



Area Homes 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**

***33.86 Acres +/- & Home
64812 Bluff Dr. Brownville, NE***



SPECTACULAR VIEWS!!

***Use the cabins as they are, or make this awesome site where you build your dream home!
With a great mix of timber and open land, and a good blacktop driveway,
owner says bring offers he's ready to go!***

Price: \$185,000.00

Bedrooms: 2

Year Built: 1914

Lot Size: 33.86 Acres

Bathrooms: 1 Full

Exterior: Shingles

2016 Taxes: \$1,219.42 on 33.86 taxable Acres

Foundation: Concrete block

School District: Auburn School 29

Other Features:

- Second small cabin on-site!
- 72' X 36" Pole building
- 36' X 28' Pole building

Agent: Jamie Barnes

(660) 851-1125 or 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 The listing may be withdrawn with or without approval.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:

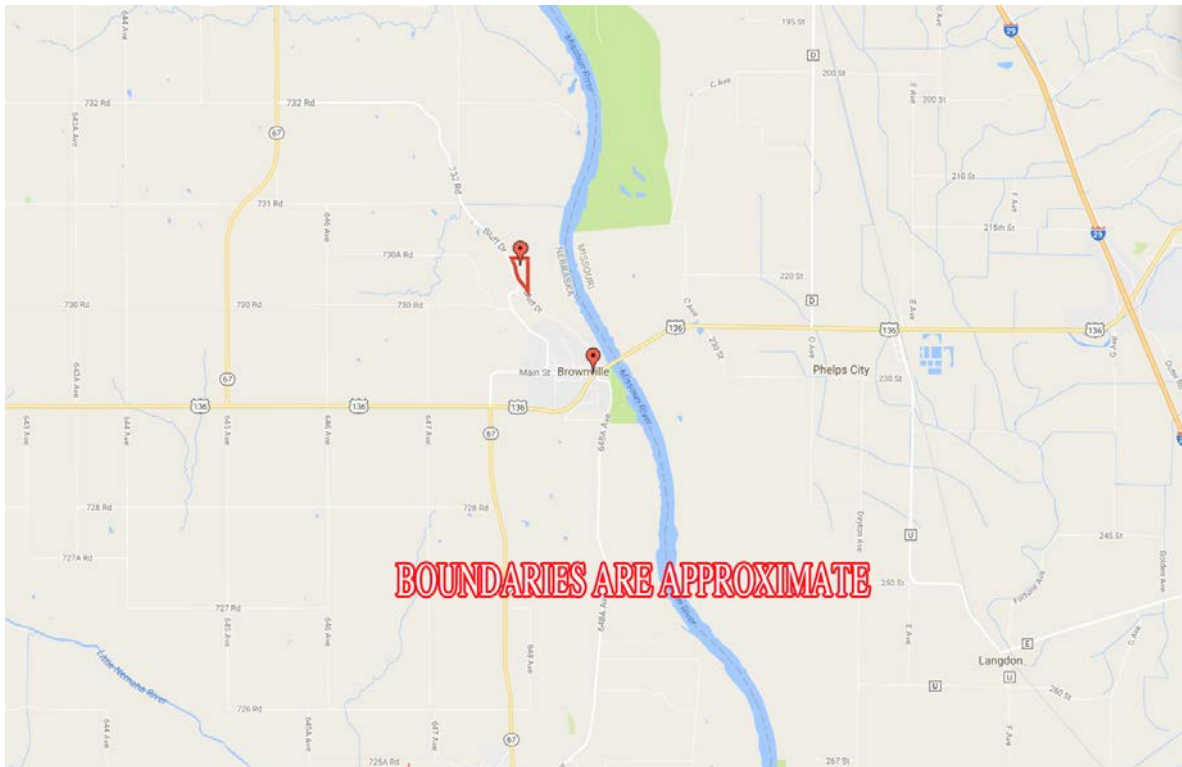
Rick Barnes, Broker BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

33.86 Acres +/- & Home, 64812 Bluff Dr. Brownville, NE

Google Aerial



Driving Map



33.86 Acres +/- & Home, 64812 Bluff Dr. Brownville, NE

Tax Maps

27.5 Acres +/-



6.36 Acres +/-

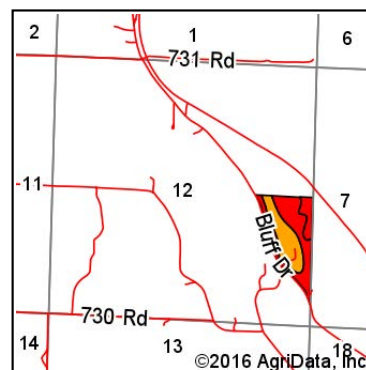
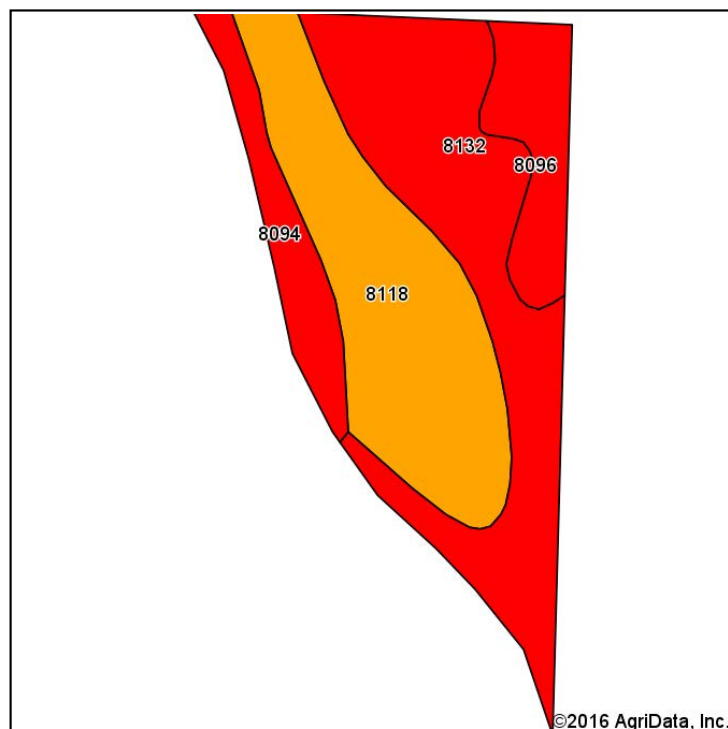


Field borders provided by Farm Service Agency as of 5/21/2008.

33.86 Acres +/- & Home, 64812 Bluff Dr. Brownville, NE

Soil Map

Soils Map



State: **Nebraska**
 County: **Nemaha**
 Location: **12-5N-15E**
 Township: **Brownville**
 Acres: **33.86**
 Date: **1/16/2017**

Maps Provided By:



Soils data provided by USDA and NRCS.

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
8132	Pohocco, eroded-Ida silt loams, 17 to 30 percent slopes	14.11	41.7%		Vle		3600	27	30
8118	Pohocco silt loam, 6 to 11 percent slopes, eroded	12.52	37.0%		IIle	IVe	3600	74	65
8096	Monona-Kipson complex, 30 to 70 percent slopes	3.77	11.1%		Vlle		3560	4	14
8094	Monona-Ida silt loams, 30 to 60 percent slopes	3.46	10.2%		Vlle		3500	6	20
Weighted Average							3585.3	39.7	40.1

Area Symbol: NE127, Soil Area Version: 16

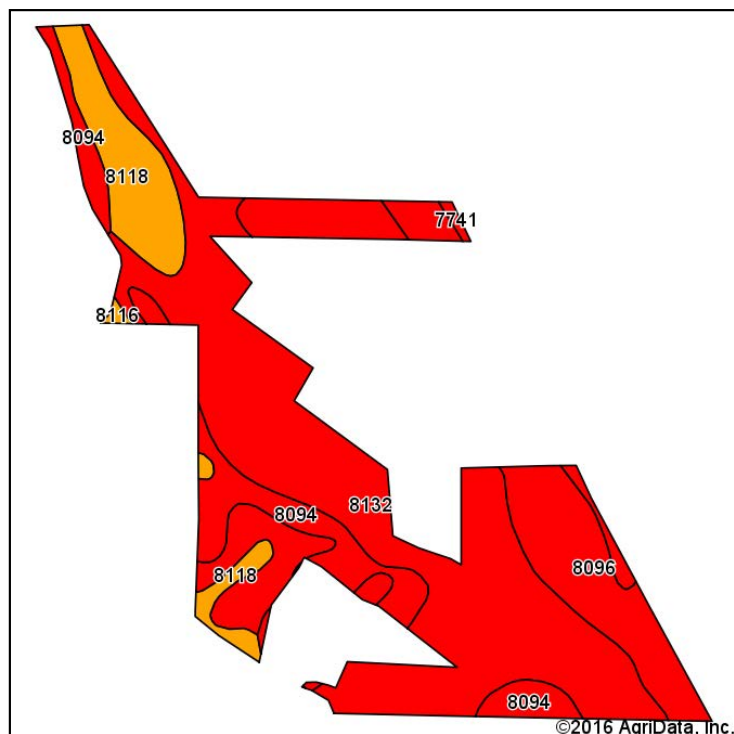
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

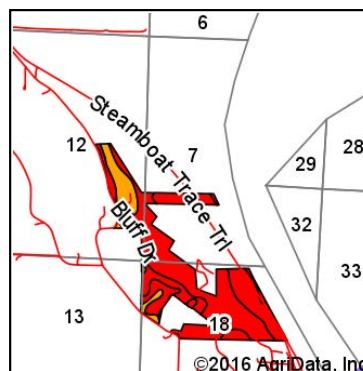
33.86 Acres +/- & Home, 64812 Bluff Dr. Brownville, NE

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Nemaha**
 Location: **7-5N-16E**
 Township: **Brownville**
 Acres: **144.3**
 Date: **1/16/2017**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE127, Soil Area Version: 16

Area Symbol: NE 127, Soil Area version: 10										
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall	
8132	Pohocco, eroded-Ida silt loams, 17 to 30 percent slopes	81.92	56.8%		VIe		3600	27	30	
8096	Monona-Kipson complex, 30 to 70 percent slopes	23.96	16.6%		VIIe		3560	4	14	
8094	Monona-Ida silt loams, 30 to 60 percent slopes	18.11	12.6%		VIIe		3500	6	20	
8118	Pohocco silt loam, 6 to 11 percent slopes, eroded	15.97	11.1%		IIIe	IVe	3600	74	65	
7710	Albaton silty clay, occasionally flooded	3.54	2.5%		IIIw	IIIw	3300	28	37	
7741	Haynie silt loam, occasionally flooded	0.43	0.3%		IIw	IIw	4900	47	65	
8116	Pohocco silt loam, 2 to 6 percent slopes, eroded	0.37	0.3%		Ile	IIIe	3600	79	68	
Weighted Average							3577.3	26	30.3	

Area Symbol: NE127, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Photos



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