

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: E½ of SW¼ of Sec.9, T2, R18
Beautiful Secluded Setting, Wildlife, Great view.
Location: 2146 260th St. Robinson, KS
Home: 1½ 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 ½ of SW ¼ of Section 9,

Township 2, Range 18.

Location: 6 mi. E. of Hiawatha on Old Hwy 36,

N. 2 mi. on Raccoon Rd., E. ½ mi. on 260th St.,

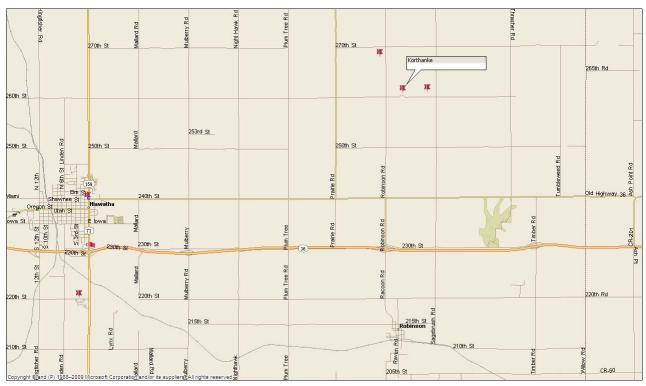
N. side.

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.

<u>Tract #3:</u> 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 <u>www.barnesrealty.com</u> 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.

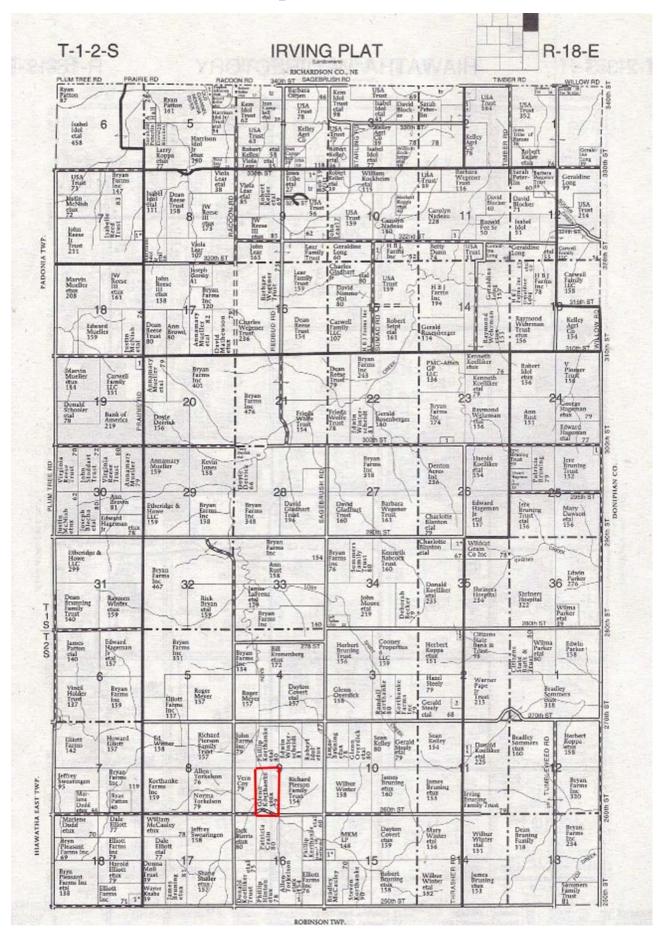
<u>Listing Agent:</u> Roger Aberle: Office: 785-742-4580; Cell: 785-547-6289; Email: <u>roger@barnesrealty.com</u>
<u>Broker Participation:</u> Barnes Realty Co. will cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

Driving Map & Google Map; Tracts 1 & 2





Plat Map, Tracts 1 & 2



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





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













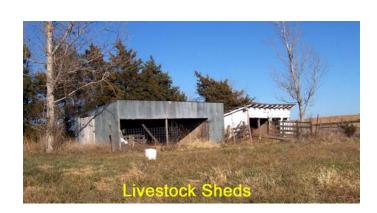




Tract #1, 8.5 ac. M/L with Home and Buildings



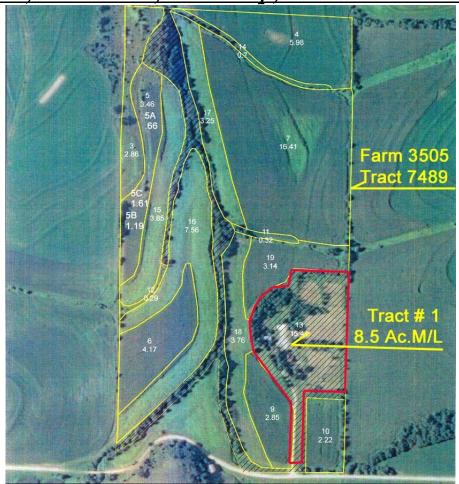








Tract # 2, 70.5 Acres, FSA Map, FSA tracts 7489 & 7330





Tract # 2, 70.5 ac. Soil Map



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 **BIA Range Unit Number:** N HEL Status: HEL: conservation system is being actively applied Wetland Status: Tract contains a wetland or farmed wetland WL Violations: None DCP CRP Farmland Cropland WBP WRP/EWP Cropland GRP Cropland 76.3 60.8 60.8 0.0 0.0 18.4 0.0 State Other Effective Double Cropped Conservation Conservation **DCP Cropland** NAP MPL/FWP 0.0 0.0 42.4 0.0 0.0 0.0 Direct CC CRP CRP CRP CCC-505 Base Crop Acreage Yield Yield Reduction Pending Yield **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: 733	0 Descriptio	n L5 2B 6.0A IN	SE4 SW4	9 2 18				FAV/WR History
BIA Range Unit Nu	mber:							
HEL Status: Classi	ified as not HEL							N
Wetland Status:	Fract does not contain	a wetland						
WL Violations: N	lone							
Farmland	Cropland	DCP Cropland	ı.	WBP	WRP/	EWP	CRP Cropland	GRP
3.4	3.4 3.4		3.4		0.0		2.9	0.0
State Conservation	Other Conservation	Effective DCP Cropla		Double Cropped	NAP		MPL/FWP	
0.0	0.0	0.5	0.5		0.0		0.0	
Сгор	Base Acreag	0.700.700.0	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 Bas	e Acres: 0.5							
Owners: GLENN KO	ORTHANKE							
Other Producers:	None							

Tract # 2, 578 Acreage Report, FSA tracts 7489 & 7330

Brown, Kansas

FSA - 578 (02-01-91)

Farm Number: 3505 Tract Number: 7489
Operator Name and Address

TIMOTHY A NEHER 1923 215TH ST HIAWATHA, KS 66434-9814

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2011

DATE: 6-6-2011 PAGE: 3

XK Revision:

Cropland: 60.8 Farmland: 76.3

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						Share	C/C	Share		C/C	Share		C/C	Share
TIMOTHY A NEHER				CORN	70.00	SOYBN	70.00							
	GLENN KO	ORTHANKE			CORN	30.00	GRASS	100.00		CRP	100.00		SOYBN	30.00
Crop/ Genodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity		Crop/ Commodity	Variety/ Type	Irrigation Practice			Reported Quantity		rmined antity
- CORN	YEL	N	GR	5.98			GRASS	SMO	N		LS	5.78		
CRP		N	21	18.42			SOYBN	COM	N		GR	30.64		

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 farms as applicable. The signing of this form gives FSA representatives authorization to enter and inspect crops and land uses on the above identified land. vrator'erSinnature (Bu) Date

06.06-2011 This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

Brown, Kansas

FSA - 578 (02-01-91)

Farm Number: 3167 Tract Number: 7330 Operator Name and Address

TIMOTHY A NEHER 1923 215TH ST HIAWATHA, KS

66434-9814

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING PROGRAM YEAR: 2011 DATE: 6-6-2011 PAGE: 1

XK Original:

Revision: Cropland: 62.9 Farmland: 163.1

Tract Number	CLU/ Field	Crop/ Commodity	Varie Typ		Int Use	Actual Use	Land Use	C/C Status		orting Init	Reported Quantity	Determined Quantity	Crop	Officia /Measur		Nanting Date	Planting Period	End Date
7330	8	GRASS	NA		LS			1	- 0	A	0.52		Yes	RO	6	-6-2011		74.000
		Pro	oducer GLI	ENN KORTH	ANKE				Share	100.00		RMA I	Jnit					
	9	CRP		N	21			1	7,00000	A	2.90		Yes	RO	6	-6-2011		
		Pro	oducer GLI	ENN KORTH	ANKE				Share	100.00		RMA I	Unit					
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	y Va	ar/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Pro	Int Use	Non-Irrig	Irrigated
SS	NAG	N	LS	0.52		CRP			N	21	2.90							1
noto Numbe	er/Legal De	scription: L5	5 2B 6.0A II	N SE4 SW4 S	9 2 18													
	Cropland	3.40		Re	ported on (Cropland: 3.	42				Difference	: 0.02		Repo	rted on N	on-Croplan	d: 0	



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

This form is availab	le electronically.	163					1-P.	L revised				
CRP-1	U.S. DEPARTM		1. ST. & CO. CO	DE MIN.	2. SIGN-UP NUMBER 1961							
(02-04-03)	W442200100000	Credit Corporation	LOCATION 20 013		23							
CONSER\		RVE PROGRA				83						
collection of information with required to complete this infi for reviewing instructions, se completing and reviewing th	out prior OMB approval m ormation collection is estin earching existing data sour	andated by the Paperwork nated to average 4 minute: ices, gathering and mainta		UMBER 5-17-04 457 A	Approximation and the second	4. ACRES FOR ENROLLMENT 18.4						
7. COUNTY OFFICE		//	5. FARM NUMBE	R	6. TRACT NUMBER(S)							
Brown County			ju j	3505	7489							
1310 Oregon S Hiawatha Ks		(8	8. OFFER (Select	t one)	9. CONTRACT PERIOD FROM: TO:							
			GENERAL		(MM-DD-YYYY)	(MM-DD-YYYY)						
THIS CONTRACT is on	IBER (Include Area C				ENVIRONMENT		02-01-2001	09-30-2015				
"Owner", "Operator", an Participant agrees to plu is executed by the CCC Participant. Additionally CRP-1, Conservation R period has been provide acceptance or rejection. THIS CONTRACT PRO applicable; and, if app	d "Tenant", respective ice the designated acr . The Participant also a the Participant and Co aserve Program Control of to such person. Such The terms and cond DUCERS ACKNOWL	ly) on the farm identifie eage into the Conservi agrees to implement or CCC agree to comply w act (referred to as "App th person also agrees this ditions of this contract	ed above. In action Reserve to such desirable the term opendix"). But to pay such that are contained as the contained contained	The undersigned pre Program ("CR gnated acreage the sand conditions by signing below, to liquidated damagned in this Formation of the sand conditions are sand conditions."	person or persons may P") or other use set by the Conservation Plan- contained in this Cont the Participant acknow ges in an amount spec m CRP-1 and in the C	y hereafter collectively y CCC for the stipulate developed for such ac tract, including the App fedges that a copy of cified in the Appendix CRP-1 Appendix and	r be referred to as "the ad contract period from treage and approved the Appendix for the if the Participant with any addendum thes	e Participant*. The m the date the Contract by the CCC and the d, entitled Appendix to applicable sign-up draws prior to CCC reto, BY SIGNING				
10A. Rental Rate	Per Acre	s	127.40		cation of CRP Land	(See Page 2 for a	dditional space)					
B. Annual Contr	117911179150	\$ 2,	344.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share				
C. First Year Pa	yment	\$		7489	15	CP21	3.85					
		continuous signu	when	7489	16	CP21	7.56					
	r payment is pror			7489	17	CP21	3.25	•				
12. OWNERS, C	PERATORS, AN	D TENANTS		7489	18	CP21	3.76					
A(1). OPERATOR NA	ME AND ADDRES	S (Include Zip Code):	(2) SH	ARE	(3) SOCIAL SECT	(3) SOCIAL SECURITY NUMBER:						
GLENN KORTHANK 2146 260TH ST	E			100 %	(4) SIGNATURE		DATE (MI	u-DD-YYYY)				
ROBINSON KS 6	6532				1960 V	4(c. Varthank) 4-6-04						
RP-1 (2-04-03)	U.S. DEPARTMEN Commodity C	redit pration		ITPACT	1. ST. & CO. CO LOCATION 20 013	& ADMIN.	2. SIGN-UP NUM	BER NOABY				
TF: The authority for collect	ing the following informati	ion is Pub. L. 107-171. Th	is authority	allows for the	2 CONTRACT !!!	B						
lection of information without uired to complete this inform reviewing instructions, searc inpleting and reviewing the co	prior OMB approval manu ation collection is estimate hing existing data sources	dated by the Paperwork R ed to average 4 minutes p	eduction Act or response,	of 1995. The time including the time	Control of the contro	umber <i>5-17-6</i> 4 456 <i>A</i>	4. ACRES FOR E	. 9				
COUNTY OFFICE A		ip Code):			5. FARM NUMBE	R	6. TRACT NUMBE	R(S)				
Brown County FS				27		167	7330					
1310 Oregon Sti Hiawatha Ks 6					8. OFFER (Select	one)	9. CONTRACT PERIOD FROM: , TO:					
					GENERAL	_	(MM-DD-YYYY)	(MM-DD-YYYY)				
TELEPHONE NUMBE					ENVIRONMENTA		02-01-2001	09-30-2015				
HIS CONTRACT is enter- where, "Operator", and " articipant agrees to place executed by the CCC. Ti- triticipant. Additionally, the FF-1, Conservation Rese- ured has been provided to coptance or rejection. Ti- HIS CONTRACT PRODU- pilicable; and, if applica-	Tenant", respectively) the designated acrea; the Participant also agr e Participant and CCC true Program Contract to such person. Such the terms and condition CERS ACKNOWLED	on the farm identified ge into the Conservation ees to implement on s C agree to comply with (referred to as "Apper person also agrees to ons of this contract a	above. The on Reserve such design the terms ndix"). By s pay such li are contain	e undersigned per Program ("CRP ealed acreage the and conditions or signing below, the quidated damage and in this Form	erson or persons may ") or other use set by a Conservation Plan of the contained in this Control or Participant acknowle as in an amount special CRP-1 and in the C	hereafter collectively CCC for the stipulate leveloped for such ac act, including the App edges that a copy of li fifed in the Appendix RP-1 Appendix and	be referred to as "the discontract period fro reage and approved endix to this Contract the Appendix for the fithe Participant with any addendum the	the Participant". The m the date the Contr by the CCC and the d., entitled Appendix applicable sign-up draws prior to CCC reto. BY SIGNING				
10A. Rental Rate Per	Acre	\$1	22.56	11. Identifica	tion of CRP Land	(See Page 2 for ac	dditional space)					
B. Annual Contract	Payment	\$ 35	55.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimate Cost-Share				
C. First Year Paym	ent	\$	7	7330	9	CP21	2.90					
	licable only to co	ntinuous signup v ed.)	vhen									
12. OWNERS, OPE	•	-										
). OPERATOR NAME			(2) SHAF	RE T	(3) SOCIAL SECU	RITY NI IMPED-						
ENN KORTHANKE 46 260TH ST BINSON KS 665:				•	M DATE (MA	19-1.4						
					Glenn Kirthanki by DATE (MM-00-777) Juvity 9- Nebus POA 4-12-64							