	21.5	*n 77.2

*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.

53.61 Acres, Atchison County, KS FSA Map



United States Department of Agriculture
Farm Service Agency

Farm: 2619
Tract: 600

Atchison County, KS

February 11, 2021

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



*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).

Corn- C
Soybean- B **5-1**
Hard Red Winter Wheat- HRW W
Soft Red Winter Wheat- SRW W

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

53.61 Acres, Atchison County, KS

FSA 156 EZ

Kansas
Atchison

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

FARM: 2619
Prepared: 4/2/19 11:18 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

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
	DIV OF 346	

Farms Associated with Operator:
1100, 2508, 3896

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
52.21	47.1	47.1	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	47.1	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO SOYBN	PLC CORN	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.31		122	0.0
SOYBEANS	10.29		33	0.0
Total Base Acres:	46.6			

Tract Number: 600 Description: 57A SE1/4 31-5-17

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
52.21	47.1	47.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	47.1	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.31		122	0.0
SOYBEANS	10.29		33	0.0
Total Base Acres:	46.6			

Owners:

Other Producers: None

53.61 Acres, Atchison County, KS FSA 158

FSA - 578 (09-13-16)

Farm Number: 2619

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

ACCOUNT YEAR: 2021

DATE: 05/21/2021
PAGE: 1

Original: SMS
Revision: SMS
Cropland: 47.10
Farmland: 52.21

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	
600	2	SOYBN	COM	GR		N	C	N	I	A	7.80		Yes		N	5/1/2021	01		
	Product					Share 100.00				FSA Physical Location Atchison, Kansas					NAP Unit 917	Signature Date			
	7A	SOYBN	COM	GR		I	C	N	I	A	25.30		Yes		N	5/1/2021	01		
	Product					Share 100.00				FSA Physical Location Atchison, Kansas					NAP Unit 917	Signature Date			
	7B	SOYBN	COM	GR		N	C	N	I	A	14.00		Yes		N	5/1/2021	01		
	Producer					Share 100.00				FSA Physical Location Atchison, Kansas					NAP Unit 917	Signature Date			
Tract 600 Summary																			
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit		Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit		Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01 SOYBN	COM	GR	I	A		25.30	01 SOYBN	COM	GR	N	A		21.80						
Photo Number/Legal Description: 57A SE1/4 31-5-17																			
Cropland: 47.10					Reported on Cropland: 47.10					Difference: 0.00					Reported on Non-Cropland: 0.00				

Aerial Photos Coming Soon!