



Farm Land Sales & Auction Company

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

McDaniel, 13.8 Acres M/L, (tract 2) Nemaha County, Kansas

This is a smaller tract of a 181.2 acre listing that can be purchased as a unit or separately. All three tracts have a nice view of the beautiful Centralia Lake and would be a great place to build. All are CRP farms showing a nice income. This tract #2 has a good location; just ½ mile off the southeast entrance to the lake. If you are looking for a spot in the country to play, hunt, or build, you need to check this one out. This farm has good soils and will make a good crop farm or an excellent hay farm when it comes out of CRP in 2011.



LOCATION: 1 ½ miles south of Centralia, KS, on G Rd. then 1 mile west on 72nd Rd. then ½ mile south on F Rd. The tract is on the west side of road.

REAL ESTATE TAXES & TAXABLE ACRES:
2010 Taxes are \$50.84 on 13.8 taxable acres.

PRICE AND TERMS: \$2250/Acre: total of \$31,050.00

F.S.A. INFORMATION:

The FSA 156 EZ & 578 Report shows 12.8 acres cropland, which are all in CRP. The CRP is paying \$58.00 per acre for a total of \$742.00 per year. There are no crop bases or Direct Yield history on this tract.

IMPROVEMENTS:

There are no improvements on this tract.

MINERAL RIGHTS: Owner is not retaining any interest in the mineral rights beneath the surface.

RENTAL STATUS: The CRP payment will be prorated to the date of closing.

LISTING AGENT: Roger Aberle, 785-547-6289
Email: roger@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Co., as listing broker, will 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 The listing may be withdrawn with or without approval.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: 1-660-442-3177

McDaniel, 13.8 Acres M/L,(tract 2): FSA Aerial Photograph



23-4-11

United States Department of Agriculture
Farm Service Agency

Nemaha County, KS

1:1,391



May 22, 2009

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McDaniel, 13.8 Acres M/L,(tract 2): Soil Map and Key



| Nonirrigated Capability Class— Summary by Map Unit — Nemaha County, Kansas | | | | |
|--|---|--------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| 7224 | Burchard-Steinauer clay loams, 6 to 12 percent slopes | 3 | 4.5 | 33.4% |
| 7510 | Pawnee clay, 3 to 7 percent slopes, eroded | 4 | 8.9 | 66.6% |
| Totals for Area of Interest | | | 13.4 | 100.0% |

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McDaniel, 13.8 Acres M/L,(tract 2): FSA 578 Report

10375 1 Ni CRP 10 A 12.76 Y RD I 1.0000 1666
C/C Type Prac 10 Non-12.78 Irrigated
CRP
Photo Number/Legal Description: C12/28 15A SE1/4NE1/4 23-4-11
Cropland: 12.6 Reported on Cropland: 12.76 Difference: -.04 Reported on Non-Cropland: .00

McDaniel, 13.8 Acres M/L,(tract 2): CRP Contract

CRP CONTRACTS - DISPLAY 12 NEMAHA Correct EPCR8001
Version: AD 12-19-2006 13:02 Term K1

Offer Tract Number: 10375 Type: S
Contract Number: 803 S Signup Number: 16 Farm Number: 1454
Program Year: 1999 Date Approved: 05-12-1998 Farm Cropland: 162.1

Rental Rate: 58.00 Total Acres Approved: 12.8
Percent of Cropland Approved: .0790

Original CRP-1 Start Date: 10-01-1998 Effective Date: 10-01-1998
Years Practice Acres Ann. CRP Payment Date CRP-1 Ends: 09-30-2011
1-13 12.8 742

Contract Status: **ACTIVE**

CRP Marginal Pasture Land:

Total Cumulative Annual Rental Payment: 9,646 3-Year Extension

Cmd3=Previous Screen Cmd2=Return to Basic Contract Update
Cmd7=End CRP Processing Enter to Continue Cmd5=Complete Transaction



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