



# Farmland Sales Specialists

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

18156 Hwy 59  
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(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## ***8 Acres +/- WRP, Nemaha County, NE***

***This one is affordable, easy to get to and has electricity! Park your camper here, and enjoy this one year round. If you like to bike ride, this also has access to one of Nebraska's finest bike trails!***

### **LOCATION:**

Property is located approximately just two miles North of Brownville NE. on Bluff Drive and it sits on the East side of the road.

### **PRICE:**

\$89,250.00

### **FSA INFORMATION:**

See attached information.

### **IMPROVEMENTS:**

Electricity available

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

Tax amount is to be determined.

### **RENTAL STATUS:**

Property is available at time of closing.

### **DISCLOSURE:**

Not all land is subject to the WRP. Please inquire with Agent for more information.

### **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.

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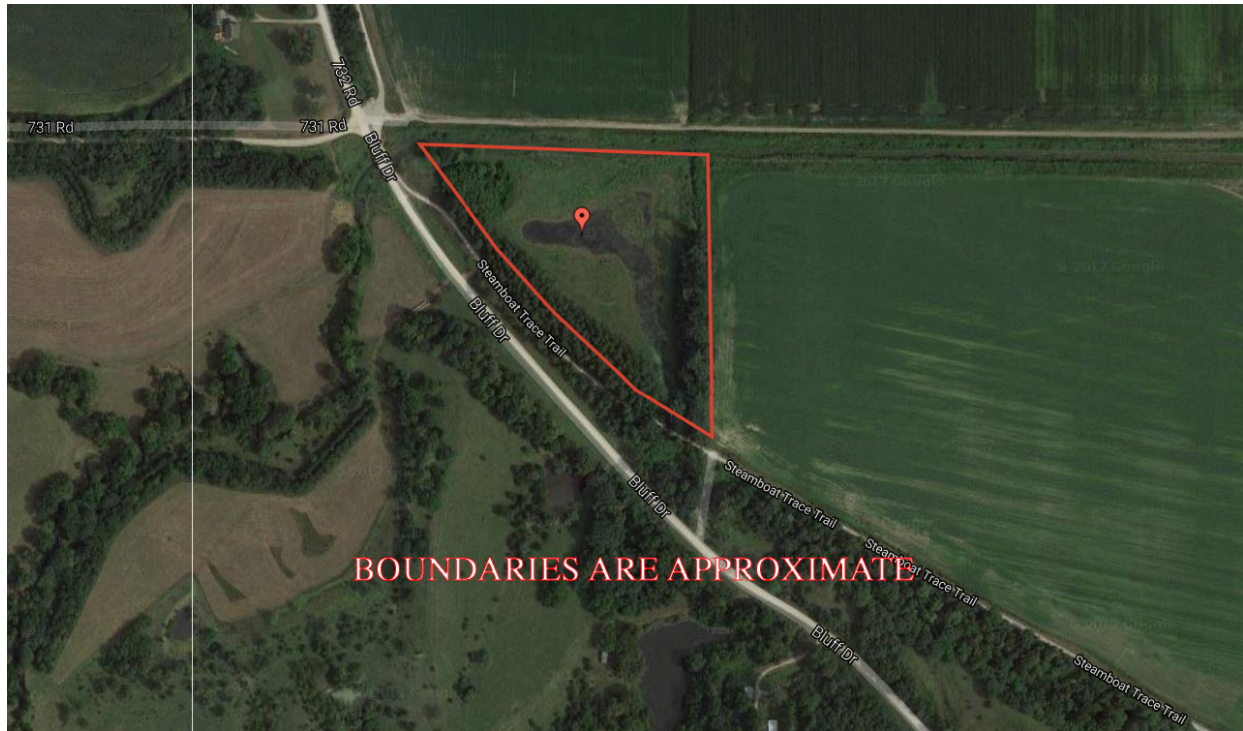
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self 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 The listing may be withdrawn with or without approval.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.

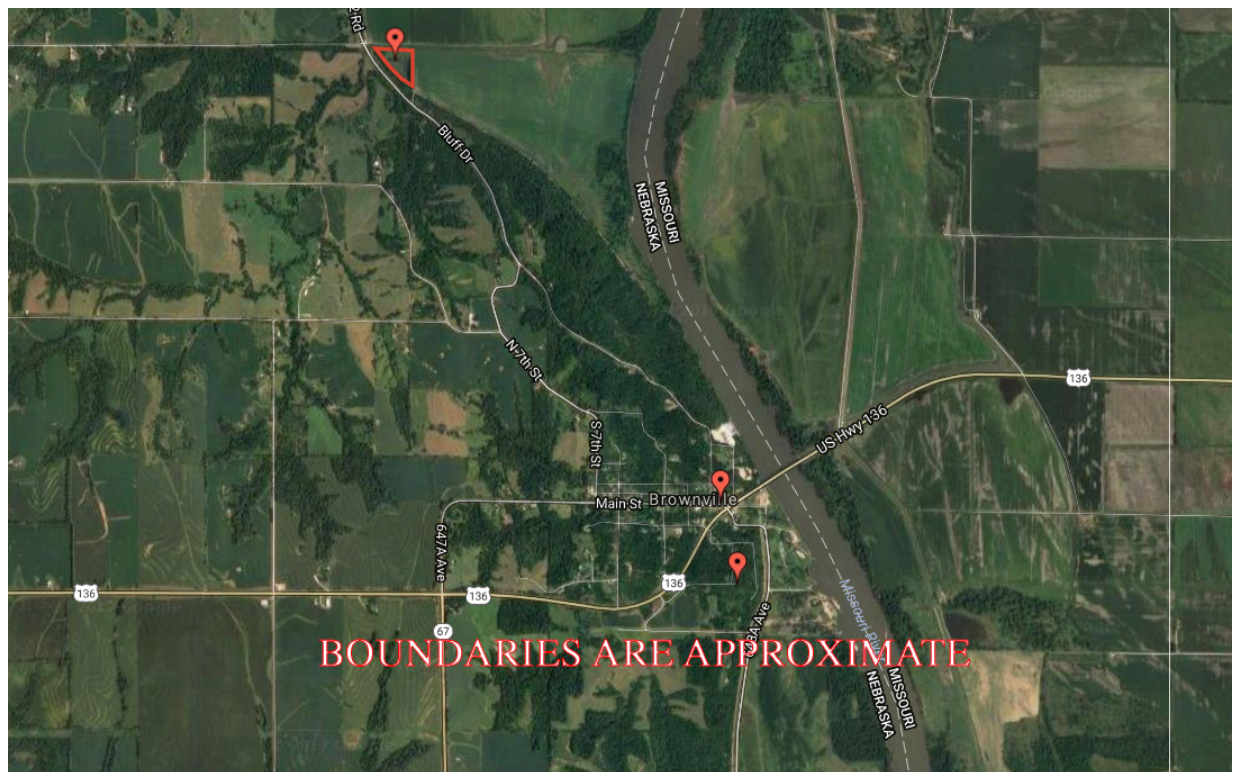
All inquiries, inspections, appointments, and offers must be sent through:

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

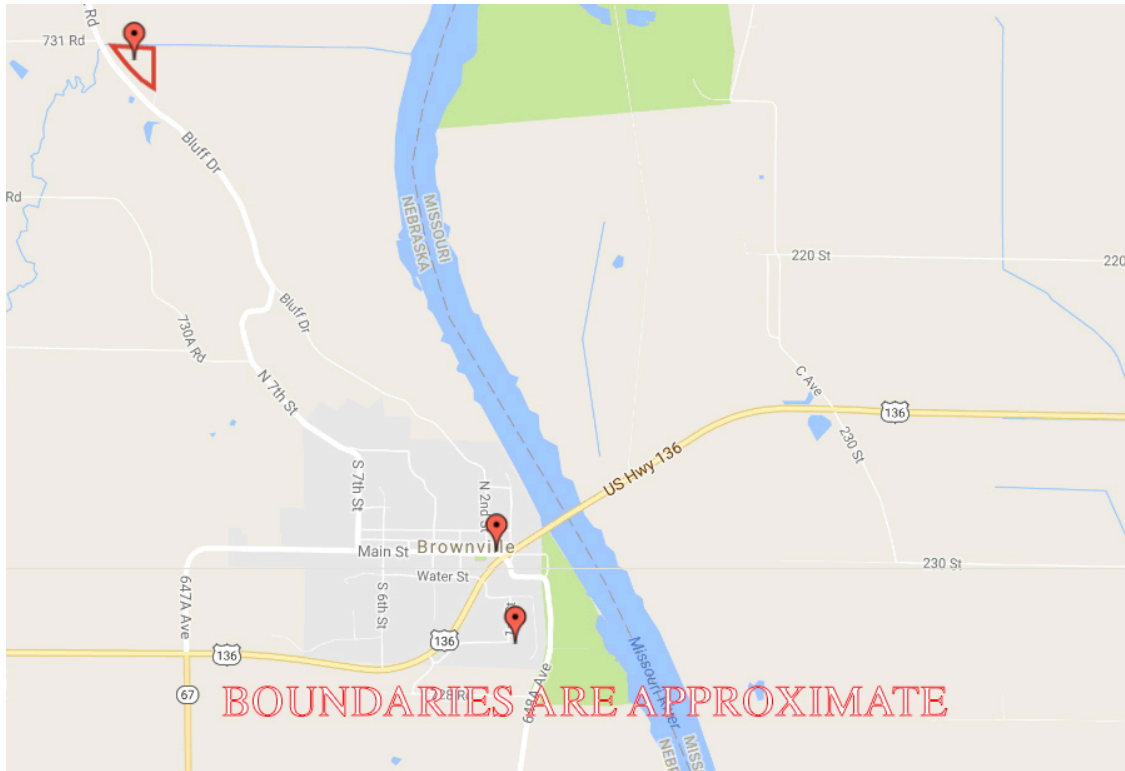
**8 Acres +/- WRP, Nemaha County, NE**  
**Google Aerial Map**



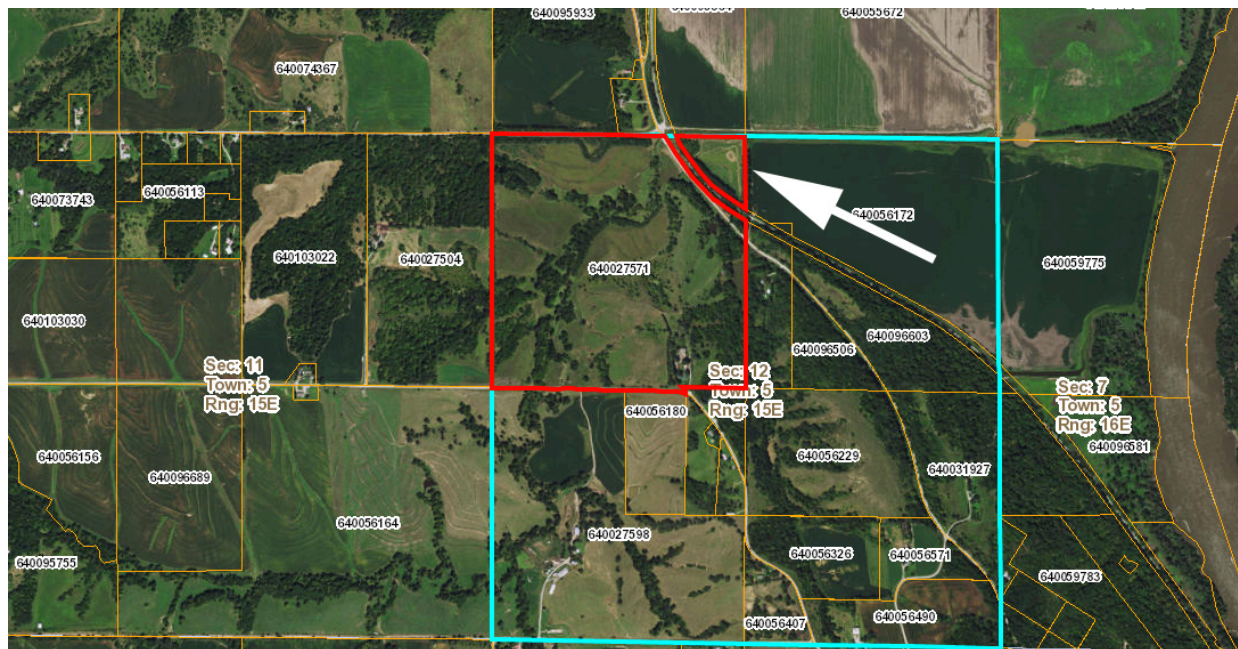
**General Location Map**



***8 Acres +/- WRP, Nemaha County, NE***  
***Driving Map***



## *Tax Map*

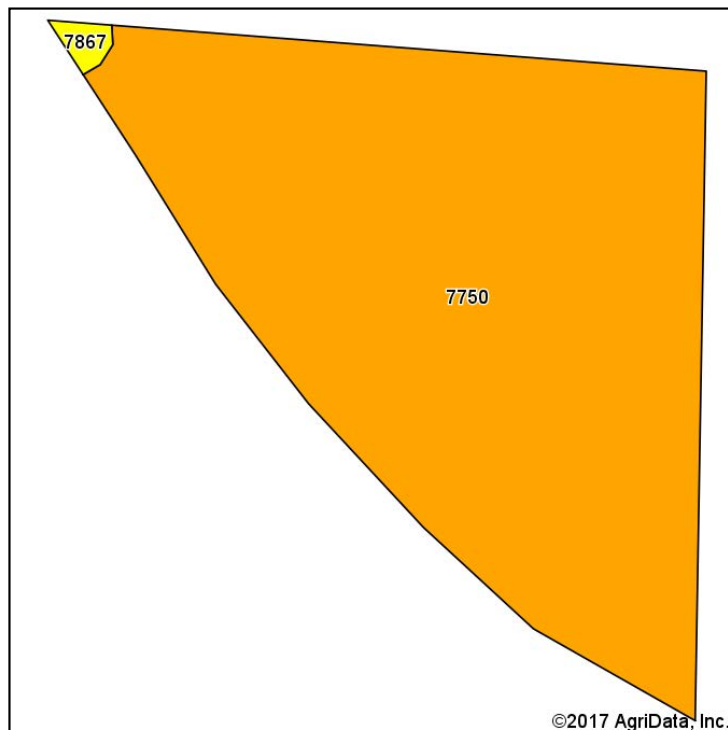




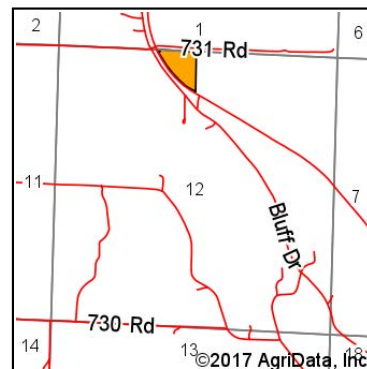
# 8 Acres +/- WRP, Nemaha County, NE

## Soil Map

### Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Nemaha**  
 Location: **12-5N-15E**  
 Township: **Brownville**  
 Acres: **8**  
 Date: **4/19/2017**



Maps Provided By



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Area Symbol: NE127, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall
7750	Nodaway silt loam, occasionally flooded	7.94	99.2%		IIw	IIw	3765	76	93
7867	Nodaway silt loam, channeled, frequently flooded	0.06	0.8%		VIw		2700	61	50
<b>Weighted Average</b>							<b>3757</b>	<b>75.9</b>	<b>92.7</b>

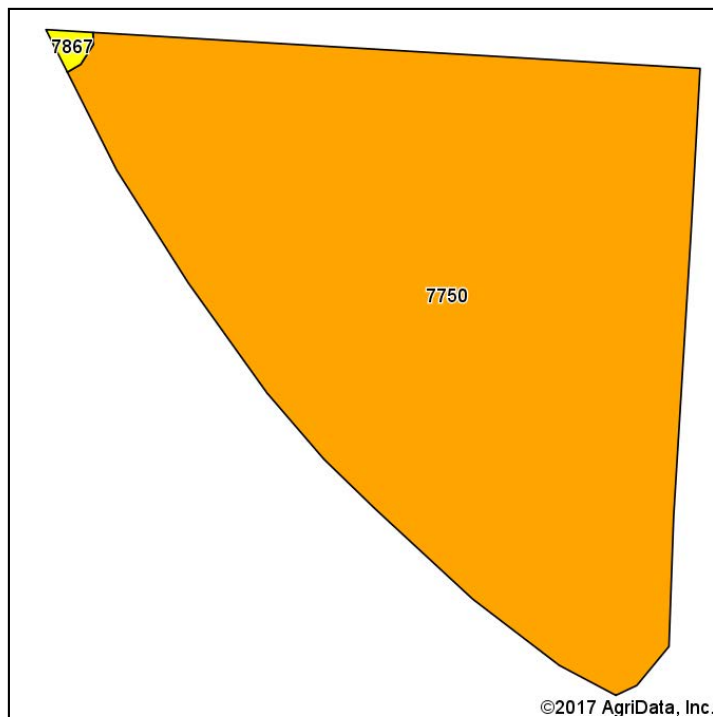
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

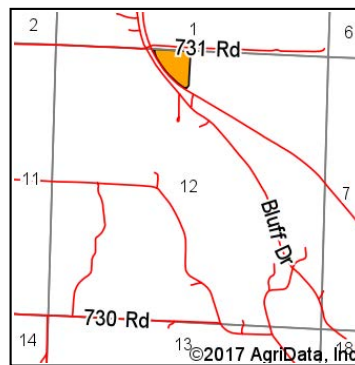
# 8 Acres +/- WRP, Nemaha County, NE

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Nemaha**  
 Location: **12-5N-15E**  
 Township: **Brownville**  
 Acres: **7.9**  
 Date: **4/19/2017**



Maps Provided By



Area Symbol: NE127, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall
7750	Nodaway silt loam, occasionally flooded	7.90	100.0%		Ilw	Ilw	3765	76	93
<b>Weighted Average</b>							<b>3765</b>	<b>76</b>	<b>93</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 8 Acres +/- WRP, Nemaha County, NE FSA Map



United States  
Department of  
Agriculture

Farm Service Agency  
Nemaha County, Nebraska

Farm 4241  
Tract 1297



Common Land Unit  
 Cropland  
 Non-Cropland  
 Tract Boundary  
 PLSS

Wetland Determination Identifiers

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

2016 NAIP Imagery

2017 Program Year

Map Created January 04, 2017

1 inch = 400 feet

Tract Cropland Total: 37.43 acres

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# 8 Acres +/- WRP, Nemaha County, NE

## FSA 156

<b>NEBRASKA</b> <b>NEMAHA</b> Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	<b>FARM : 4241</b> Prepared : Apr 26, 2017 Crop Year : 2017
<b>Abbreviated 156 Farm Record</b>		

Operator Name :  
 Farms Associated with Operator : 31-127-4241  
 CRP Contract Number(s) : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.70	37.43	37.43	0.00	8.80	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	28.63	0.00		0.00	No	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** : 1297  
**Description** : NW 12 5 15  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract. Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.70	37.43	37.43	0.00	8.80	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	28.63	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

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***8 Acres +/- WRP, Nemaha County, NE***  
***Aerial Photos***



***8 Acres +/- WRP, Nemaha County, NE***



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***8 Acres +/- WRP, Nemaha County, NE***  
***Photos***



***8 Acres +/- WRP, Nemaha County, NE***

