



# PUBLIC AUCTION

***191.88 Acres, Doniphan County, KS***

**February 15, 2022 at 10:30 AM**

**110 Ash St, Rulo, NE 68431**

*Pro Outfitters Lodge*

*Tract 1: Here is a good Mo river bottom farm in Kansas: it's highly tillable and has very good soil types. This tract has got a great location alongside Highway 7 on the state line, two miles north of White Cloud, Kansas. We don't get the opportunity to sell these quality farms very often!*

*Tract 2: This is a beautiful upland tract that offers a great view east across the Missouri River bottom into Missouri! It would be a great place to build a home or hunting lodge and you could hunt for deer and turkey off the back porch! It's small enough to be affordable and large enough to offer great privacy, too.*

## **LOCATION:**

Both tracts are located 2 miles Northwest of White Cloud, KS on Highway 7.

## **FSA INFORMATION:**

Coming Soon!

## **IMPROVEMENTS:**

Both tracts are unimproved.

## **TAXES/TAXABLE ACRES:**

2021 taxes are coming soon!

## **AGENT:**

Rick Barnes (660) 851-1152 or  
Rickey@BarnesRealty.com



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

**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. **Possession at closing.** Closing will occur on or before **April 22, 2022** at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2021 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer.

***Barnes Realty is agent for the Seller.***

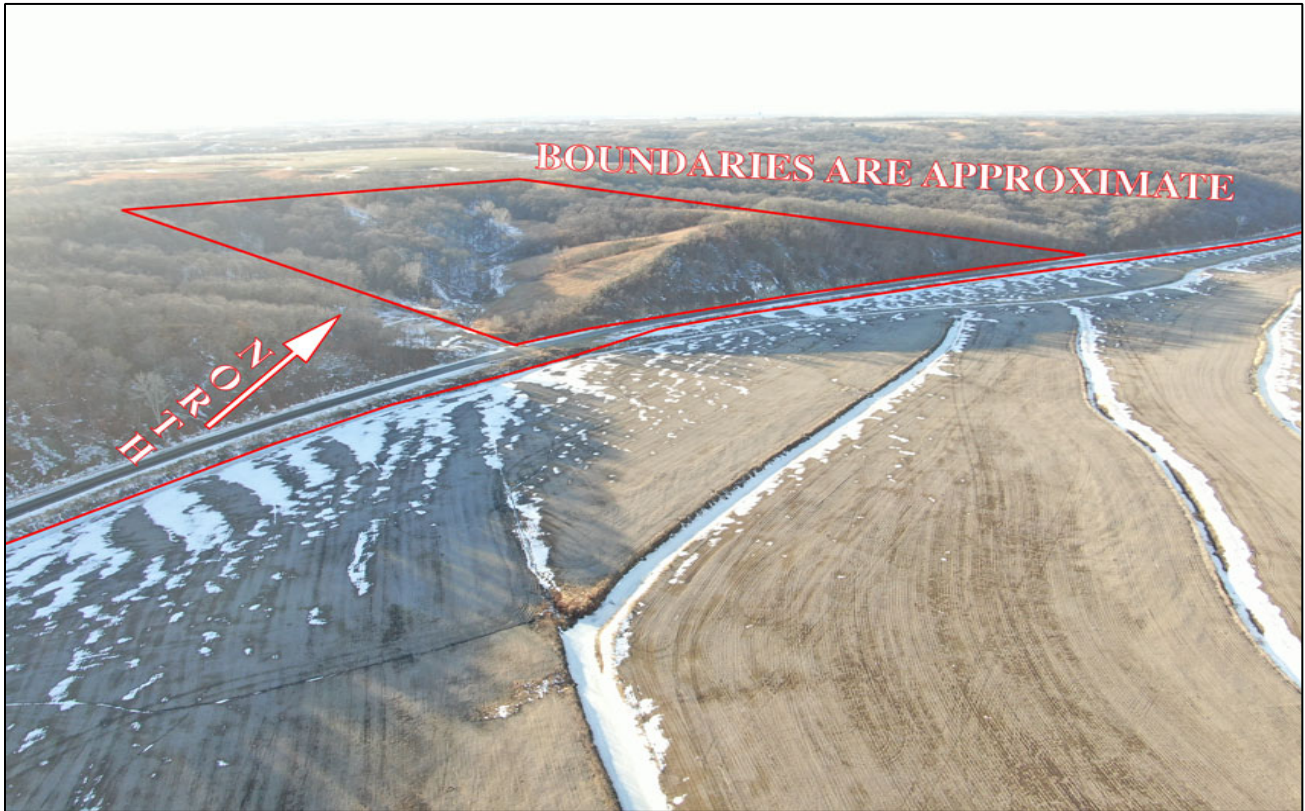
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

# *191.88 Acres, Doniphan County, KS*

## *Aerial Photos*



# *191.88 Acres, Doniphan County, KS*

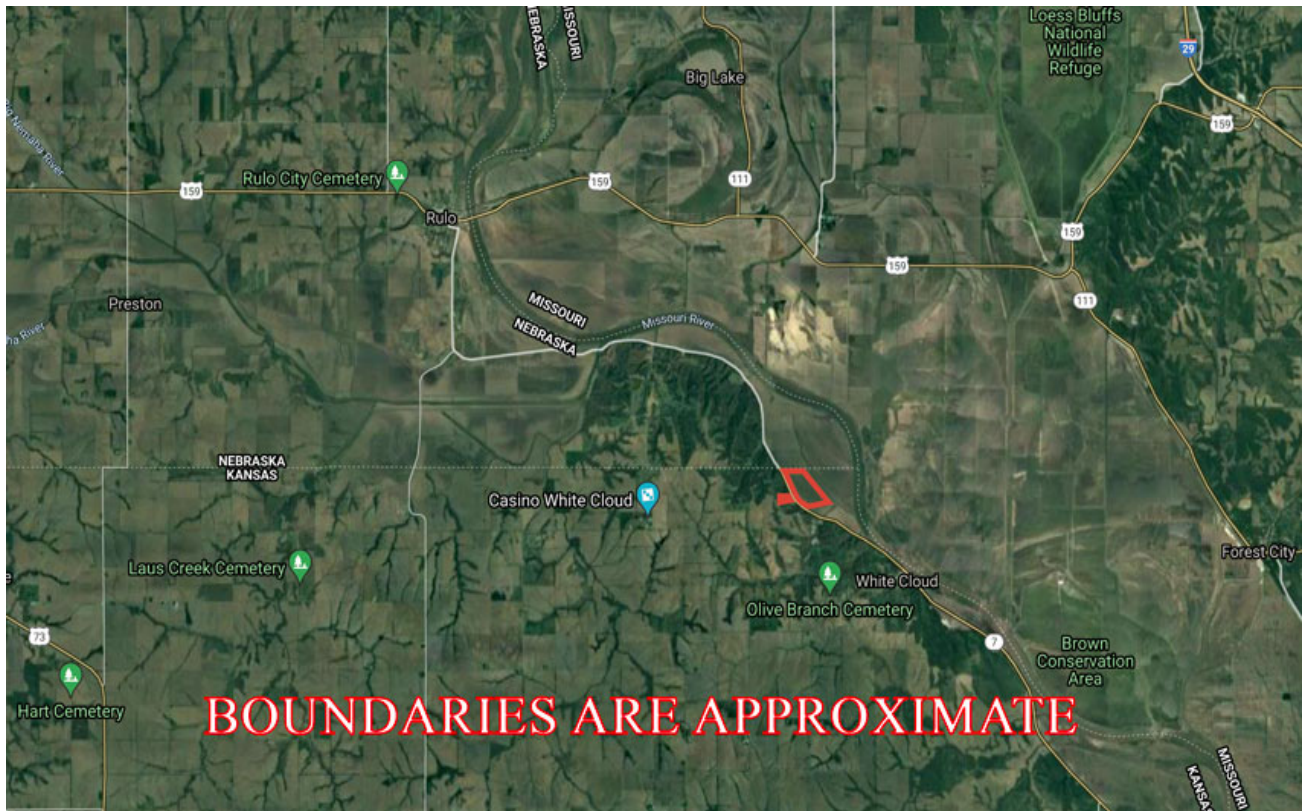


*Google Aerial Map*

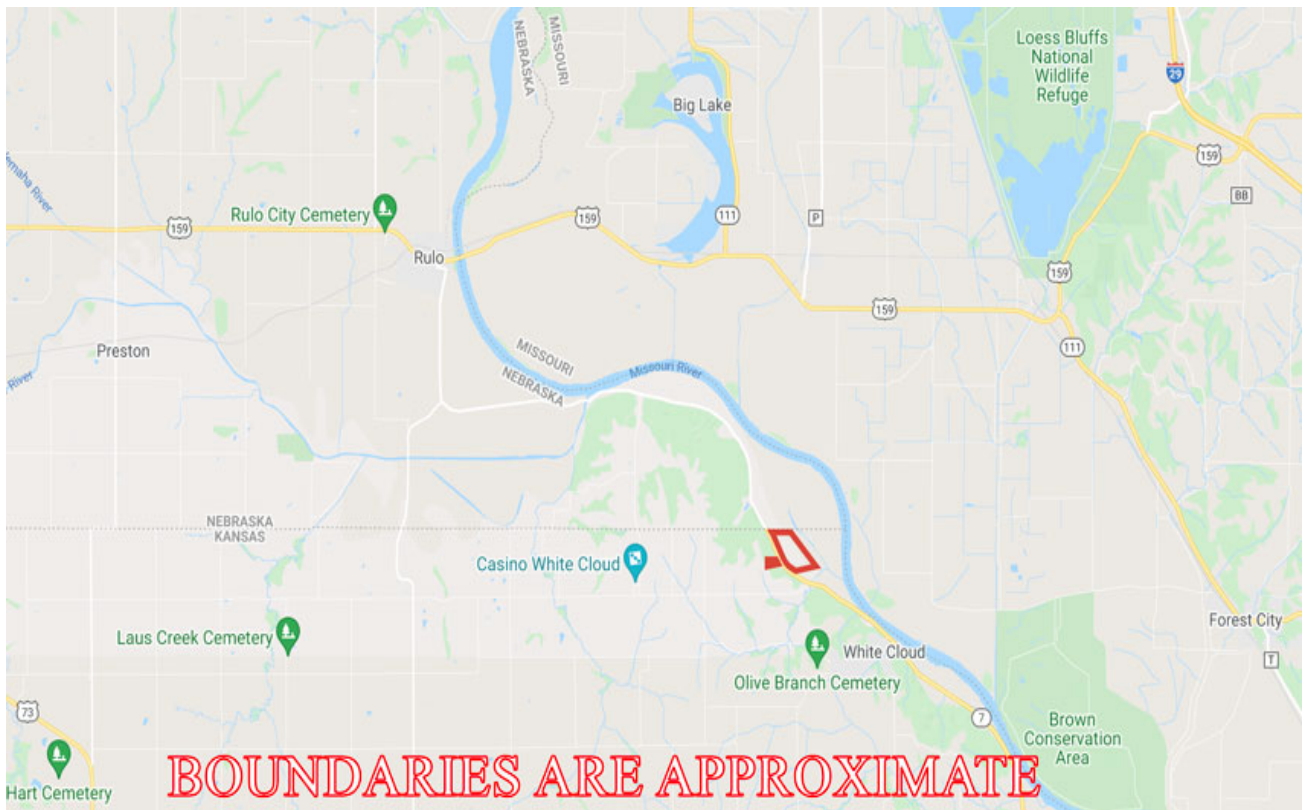


# *191.88 Acres, Doniphan County, KS*

## *General Location Map*



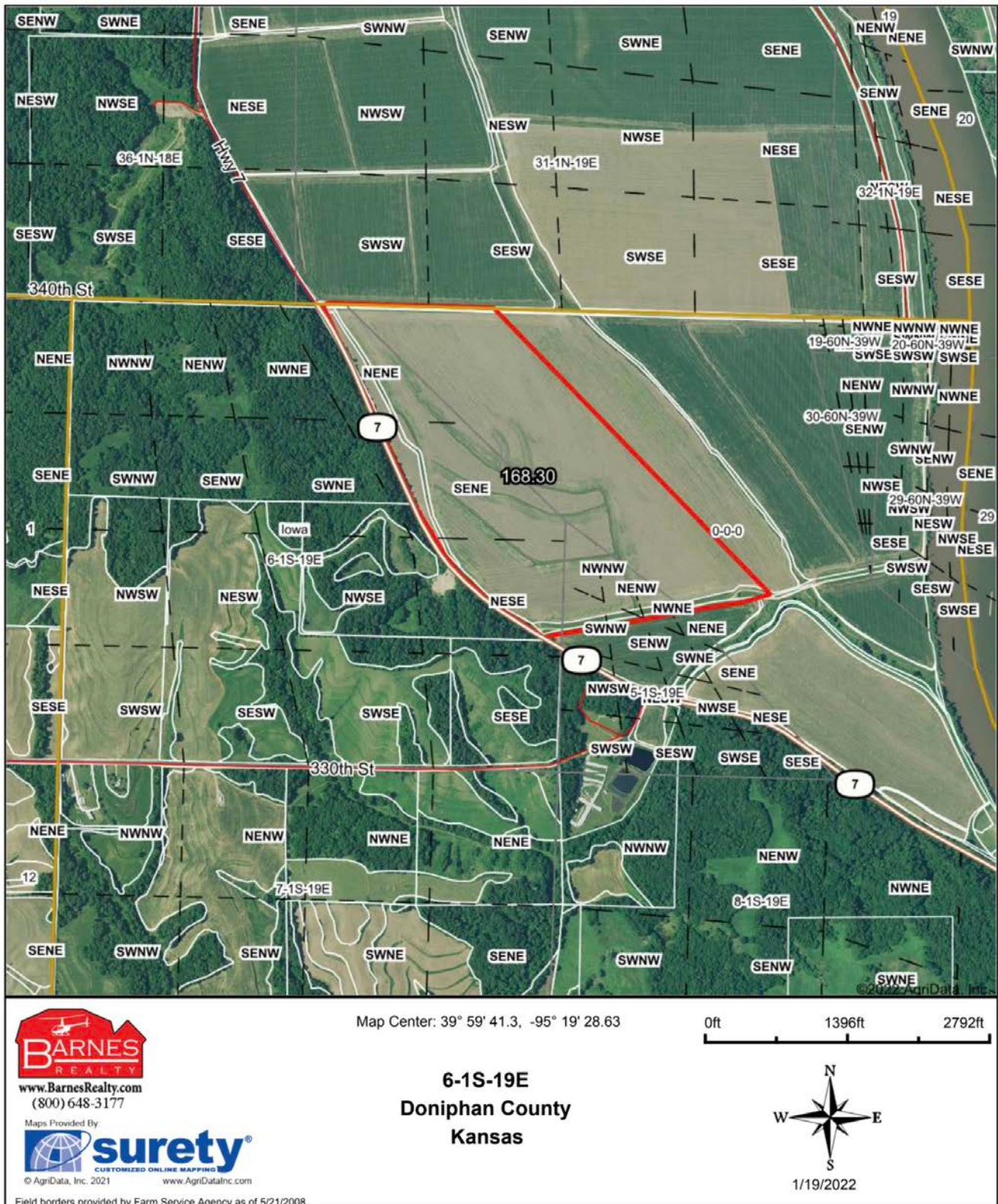
## *Driving Map*



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

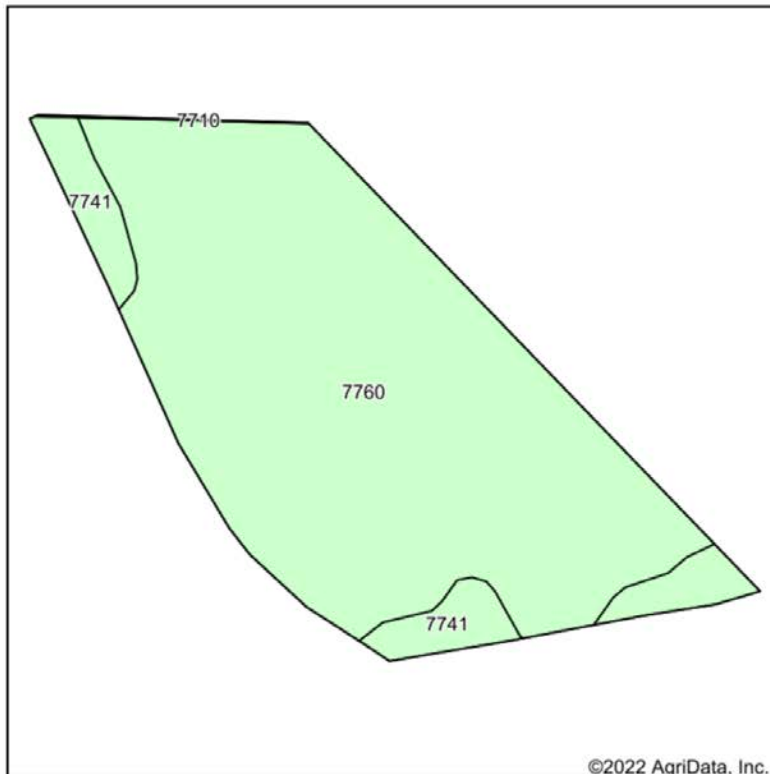
# 191.88 Acres, Doniphan County, KS

## Surety Map Tract 1



# 191.88 Acres, Doniphan County, KS

## Soil Map Tract 1



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Doniphan**  
 Location: **6-1S-19E**  
 Township: **Iowa**  
 Acres: **168.3**  
 Date: **1/19/2022**



Maps Provided By:



Area Symbol: KS043, Soil Area Version: 22  
 Area Symbol: NE147, Soil Area Version: 20

| 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 |
|-------------------------|-----------------------------------------------------------------|--------|------------------|-------------|------------------|--------------|--------------------------------|----------|------------------|----------------|-----------------------|-------------------|
| 7760                    | Onawa and Waldron silty clay loams, occasionally flooded        | 150.71 | 89.5%            |             | Ilw              | Ilw          | 3227                           |          | 63               | 57             | 39                    | 63                |
| 7741                    | Haynie silt loam, occasionally flooded                          | 17.32  | 10.3%            |             | Ilw              | Ilw          | 4833                           |          | 80               | 69             | 54                    | 80                |
| 7710                    | Albaton silty clay, 0 to 2 percent slopes, occasionally flooded | 0.27   | 0.2%             |             | Illw             | Illw         | 3550                           | 28       | 53               | 39             | 21                    | 53                |
| <b>Weighted Average</b> |                                                                 |        |                  |             | <b>2.00</b>      | <b>2.00</b>  | <b>3392.8</b>                  | <b>-</b> | <b>*n 64.7</b>   | <b>*n 58.2</b> | <b>*n 40.5</b>        | <b>*n 64.7</b>    |

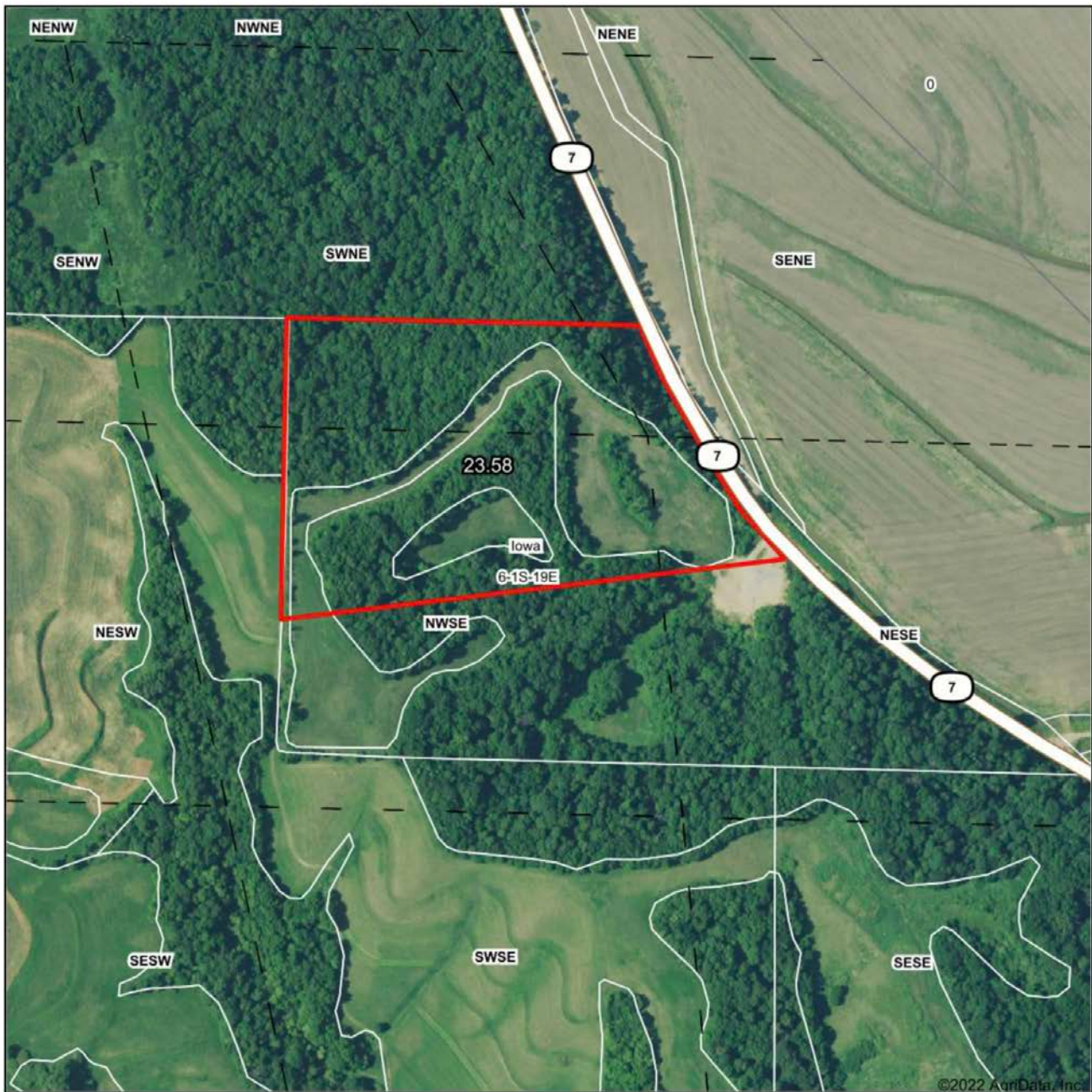
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# *191.88 Acres, Doniphan County, KS*

## *Surety Map Tract 2*



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

Map Center: 39° 59' 34.05, -95° 19' 43.47

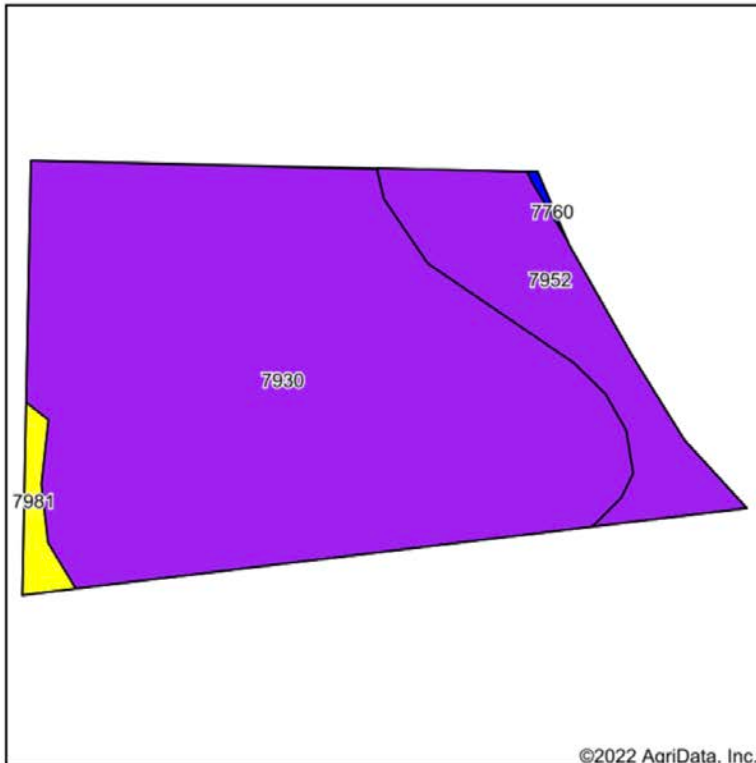
**6-1S-19E**  
**Doniphan County**  
**Kansas**

0ft 465ft 931ft



# 191.88 Acres, Doniphan County, KS

## Soil Map Tract 2



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Doniphan**  
 Location: **6-1S-19E**  
 Township: **Iowa**  
 Acres: **23.58**  
 Date: **1/19/2022**



Maps Provided By:



Area Symbol: KS043, 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 |
|------------------|--------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| 7930             | Contrary-Pohocco silt loams, 17 to 30 percent slopes, eroded | 19.46 | 82.5%            |                      | Vle              |              | 3700                           | 57               | 57            | 41                    | 45                |
| 7952             | Hamburg silt loam, 25 to 50 percent slopes                   | 3.65  | 15.5%            |                      | Vlle             |              | 2425                           | 18               | 18            | 14                    | 11                |
| 7981             | Pohocco-Netawaka silt loams, 11 to 17 percent slopes, eroded | 0.47  | 2.0%             |                      | Ive              |              | 4605                           | 64               | 64            | 57                    | 64                |
| Weighted Average |                                                              |       |                  |                      | 6.11             | 0.00         | 3520.7                         | *n 51.1          | *n 51.1       | *n 37.1               | *n 40.1           |

\*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.

## FSA Information Coming Soon!