



FARMLAND FOR SALE

Korthanke, 79 Acres, M/L Brown County, Kansas

Comments: Here is a smaller farm that can be purchased as a unit or as two separate tracts, but both tracts need be sold simultaneously. Below is a potential split of the whole tract, but the sellers will work with one or two buyers in any combination to accomplish a satisfactory sale for all parties. 2011 real estate taxes are \$1296.50 on the entire 79 taxable acres.

Price and terms: \$375,000.00 for the entire property.



Tract #1: 8.5 Acres, M/L, with Home, Buildings, & Acreage. Legal: E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec.9, T2, R18
Beautiful Secluded Setting, Wildlife, Great view.
Location: 2146 260th St. Robinson, KS
Home: 1 $\frac{1}{2}$ Story, 3 BR, 2 BA, Kitchen, Utility Room, Family Room, Living Room, Fireplace.
Square Footage: 1648 living area. Built in: 1900
Hot Water Heat; Room Air Conditioners
Buildings: Barn, Machine Shed, Dog Kennels, Livestock Sheds and Pens.
Surveyed after Sale, cost split by Buyers & Seller.



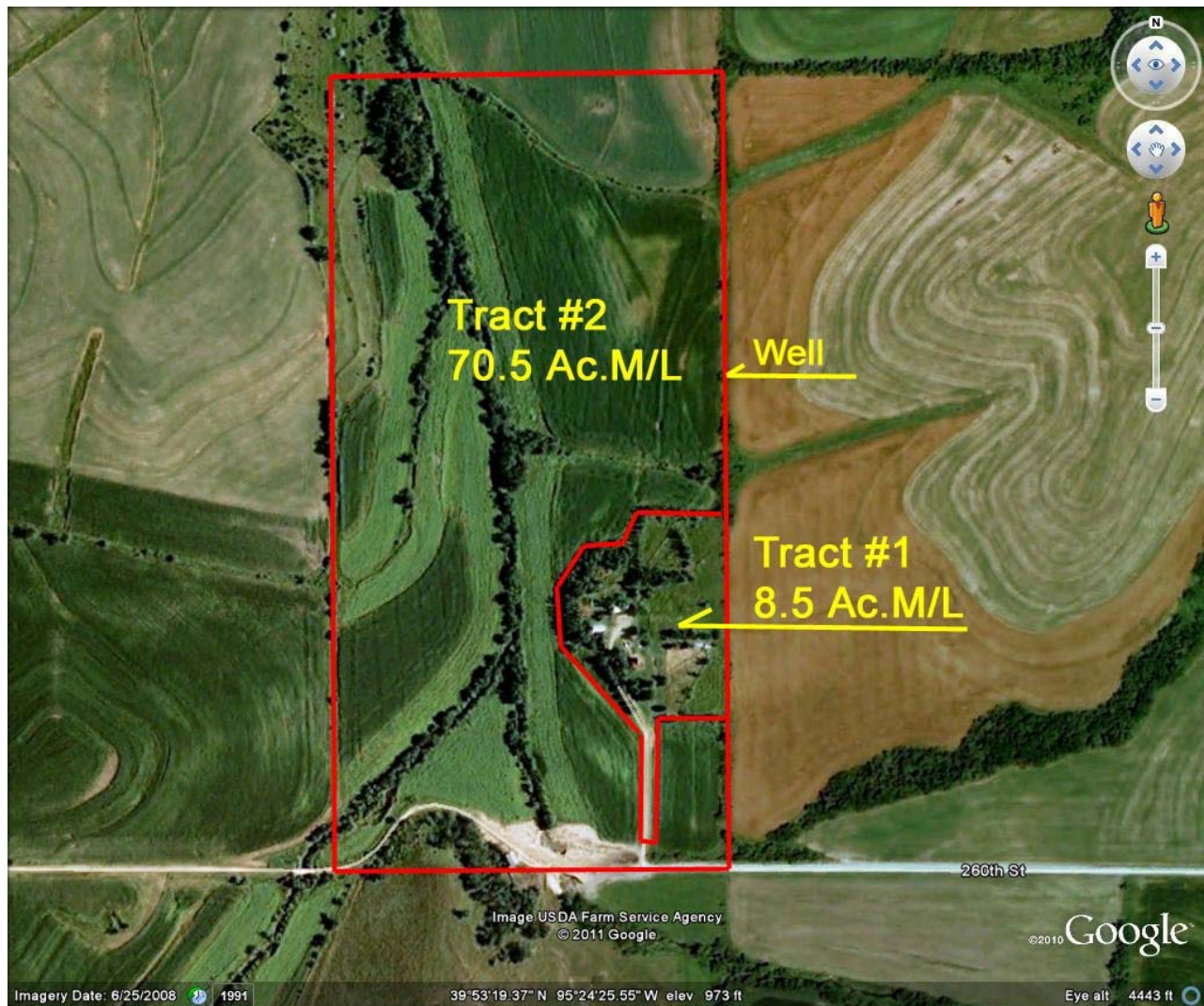
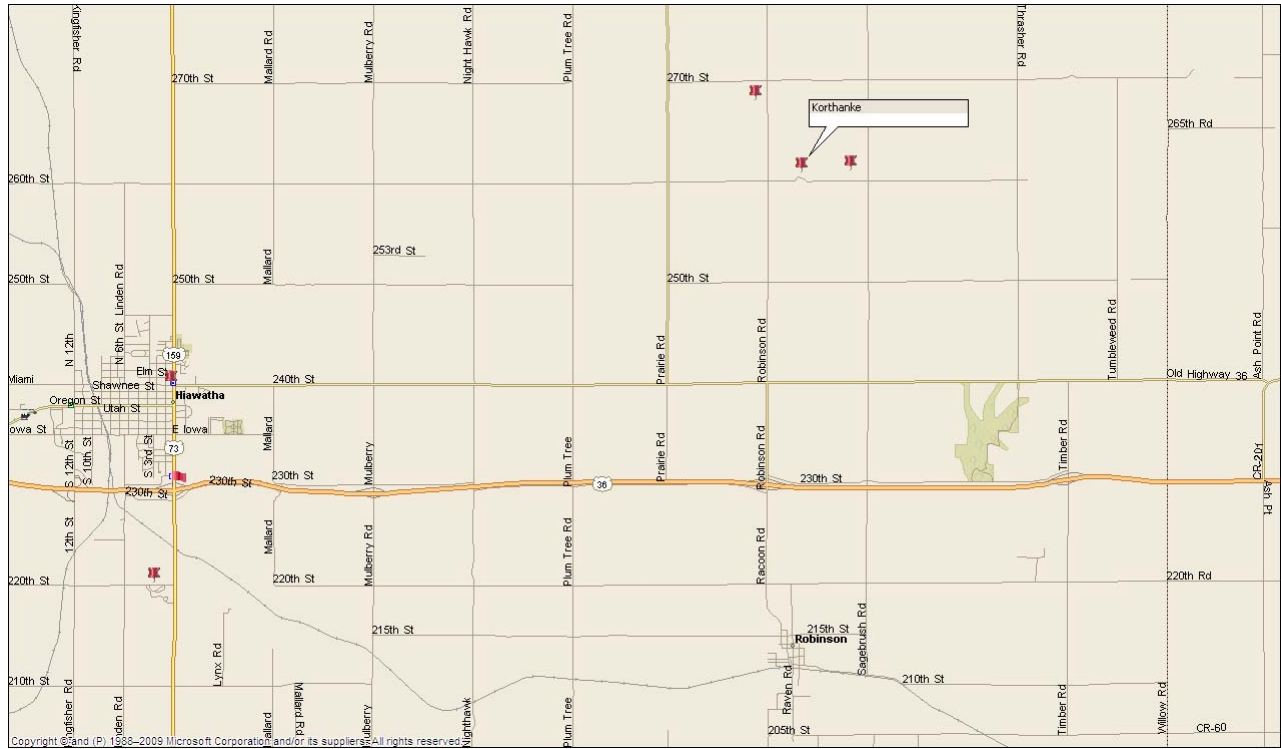
Tract #2: 70.5 Acres, M/L, Prime Cropland, Filter Strips, and Recreational land.
Legal Description: E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 9, Township 2, Range 18.
Location: 6 mi. E. of Hiawatha on Old Hwy 36, N. 2 mi. on Raccoon Rd., E. $\frac{1}{2}$ mi. on 260th St., N. side.
Description: Farm has some highly productive bottomland and CRP/Filter Strips with \$2699 of income per year in contracts that expire in 2015.
FSA Tracts 7489 & 7330: Cropland: 60.8 acres;
2011 Planted: 36.62 ac. CRP/Filter Strip: 21.3 ac.
Bases: Corn: 26.3 ac. Beans: 15.5 ac. Wht: .6 ac.
CC Yield: Corn: 102 bu. Beans: 33 bu. Wht: 43 bu.

Tract #3: Combination of Tract #1 and Tract #2. A single buyer can buy the entire property as one unit, or two buyers can split the property in any configuration suitable to both buyers and sellers. See the full brochure, or www.barnesrealty.com for all the maps, aerials and information. Contact the listing agent for details on options as well as provisions for a new septic system to be installed.

Listing Agent: Roger Aberle: Office: 785-742-4580; Cell: 785-547-6289; Email: roger@barnesrealty.com

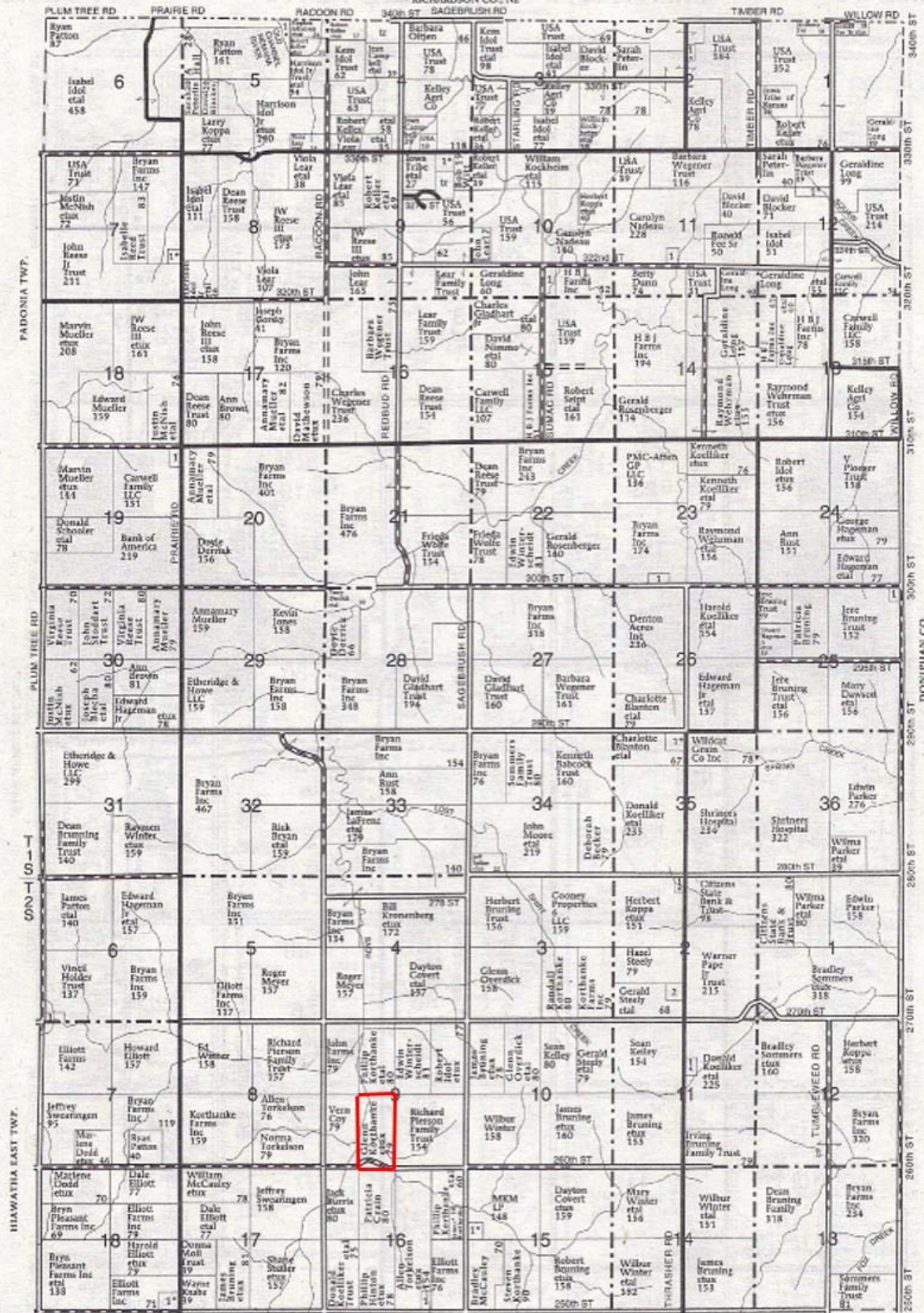
Broker Participation: Barnes Realty Co. will cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

Driving Map & Google Map; Tracts 1 & 2



R-18-E

- RICHARDSON CO., NE



ROBINSON TWP.

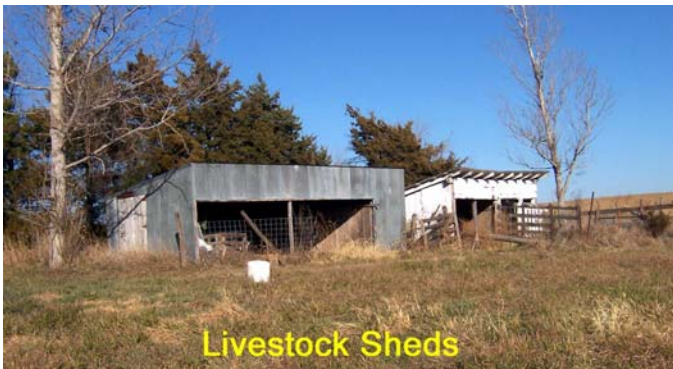
Tract # 1, 8.5 ac. M/L with Home and Buildings



Tract # 1, 8.5 ac. M/L with Home and Buildings



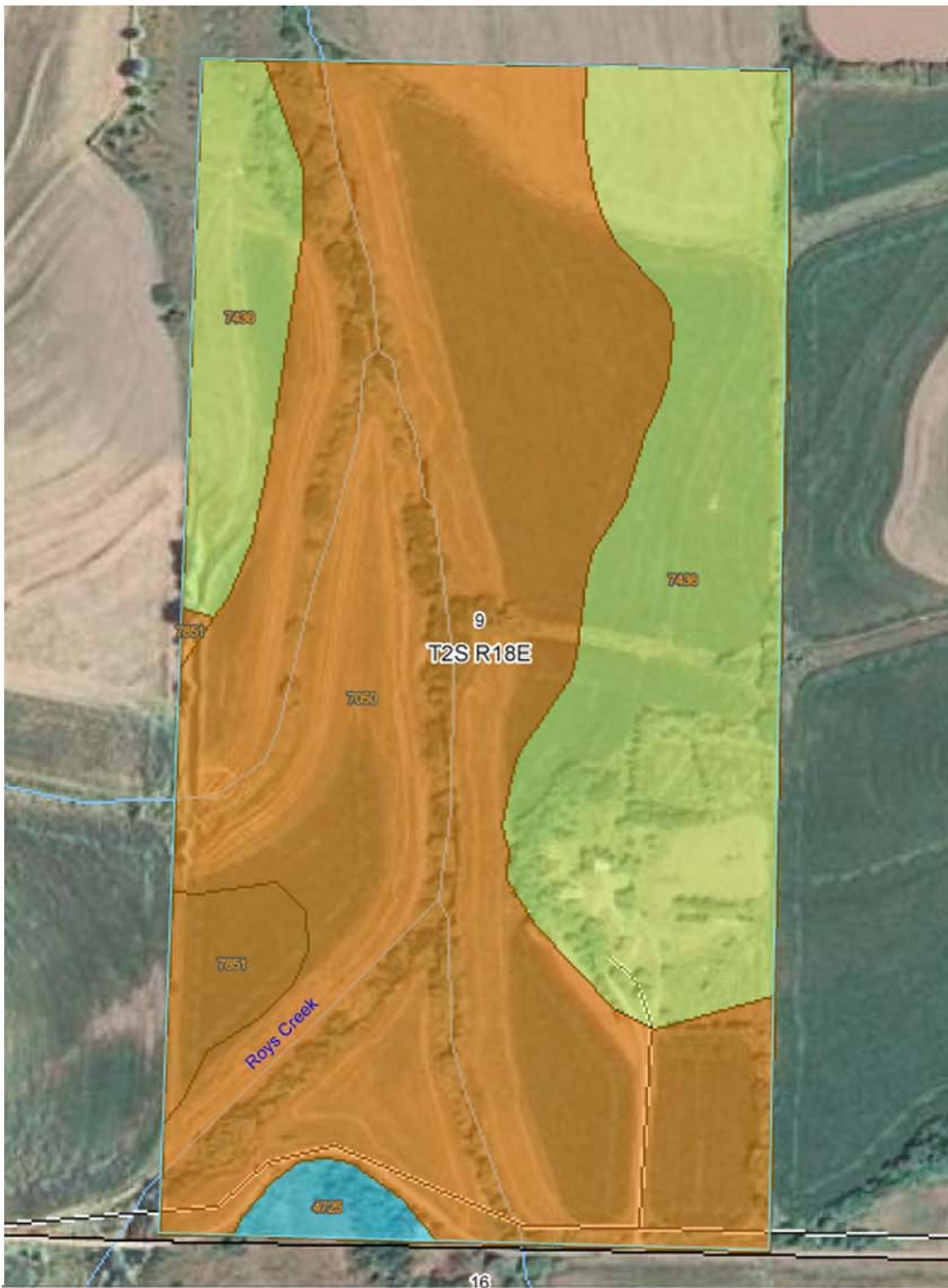
Tract #1, 8.5 ac. M/L with Home and Buildings



Tract # 2, 70.5 Acres, FSA Map, FSA tracts 7489 & 7330



Tract # 2, 70.5 ac. Soil Map



Nonirrigated Capability Class— Summary by Map Unit — Brown County, Kansas (KS013)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4725	Kipson-Sogn complex, 5 to 30 percent slopes	6	1.3	1.6%
7050	Kennebec silt loam, occasionally flooded	2	50.9	62.8%
7436	Morrill loam, 7 to 12 percent slopes, eroded	4	26.5	32.6%
7851	Judson silt loam, 1 to 5 percent slopes	2	2.4	3.0%
Totals for Area of Interest			81.0	100.0%

Tract # 2, 70.5 ac. Real Aerials



Tract # 2, 156 EZ, FSA tracts 7489 & 7330

Tract Number: 7489 **Description** L5 2B E2 SW4 (LESS 6.0A) 9 2 18

**FAV/WR
History**
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.3	60.8	60.8	0.0	0.0	18.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	42.4	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	0.6	43	43	0.0	0.0	0	0.0
CORN	26.3	102	102	0.0	0.0	0	0.0
SOYBEANS	15.5	33	33	0.0	0.0	0	0.0
Total Base Acres:	42.4						

Owners: GLENN KORTHANKE

Other Producers: None

Tract Number: 7330 **Description** L5 2B 6.0A IN SE4 SW4 9 2 18

**FAV/WR
History**
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
3.4	3.4	3.4	0.0	0.0	2.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	0.5	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	0.5	102	102	0.0	0.0	0	0.0
Total Base Acres:	0.5						

Owners: GLENN KORTHANKE

Other Producers: None

www.barnesrealty.com

Tract # 2, CRP Contracts, FSA tracts 7489 & 7330

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE
(02-04-03) Commodity Credit Corporation

1-PL revised

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):
Brown County FSA Office
1310 Oregon Street
Hiawatha Ks 66434

TELEPHONE NUMBER (Include Area Code): (785) 742-3161

1. ST. & CO. CODE & ADMIN. LOCATION
20 013

2. SIGN-UP NUMBER
23

3. CONTRACT NUMBER
457A

4. ACRES FOR ENROLLMENT
18.4

5. FARM NUMBER
3505

6. TRACT NUMBER(S)
7489

8. OFFER (Select one)
GENERAL ☐ ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
02-01-2001 09-30-2015

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "Owner", "Operator", and "Tenant", respectively) on the farm identified above. The undersigned person or persons may hereafter collectively be referred to as "the Participant". The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 127.40

B. Annual Contract Payment \$ 2,344.00

C. First Year Payment \$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
7489	15	CP21	3.85	
7489	16	CP21	7.56	
7489	17	CP21	3.25	
7489	18	CP21	3.74	

12. OWNERS, OPERATORS, AND TENANTS

A(1). OPERATOR NAME AND ADDRESS (Include Zip Code):
GLENN KORTHANKE
2146 260TH ST
ROBINSON KS 66532

(2) SHARE
100%

(3) SOCIAL SECURITY NUMBER: [REDACTED]

(4) SIGNATURE
Glenn Korthanke

DATE (MM-DD-YYYY)
4-6-04

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE
(02-04-03) Commodity Credit Corporation

1-PL revised

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TELEPHONE NUMBER (Include Area Code): (785) 742-3161

1. ST. & CO. CODE & ADMIN. LOCATION
20 013

2. SIGN-UP NUMBER
23

3. CONTRACT NUMBER
456A

4. ACRES FOR ENROLLMENT
2.9

5. FARM NUMBER
3167

6. TRACT NUMBER(S)
7330

8. OFFER (Select one)
GENERAL ☐ ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
02-01-2001 09-30-2015

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "Owner", "Operator", and "Tenant", respectively) on the farm identified above. The undersigned person or persons may hereafter collectively be referred to as "the Participant". The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 122.56

B. Annual Contract Payment \$ 355.00

C. First Year Payment \$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimate Cost-Share
7330	9	CP21	2.90	

12. OWNERS, OPERATORS, AND TENANTS

A(1). OPERATOR NAME AND ADDRESS (Include Zip Code):
GLENN KORTHANKE
2146 260TH ST
ROBINSON KS 66532

(2) SHARE
100%

(3) SOCIAL SECURITY NUMBER: [REDACTED]

(4) SIGNATURE
Glenn Korthanke by Timothy A. Nelson POA

DATE (MM-DD-YYYY)
4-12-04