



Farmland Sales Specialists

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

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

www.BarnesRealty.com

260 acres, Atchison CO., Kansas

Here is a good solid, cash rented row crop farm that's NOT A HUNTER'S DELIGHT! It's highly tillable and will make someone a great income producing investment. If you're looking for a place to invest some money without a lot of problems and hassle, this is a good one.

LOCATION:

The farm is located about 2 ½ miles east of Muscotah Kansas on 159 Hwy and ½ mile south on Cheyenne Road. (farm is on East side of road)

TILLABLE ACRES:

There are approx. 232 tillable acres

PRICE AND TERMS:

Price Reduced! Now just \$3,975/acre or \$1,033,500 total

F.S.A. INFORMATION:

Feed grain bases are as follows:

Wheat: 27 Acres, Grain Sorghum:

88.7 Acres, and Soybeans: 110 Acres,

Yield figures are 30 bu/ac,

85 bu/ac and 18 bu/ac, respectively.

Yields were not proven on this farm so the CC yield is the same as the direct

yield.

IMPROVEMENTS:

The farm is unimproved.

MINERAL RIGHTS:

The current owner is not retaining any of the mineral estate beneath the surface, but there is an oil lease on the property.

2015 TAXES:

\$3782.20 on 258 taxable acres.

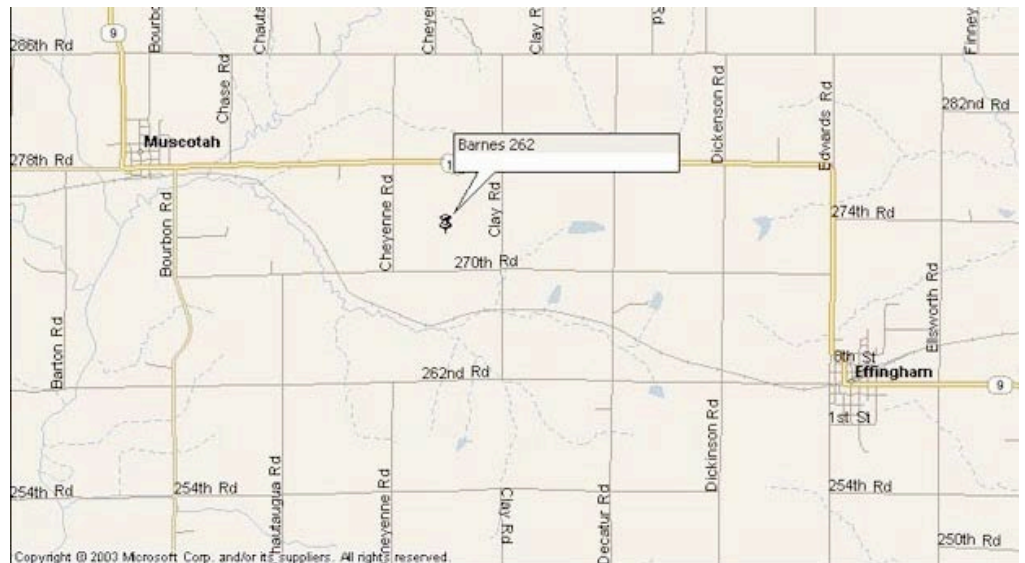
RENTALSTATUS:

The farm is cash rented through the end of the 2015 farming season. Terms of the lease are cash with an annual rent of

\$70,760.00 or \$305/acre (232 acres) paid in advance each year. Hunting lease offered at \$3,120/year.

LISTING AGENT/OWNER: Rick Barnes: 660-851-1152 or rickey@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.

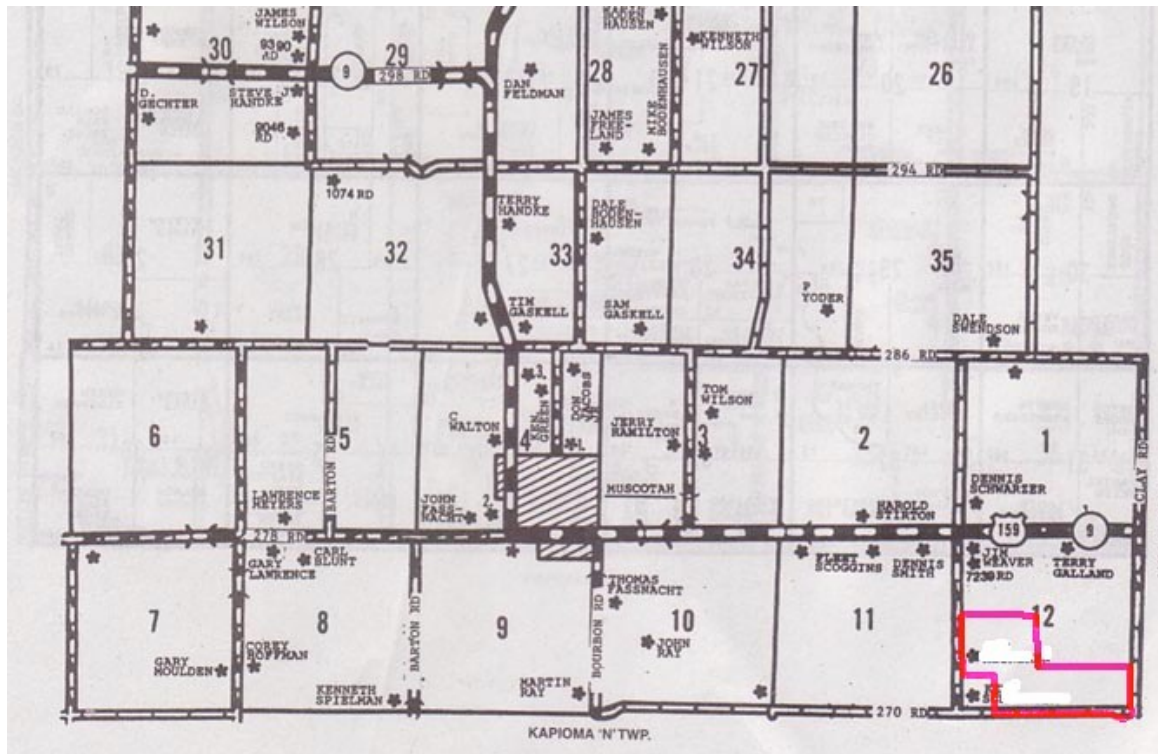
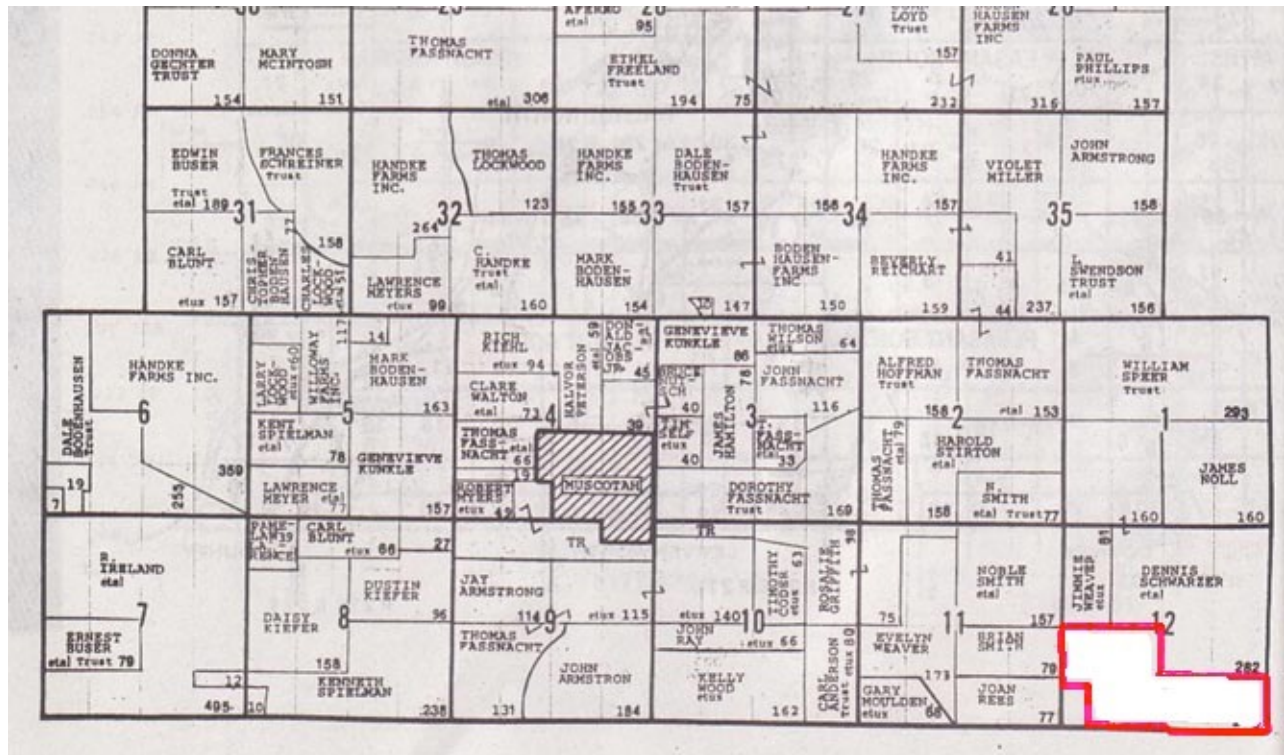


Setting the trend for how Real Estate is Sold in the Midwest.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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 18156 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177

260 acres, Atchison CO., Kansas

Plat Book Pages



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260 acres, Atchison CO., 156 EZ & 578

'SA-578(02-01-91)

REPORT OF COMMODITIES

PROGRAM YEAR 2007

'ARM NUMBER: 2983

FARM AND TRACT DETAIL LISTING

DATE: 07-16-2007

Operator Name and Address ID
66087-4009

Original: _____

Revision: _____

Cropland: 238.5

Farmland: 261.0

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Land Use	Rot Unit	Reported Quantity	Determined Quantity	Crop Land	O/M	C/C Stat	Prod Share	Prod ID	RMA Unit	Opt Unit
2543	1	N1	CORN	YEL	Grain		A	109.88		Y	RO	I	.5000	0305		
													.5000	2904		
	5	N1	CORN	YEL	Grain		A	112.34		Y	RO	I	.5000	0305		
													.5000	2904		
	9	N1	CORN	YEL	Grain		A	5.63		Y	RO	I	.5000	0305		
													.5000	2904		
	10	N1	CORN	YEL	Grain		A	4.46		Y	RO	I	.5000	0305		
													.5000	2904		
	18	N1	GRASS	SMO	Forage		A	1.24		Y	RO	I	.5000	0305		
													.5000	2904		
	19	N1	GRASS	SMO	Forage		A	.91		Y	RO	I	.5000	0305		
													.5000	2904		
	22	N1	GRASS	SMO	Forage		A	1.46		Y		I	.5000	0305		
													.5000	2904		
	28	N1	GRASS	SMO	Forage		A	.44		Y	RO	I	.5000	0305		
													.5000	2904		

C/C Type Prac IU Non-Irrig Irrigated C/C Type Prac IU Non-Irrig Irrigated
CORN YEL N GR 232.31 GRASS SMO N FG 4.05

Photo Number/Legal Description: S2 12-6-17 less N2 N2 SE4 & SW 17AC

Cropland: 238.5 Reported on Cropland: 236.36 Difference: -2.14 Reported on Non-Cropland: .00

NOTE: The authority for collecting the following information is Pub.L 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name	ID	C/C	Share	C/C	Share
JOHN B JESCHKE	0305	CORN	.5000	GRASS	.5000
BRENT JESCHKE	2904	CORN	.5000	GRASS	.5000

Crop Type Prac IU	Reported	Determined	Crop Type Prac IU	Reported	Determined
CORN YEL N GR	232.31		GRASS SMO N FG	4.05	

OPERATOR'S CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops and land uses listed herein are true and correct, and that all required crops and land uses have been reported for the farm as applicable. signing of this form gives FSA representatives authorization to enter and inspect crops and land uses on the above identified land.

Operator's Signature, _____

Date

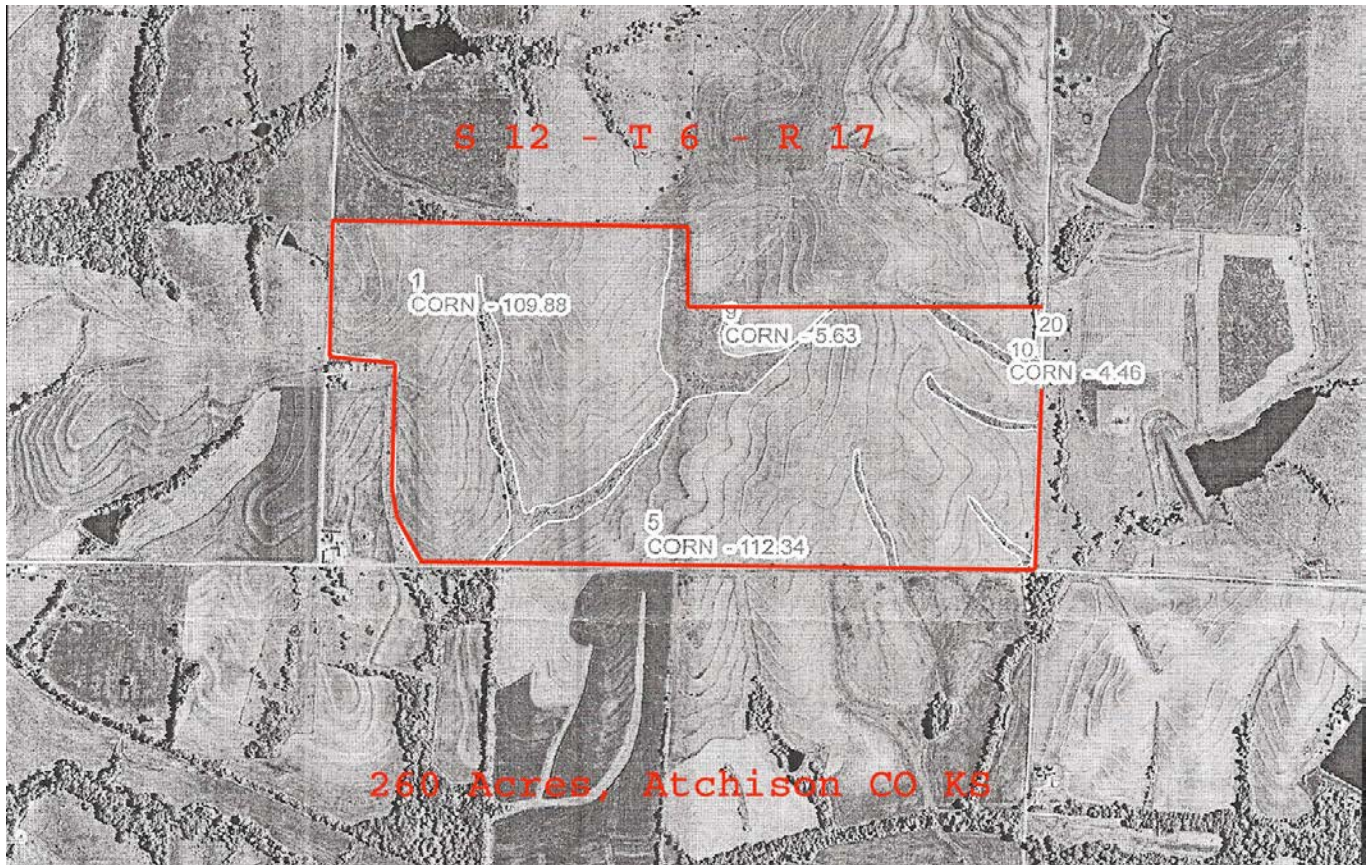
7-16-07

This program of activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

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***Barnes, 260 acres, Atchison CO., Kansas
FSA Aerial***



Real Aerial

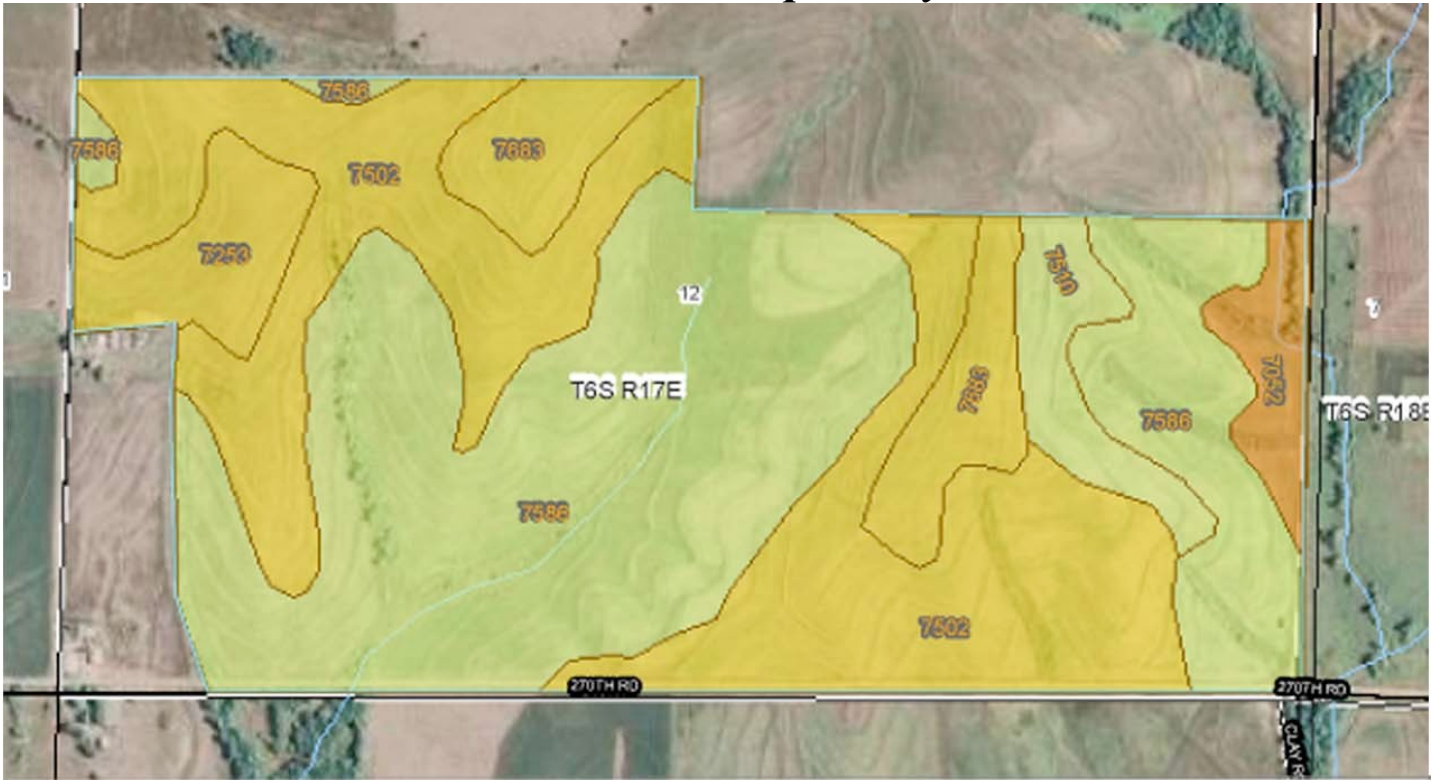


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NRCS Soil Map & Key



Nonirrigated Capability Class— Summary by Map Unit — Atchison County, Kansas

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7052	Kennebec-Colo silt loams, occasionally flooded	2	7.8	2.9%
7253	Grundy silty clay loam, 3 to 7 percent slopes	3	12.0	4.5%
7502	Pawnee clay loam, 3 to 6 percent slopes	3	90.9	34.1%
7510	Pawnee clay, 3 to 7 percent slopes, eroded	4	10.4	3.9%
7586	Shelby clay loam, 7 to 15 percent slopes, eroded	4	125.6	47.1%
7683	Wymore silty clay loam, 3 to 6 percent slopes	3	19.8	7.4%
Totals for Area of Interest (AOI)			266.6	100.0%

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