



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](http://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 72<sup>nd</sup> 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](mailto: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 The listing may be withdrawn with or without approval.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): Plat Map

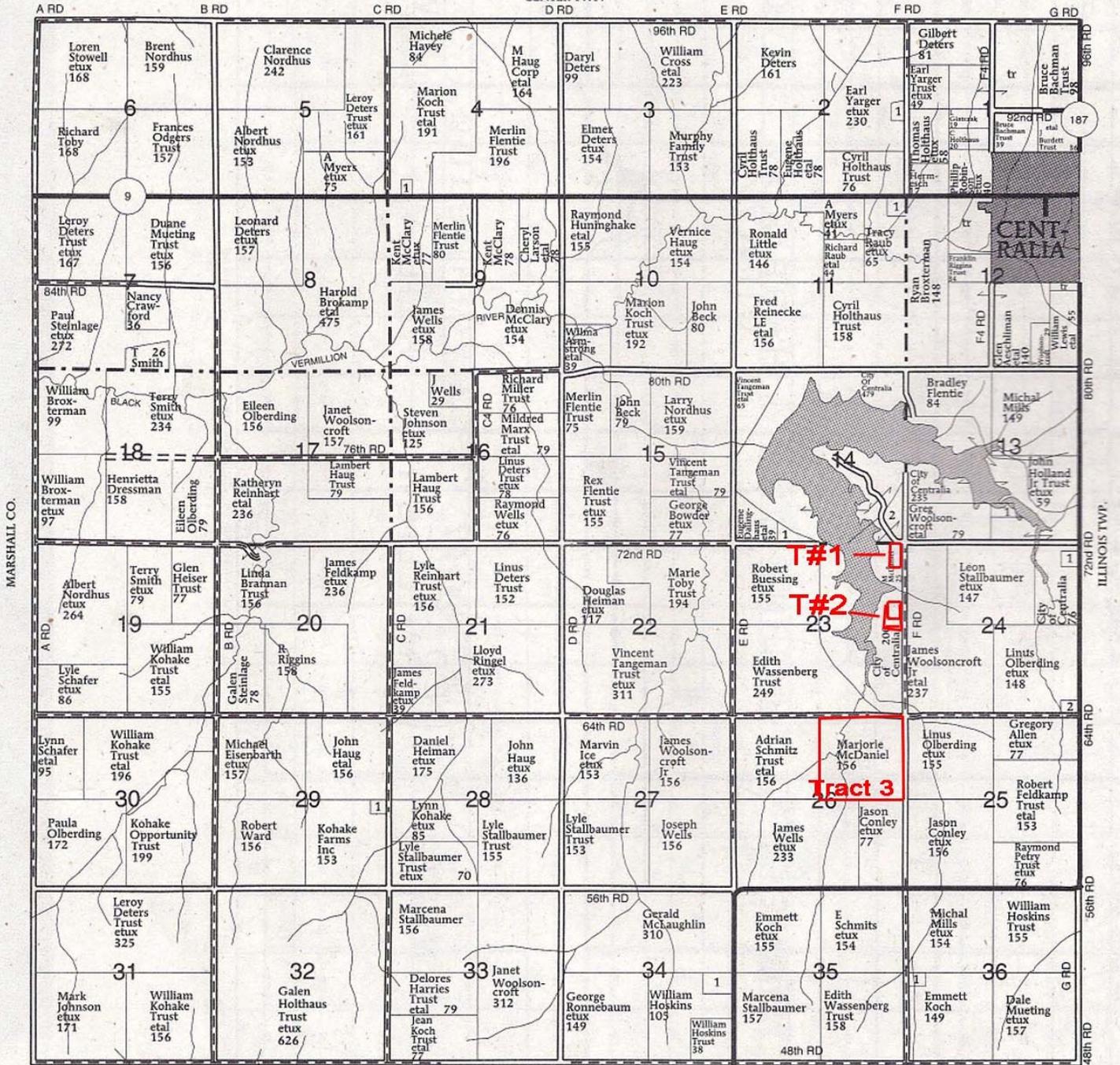
T-4-S

HOME PLAT

R-11-E

(Landowners)

CENTER TWP.



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



United States Department of Agriculture  
Farm Service Agency

23-4-11

**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%
<b>Totals for Area of Interest</b>			<b>13.4</b>	<b>100.0%</b>

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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-Irrig Irrigated  
 CRP Photo Number/Legal Description: C12/2B 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: 13 NEMAHA IA Correct EPCR8001  
 Version: AD 12-19-2006 13:02 Term K1

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 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  
 Effective Date: 10-01-1998  
 Date CRP-1 Ends: 09-30-2011  
 Original CRP-1 Start Date: 10-01-1998  
 Years Practice Acres Ann. CRP Payment  
 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 Process:ng Enter to Continue Cmd5=Complete Transaction



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