



*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)

## ***Plattner, 38 Acres, M/L, Nemaha County, Kansas***

*This all grass tract located just south of the Sabetha City Lake may be just the spot you've been looking for to build your dream home. There is a small pond for livestock to water or to develop for recreation. Small tracts like this are in demand, call for all the details.*

**LOCATION:** West of Sabetha on 184<sup>th</sup> Rd. (South Lake Road) on the north side of the road.

**REAL ESTATE TAXES & TAXABLE ACRES:**  
2009 Taxes: \$94.14 on 37.4 taxable acres.

**TILLABLE ACRES:** The farm is all in grass.

**PRICE AND TERMS:**  
\$2500 per acre or \$95,000.00 total.

**F.S.A. INFORMATION:**  
The farm is not enrolled in any farm programs.

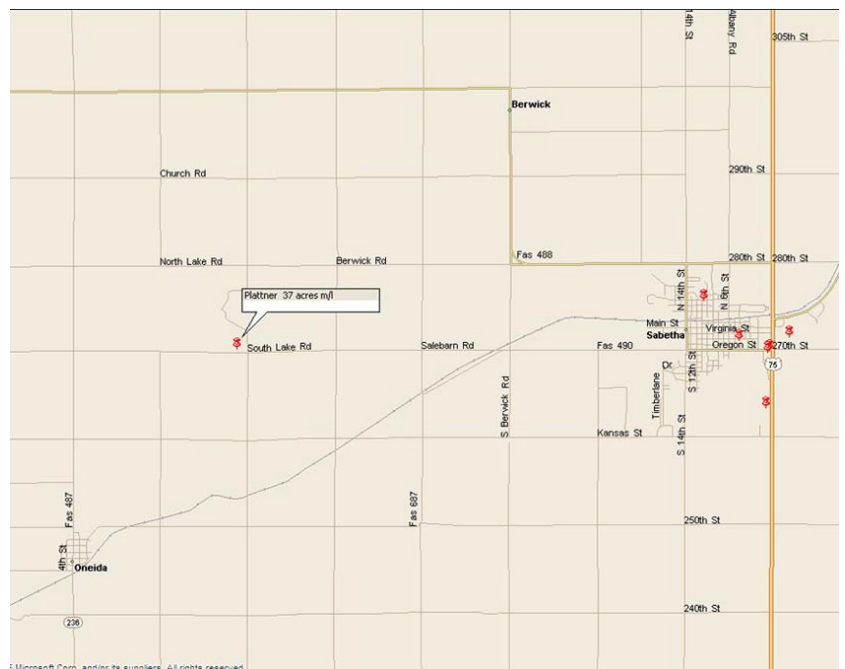
**IMPROVEMENTS:** The farm is unimproved except for a small pond.

**MINERAL RIGHTS:** The mineral rights will remain with the land.

**RENTAL STATUS:** Full possession will transfer to a new owner, if purchased by May 1, 2010

**LISTING AGENT:** Roger Aberle, Cell: 785.547.6289  
Home: 785.459.2216; 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 The listing may be withdrawn with or without approval.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



# Plat Book Page

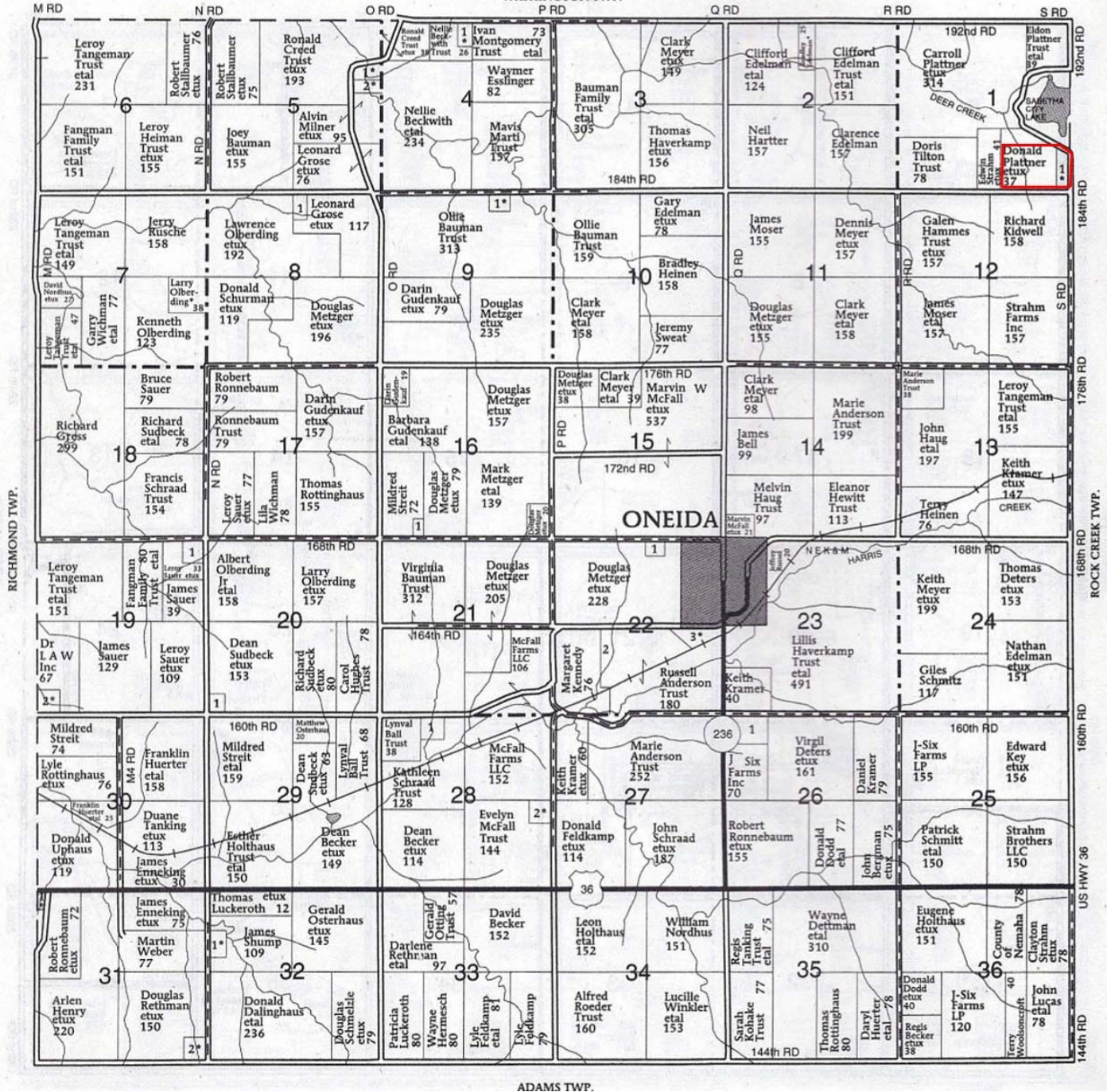
T-2-S

GILMAN PLAT

R-13-E

(Landowners)

WASHINGTON TWP.



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## *FSA Aerial Photograph*



United States Department of Agriculture  
Farm Service Agency

February 05, 2010

Farm: 3522  
Tract: 10241

**Nemaha County, KS**  
1:4,740



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## *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
4710	Kipson silty clay loam, 5 to 30 percent slopes	6	9.7	25.5%
7224	Burchard-Steinauer clay loams, 6 to 12 percent slopes	3	6.6	17.3%
7500	Pawnee clay loam, 1 to 3 percent slopes	2	2.5	6.5%
7502	Pawnee clay loam, 3 to 6 percent slopes	3	18.7	49.0%
9999	Water		0.7	1.7%
<b>Totals for Area of Interest</b>			<b>38.1</b>	<b>100.0%</b>

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## *Google General Location Map*



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