



Real Estate Specialists

Setting the trend for how Real Estate is sold in the Midwest.
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18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

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

61.84 more or less Acres, Doniphan County, KS

422 Monument Rd, Atchison, KS 66002

potential for smaller tracts

Now upgraded with a hunting cabin!

*HUNT, FISH, CAMP, BOAT, and ENJOY
SERENITY all in one location. Access so
good, you can drive a car to the river
bank.*



Priced at: \$375,000 Owner is making improvements. Put in an offer before the price goes up!

Property Location:

From Hwy 36 in Wathena, KS: At Casey's turn south on 4th Street 1 block. At stop sign turn right on to Treece St and cross the bridge. At Y, turn left onto Monument Rd and go 4.3 miles. At grass triangle Y turn left to stay on Monument Rd. Follow another 4.3 miles to the junction of Monument Rd and 110th Rd.

FSA Information: (FSA 156 & 578)

Tillable Acres: 21.62*

**land being cleared up 10 more
tillable acres for a total closer to 32*

<u>Crop</u>	<u>PLC Yield</u>	<u>ARC/PLC</u>
Corn	145	ARC-CO
Soybeans	42	ARC-CO

Taxes & Taxable Acres:

61.84 taxable acres. 2016 taxes estimated to be \$1,019.

Other & Improvements:

hunting lodge • concrete boat ramp • fishing aprons • electricity w/ RV hookup • sand-point well
shelter house • rural water coming soon

The property is subject to a cropland lease for the 2016 crop year.

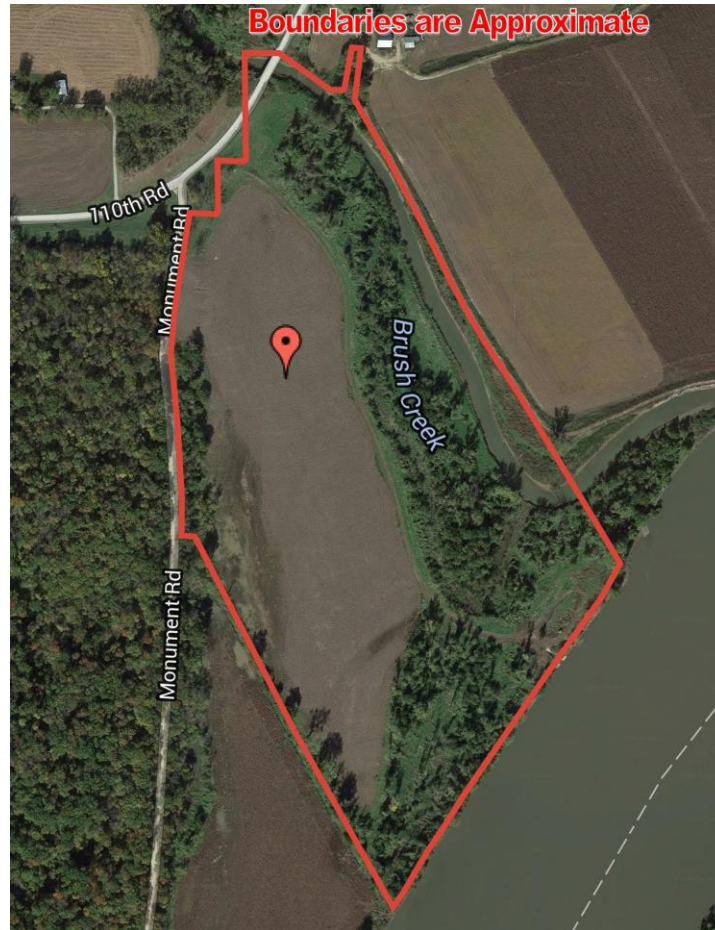
Listing Agent: Lynn Hennigan, Agent • 785-285-1208 • lynn@barnesrealty.com

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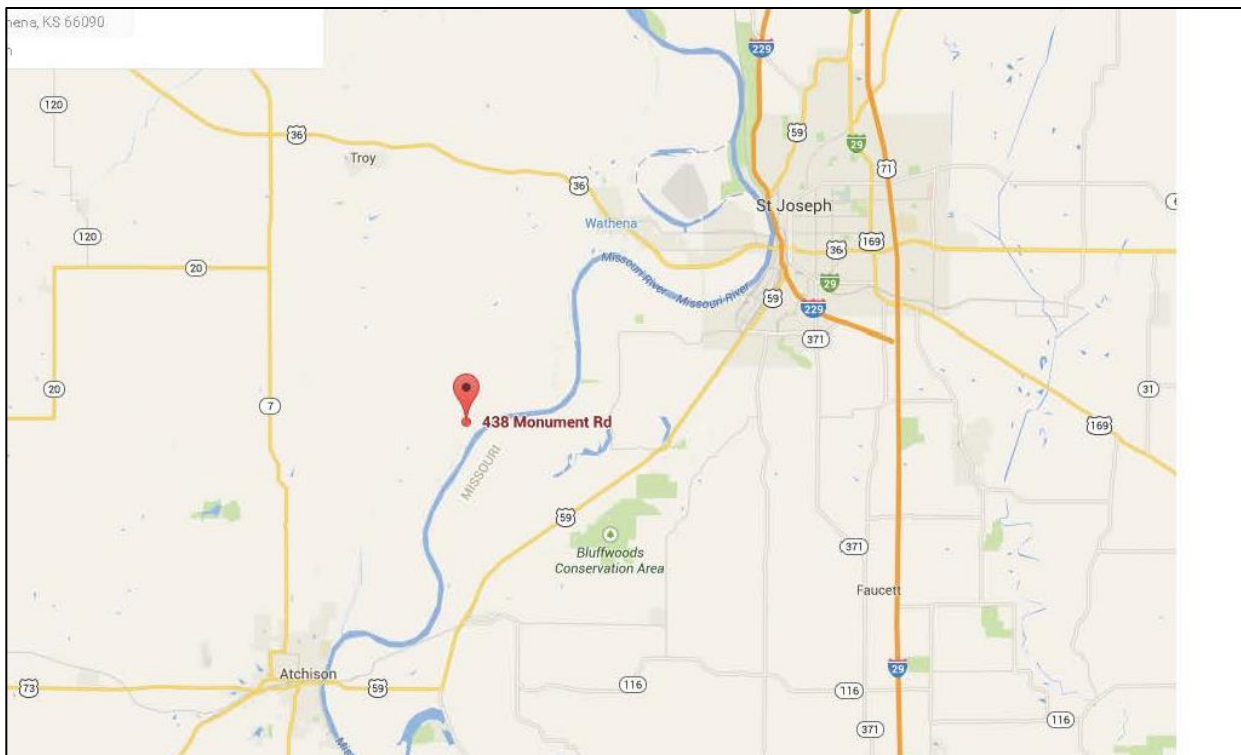
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy 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 any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES • BARNES REALTY COMPANY • 1711 OREGON STREET HIAWATHA KS 66534 • PHONE NUMBER: 1-785-742-4580

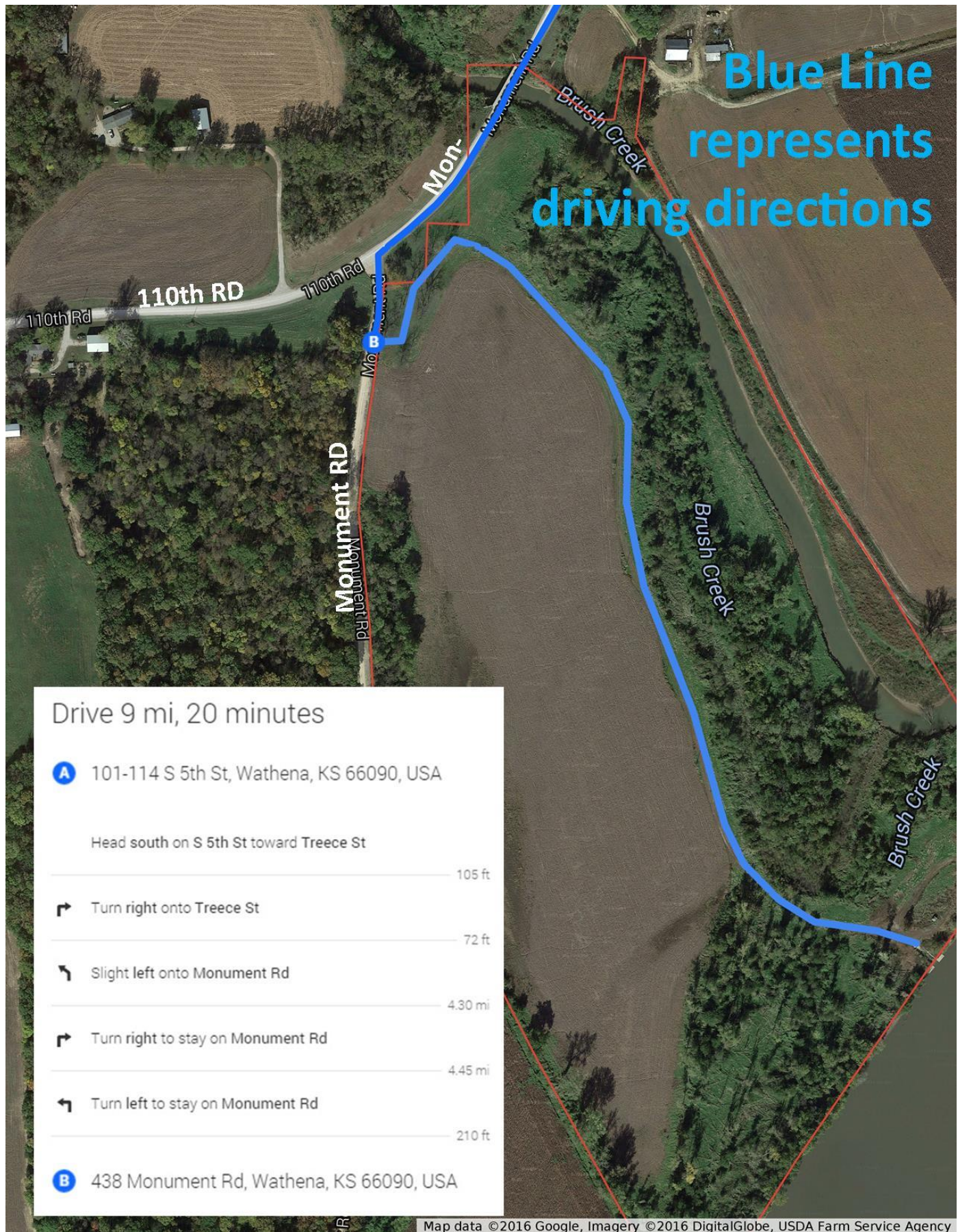
61.84 m/l Acres, Doniphan County, KS
Google Aerial



General Location Map

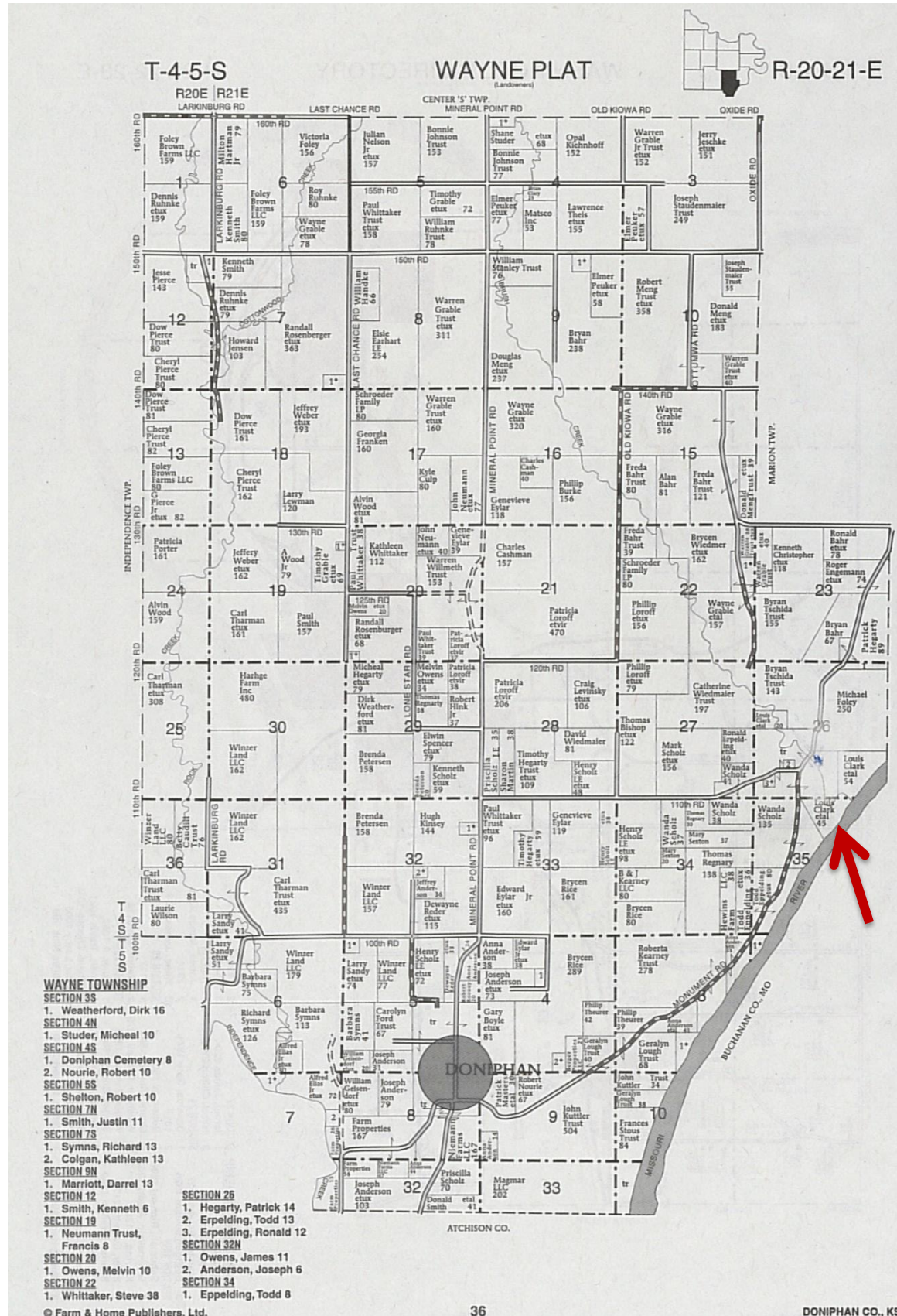


61.84 m/l Acres, Doniphan County, KS
Driving Map



61.84 m/l Acres, Doniphan County, KS

Plat Map



61.84 m/l Acres, Doniphan County, KS

21.62 Tillable Acres per FSA Records

FSA 578

Doniphan, Kansas

PROGRAM YEAR: 2014

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 3-9-2015
PAGE: 1

Farm Number: 554

Original: _____
Revision: _____
Cropland: 50.11
Farmland: 130.14

Operator Name and Address

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
1273	1	SOYBN	COM	N	GR			I	A	16.68		Yes		RO	5-18-2014	01	
		Producer							Share 100.00			RMA Unit					NAP Unit 2582
	3	SOYBN	COM	N	GR			I	A	21.62		Yes		RO	5-18-2014	01	
		Producer							Share 100.00			RMA Unit					NAP Unit 2582
	4	SOYBN	COM	N	GR			I	A	5.66		Yes		RO	5-18-2014	01	
		Producer							Share 100.00			RMA Unit					NAP Unit 2582
	6	SOYBN	COM	N	GR			I	A	4.62		Yes		RO	5-18-2014	01	
		Producer							Share 100.00			RMA Unit					NAP Unit 2582
	9	GRASS	SMO	N	FG			I	A	0.82		Yes			1-1-2013	01	2022
		Producer							Share 100.00			RMA Unit					NAP Unit 2582
	11	GRASS	SMO	N	LS			I	A	0.71		Yes		RO	5-15-2014	01	
		Producer							Share 100.00			RMA Unit					NAP Unit 2582

Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
GRASS	SMO	N	FG	0.82		SOYBN	COM	N	GR	48.58		GRASS	SMO	N	LS	0.71	
Photo Number/Legal Description: N1/2 35-4-21; S1/2; E PT SW1/4; PT NW1/4 26-4-21																	
Cropland: 50.11										Difference: 0.00		Reported on Non-Cropland: 0.00					
Reported on Cropland: 50.11																	

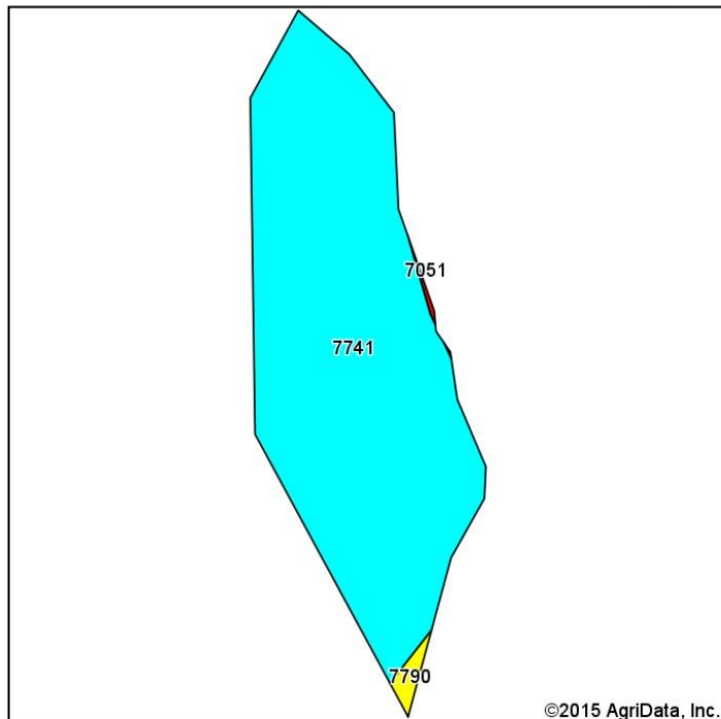
FSA Aerial



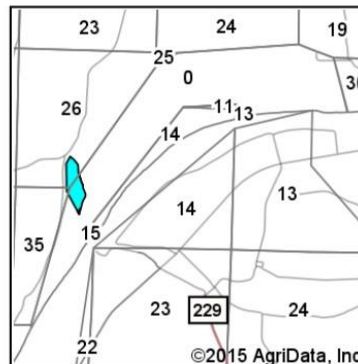
61.84 m/l Acres, Doniphan County, KS

Soil Map Current 21.62 Acres Being Cropped

Soil Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Doniphan**
 Location: **0-0-0**
 Township: **Wayne**
 Acres: **21.62**
 Date: **6/30/2015**

Maps Provided By:



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Area Symbol: KS043, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Smooth bromegrass	Soybeans	Winter wheat	NCCPI Overall
7741	Haynie silt loam, occasionally flooded	21.35	98.8%		Ilw	Ilw	9	5	130	162	100	6	44	40	68
7790	Wathena-Haynie complex, occasionally flooded	0.27	1.2%		IVw		4	3	81	155	67	4	28	26	52
Weighted Average							8.9	5	129.4	161.9	99.6	6	43.8	39.8	67.8

Area Symbol: KS043, Soil Area Version: 15

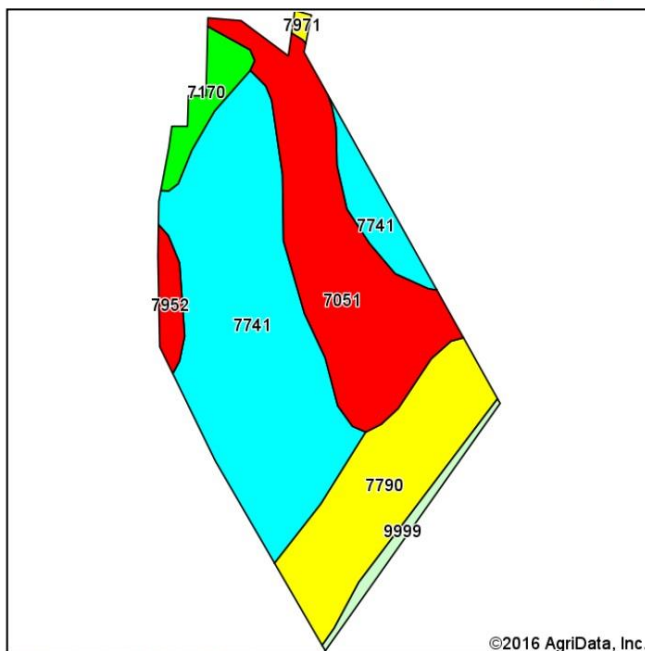
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

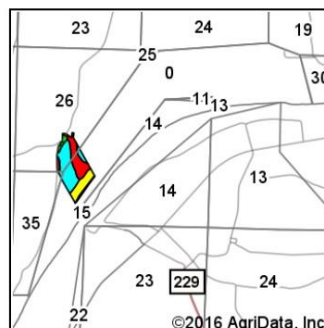
61.84 m/l Acres, Doniphan County, KS

Soil Map Entire Tract

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Doniphan**
 Location: **0-0-0**
 Township: **Wayne**
 Acres: **61.84**
 Date: **2/15/2016**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS043, Soil Area Version: 16														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Corn Irrigated	Grain sorghum	Smooth brome	Soybeans	Winter wheat	Brome	*n
7741	Haynie silt loam, occasionally flooded	28.47	46.0%		Ilw	Ilw	124	154	95	6	42	38	9	67
7051	Kennebec silt loam, frequently flooded	16.29	26.3%		Vw									77
7790	Wathena-Haynie complex, occasionally flooded	11.89	19.2%		IVw		77	147	64	4	27	25	4	52
7170	Reading silt loam, rarely flooded	2.30	3.7%		Iw	Iw								92
7952	Hamburg silt loam, 25 to 50 percent slopes	1.40	2.3%		Vile		47		34	3	15	17		14
9999	Water	1.28	2.1%											0
7971	Palermo-Knox complex, 10 to 18 percent slopes	0.21	0.3%		Ive		92		82	7	31	34		79
Weighted Average							73.3	99.2	57.1	3.6	25	22.8	4.9	*n 65.1

Area Symbol: KS043, Soil Area Version: 16

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

61.84 m/l Acres, Doniphan County, KS



61.84 m/l Acres, Doniphan County, KS
Field Photos Taken June 20, 2015



61.84 m/l Acres, Doniphan County, KS



61.84 m/l Acres, Doniphan County, KS

