



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

96.95 Acres, Nemaha County, NE

This is recreational & income-producing property at its finest! Its pool area has 3 steel waterfowl blinds overlooking the shooting area that can hold water year-round with very little pumping expense! Whether it's a fishing hole, waterfowl resting area, or summertime getaway, this property has good access, 2 shaded campsite areas with electricity, and a new 6" pump installed in 2015. With 45 acres of tillable row crop, this property offers the opportunity to enjoy your hobbies while earning extra income!

LOCATION:

Southwest of Nemaha, NE. South boundary borders the Little Nemaha River. See driving map for more details.

PRICE:

~~\$550,000.00~~

REDUCED PRICE! \$499,000.00

FSA INFORMATION:

Please see attached FSA information.

TAXES/TAXABLE ACRES:

2016 taxes were \$2,723.80 on 96.95 taxable acres.

IMPROVEMENTS:

•3 blinds below ground •3 wells (300 gpm new in 2015) •Hand pitcher pump •6" well in timber on the west end (approx. 65' deep) •New pump (8" diameter) •220v electricity available in campsite area, timber & new well •110v electricity to 2

western duck blinds (Steel blinds have sliding tops, are around 5' deep, and will hold 2 comfortably, but fit 4)



RENTAL STATUS:

Available for immediate possession.

LISTING AGENT:

Jamie Barnes: (660) 851-1125 or jamie@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing broker, will gladly and fully 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.

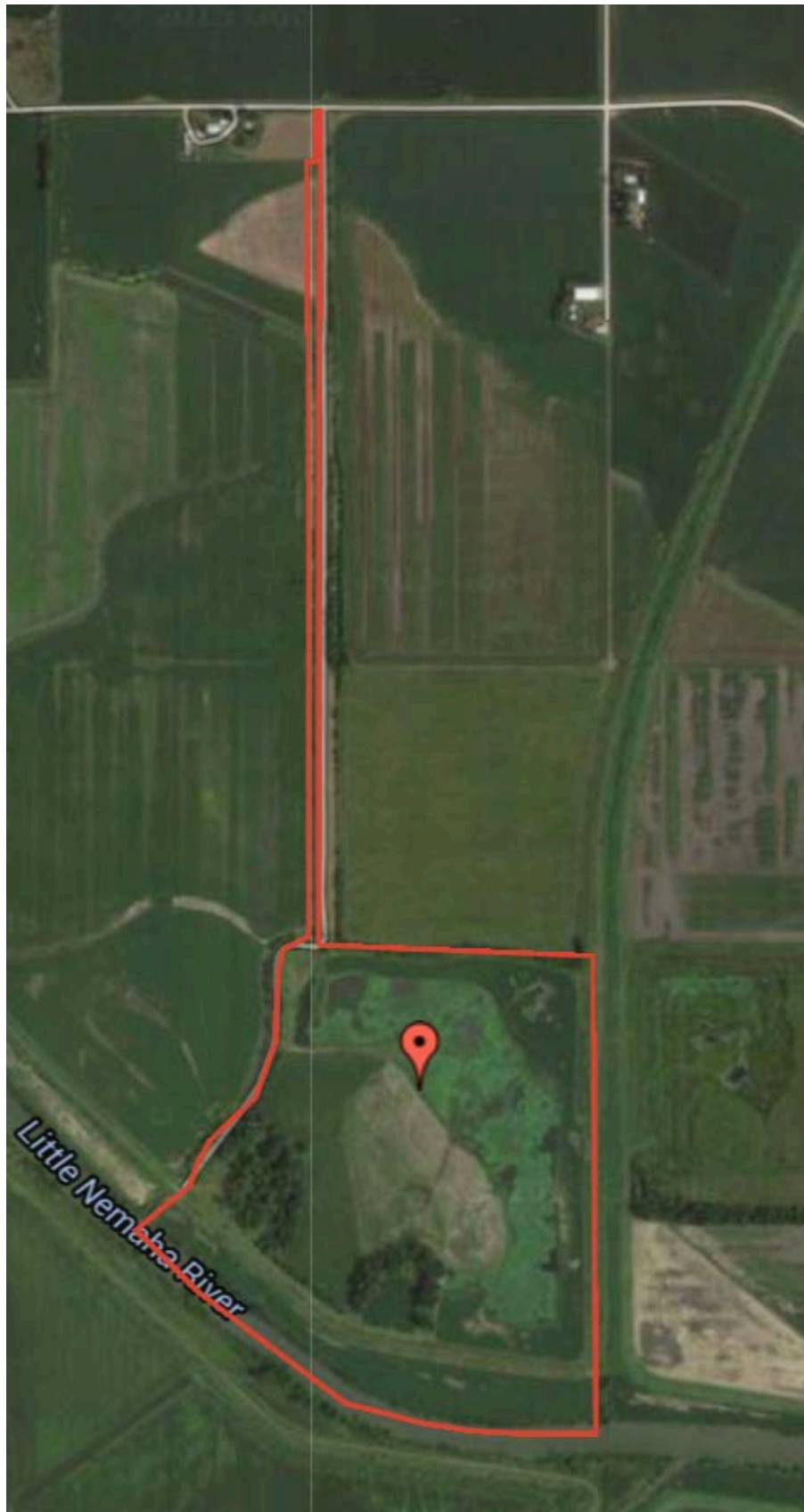
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

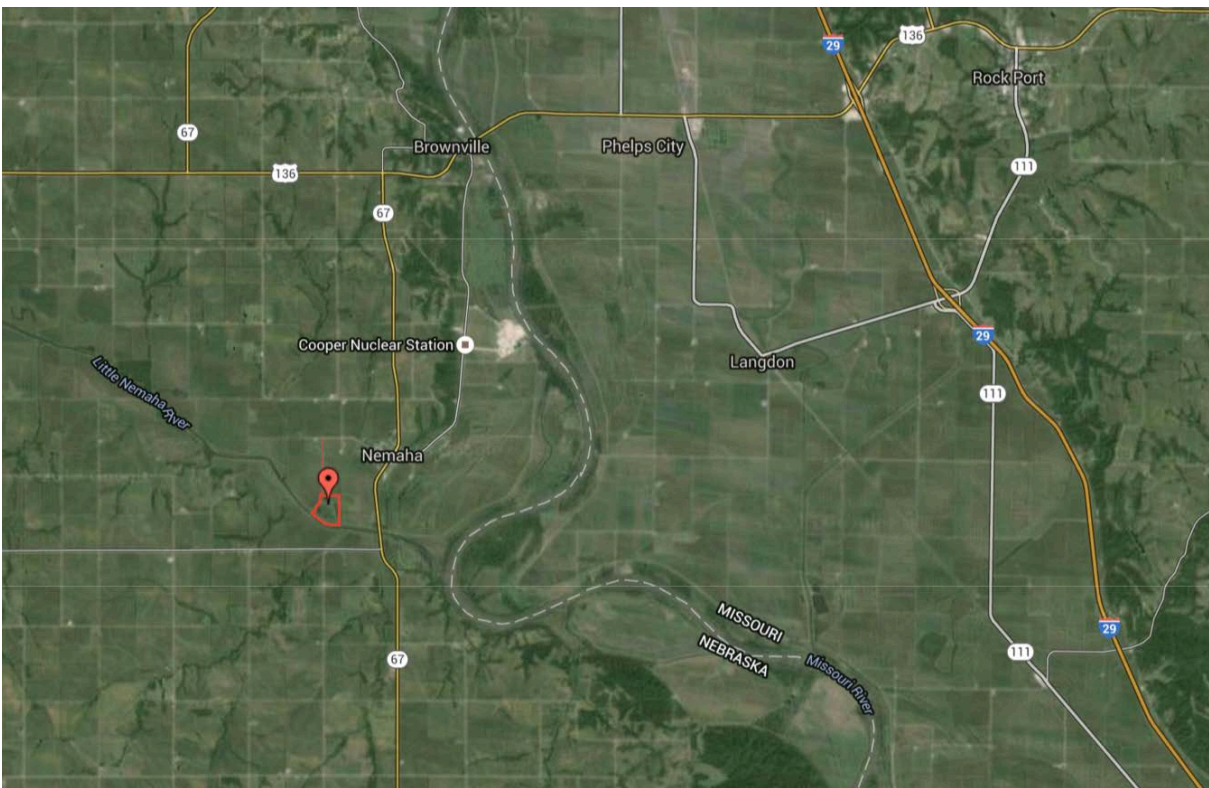
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

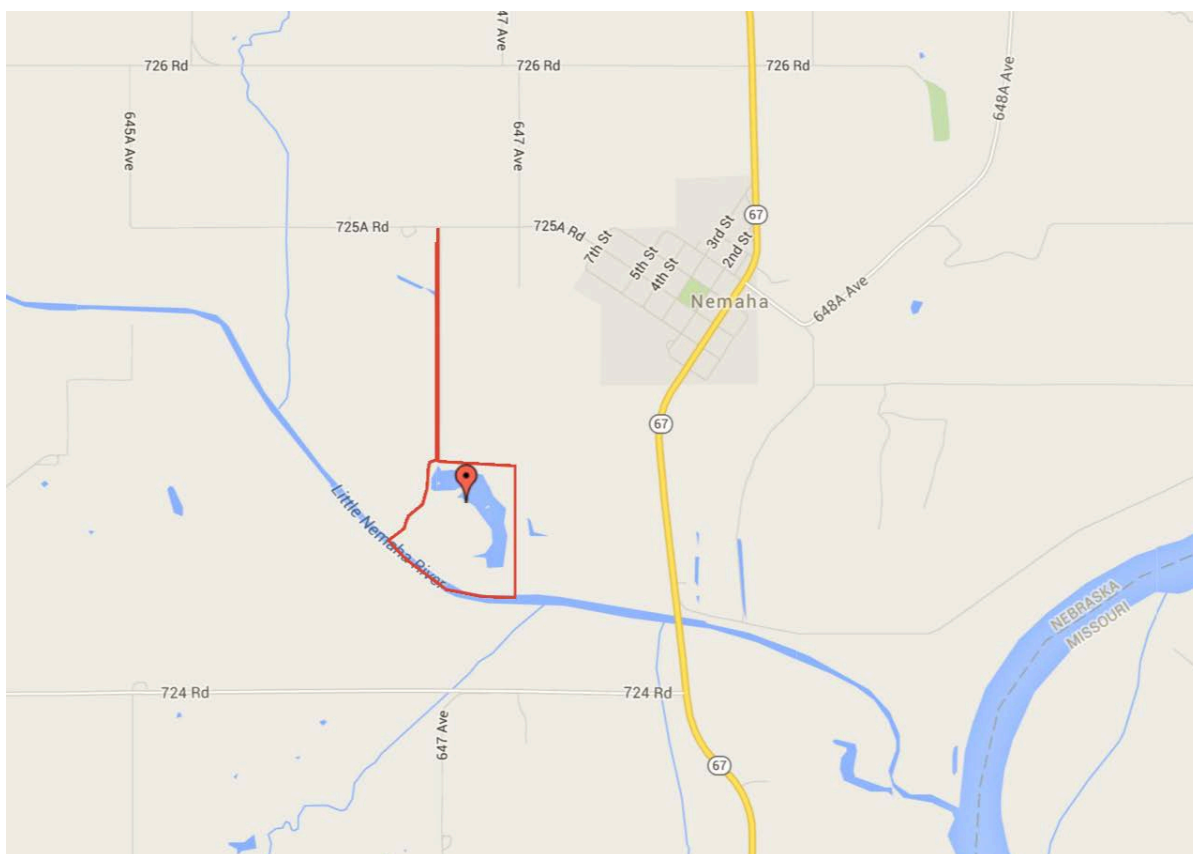
96.95 Acres, Nemaha County, NE
Google Aerial



***96.95 Acres, Nemaha County, NE
General Location Map***



Driving Map



***96.95 Acres, Nemaha County, NE
Tax Map***



96.95 Acres, Nemaha County, NE
Surety Map

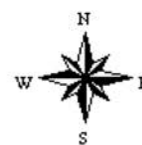


map center: 40° 19' 58.7, 95° 41' 23.25

0ft 1280ft 2559ft

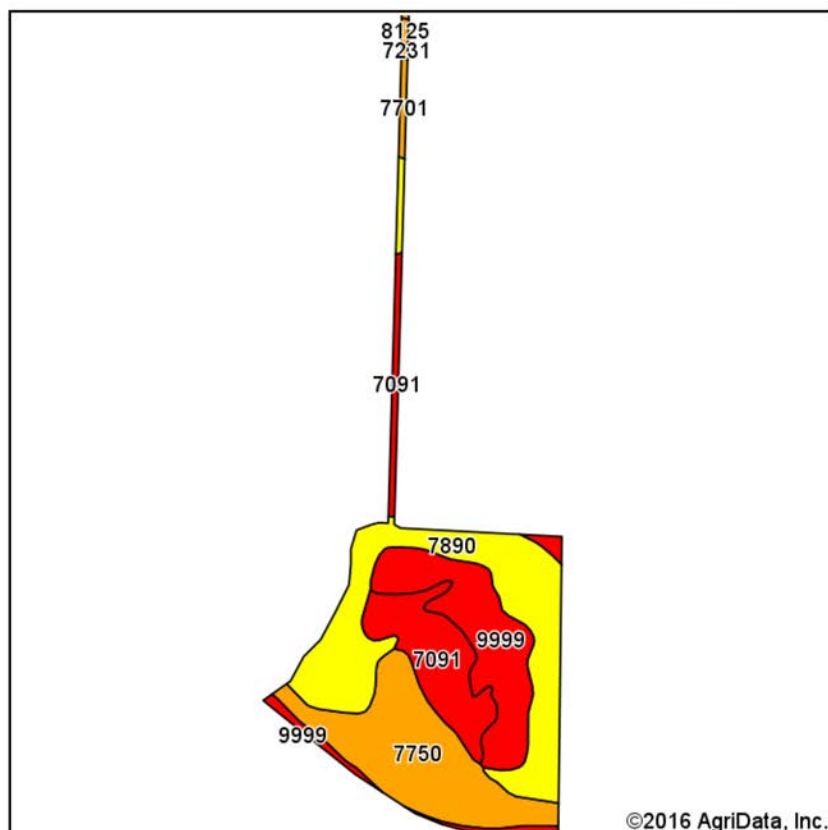
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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12-4N-15E
Nemaha County
Nebraska

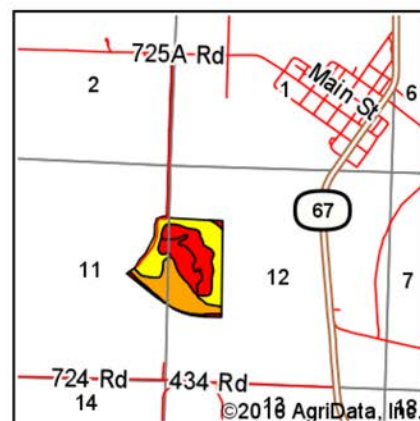


2/10/2016

96.95 Acres, Nemaha County, NE Soil Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Nemaha**
 Location: **12-4N-15E**
 Township: **Nemaha**
 Acres: **96.95**
 Date: **2/10/2016**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE127, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall
7890	Zook silt loam, occasionally flooded	32.61	33.6%		IIw	IIw	3100	61	68
7750	Nodaway silt loam, occasionally flooded	25.54	26.3%		IIw	IIw	3765	76	94
9999	Water	21.17	21.8%				0	0	0
7091	Wabash silty clay, occasionally flooded	16.42	16.9%		IIIw	IIIw	9000	43	41
7701	Ackmore silt loam, occasionally flooded	0.85	0.9%		IIw	IIw	155	72	98
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	0.23	0.2%		IIIe	IVe	3600	73	68
7231	Judson silt loam, 2 to 6 percent slopes	0.13	0.1%		Ile	IIIe	3876	80	90
Weighted Average							3573.9	48.7	*n 55.7

Area Symbol: NE127, Soil Area Version: 15

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

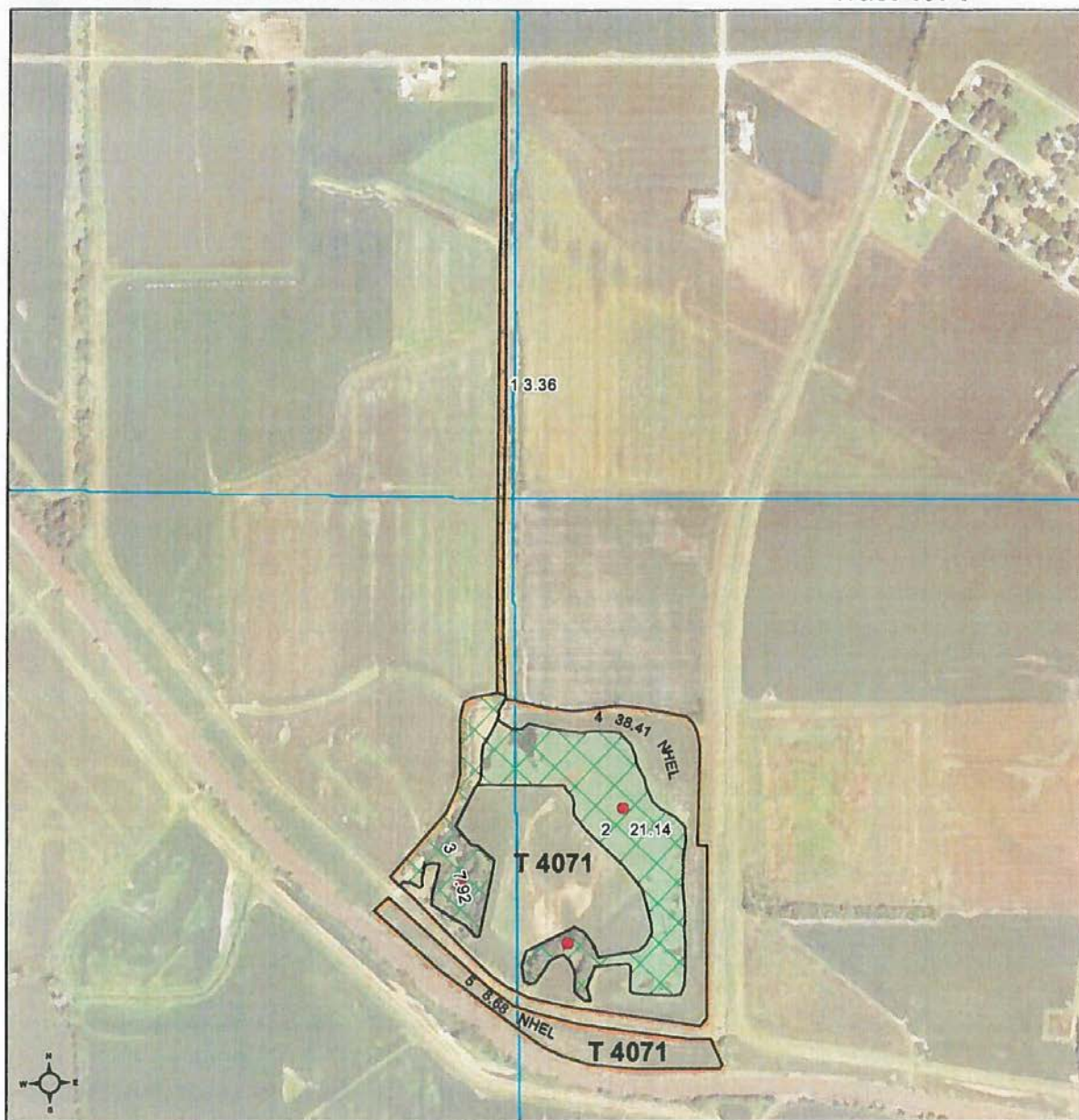
96.95 Acres, Nemaha County, NE FSA Map



United States
Department of
Agriculture

Farm Service Agency
Nemaha County, Nebraska

Farm 4441
Tract 4071



Common Land Unit Tract Boundary
Cropland PLSS
Non-Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2016 NAIP Imagery

2017 Program Year

Map Created May 05, 2017

1 inch = 830 feet

Tract Cropland Total: 47.09 acres

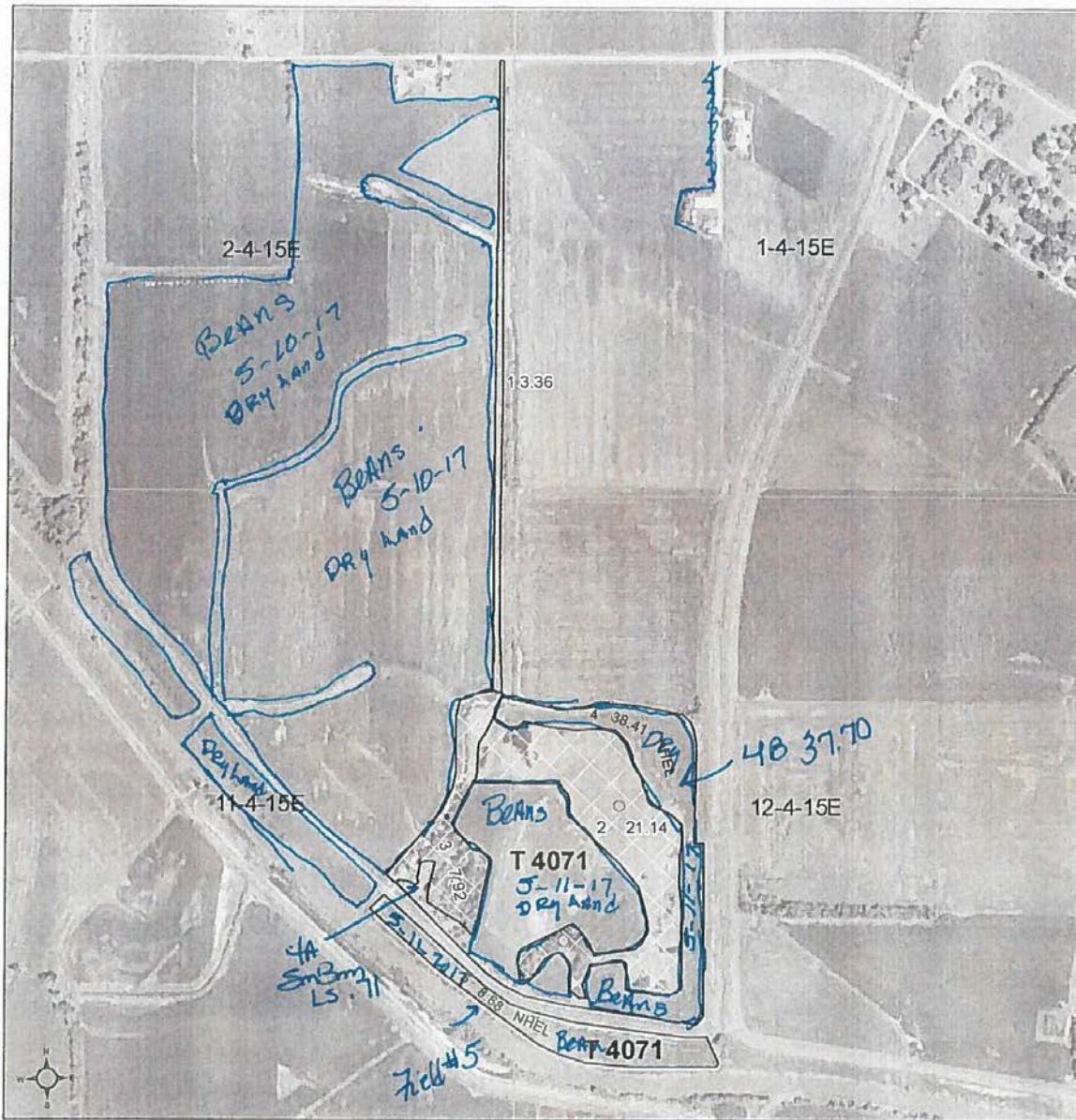
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96.95 Acres, Nemaha County, NE
FSA Map w/Crop Detail



Farm Service Agency
Nemaha County, Nebraska

Farm 4441
Tract 4071



- Common Land Unit**
- ☐ Cropland
 - ☐ Non-Cropland
- Wetland Determination Identifiers**
- ☐ Restricted Use
 - ☐ Limited Restrictions
 - ☐ Exempt from Conservation Compliance Provisions
- Tract Boundary**
- ☐ PLSS

2016 NAIP Imagery

2017 Program Year
 Maps created January 04, 2017
 1 inch = 830 feet
 MAY 16 2017

Tract Cropland Total: 47.09 acres

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96.95 Acres, Nemaha County, NE
FSA 156 EZ

NEBRASKA

NEMAHA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4441

Prepared : Aug 15, 2017

Crop Year : 2017

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.51	47.09	47.09	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	47.09	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	3.20	0.00	0	32	
Corn	16.80	0.00	0	98	
Soybeans	22.50	0.00	0	32	
TOTAL	42.50	0.00			

NOTES

Tract Number : 4071
Description : SEC 11/12-4-15.
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.51	47.09	47.09	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	47.09	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.20	0.00	0	32
Corn	16.80	0.00	0	98
Soybeans	22.50	0.00	0	32
TOTAL	42.50	0.00		

96.95 Acres, Nemaha County, NE
FSA 578

Nemaha, Nebraska

FSA - 578 (09-13-16)


Farm Number: 4441

Operator Name and Address

PROGRAM YEAR: 2017

DATE: 5-16-2017

PAGE: 1

Original: 
Revision: _____
Cropland: 47.09
Farmland: 79.51

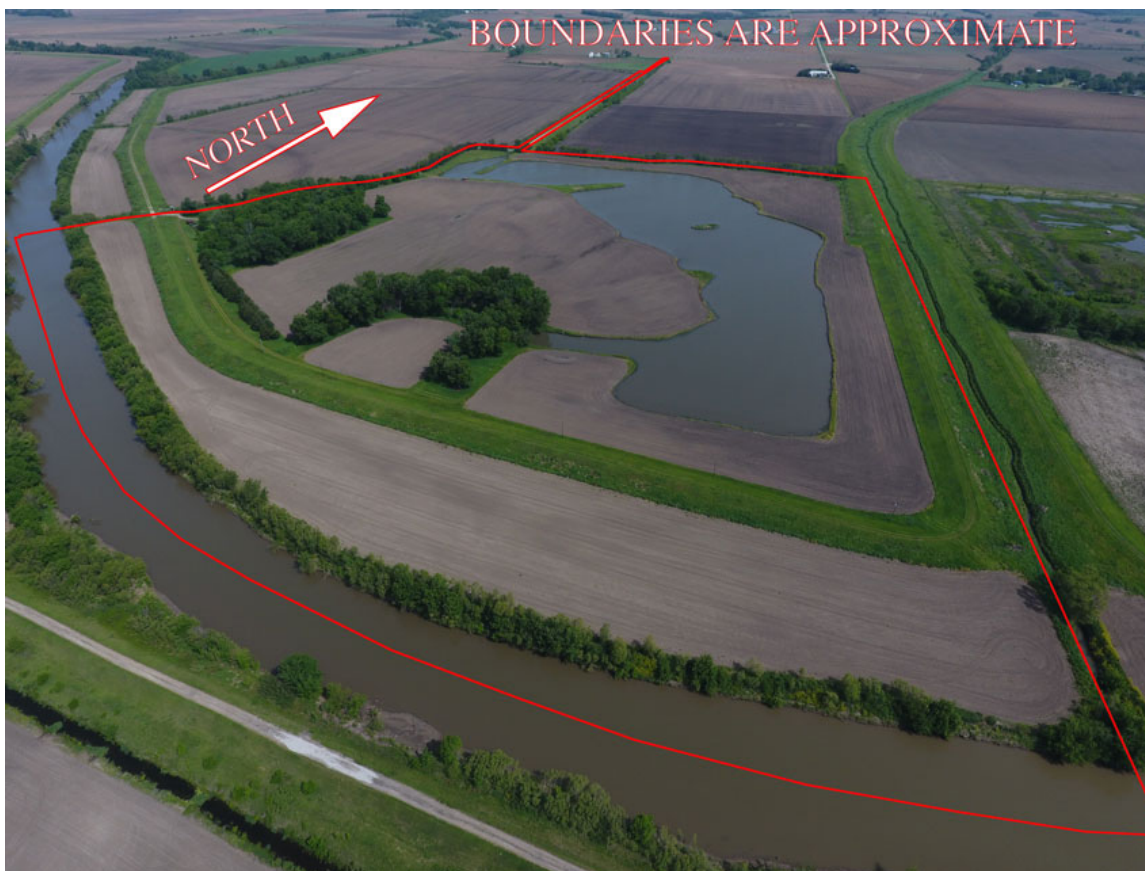
REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date								
4071	4A	GRASS	SMO	N	LS			C	N	I	A	0.71		Yes			7-7-2013	01	2025								
						Producer														Share	50.00	FSA Physical Location: Nemaha, Nebraska				NAP Unit	2393
							50.00																				
	4B	SOYBN	COM	N	GR			C	N	I	A	37.70		Yes		5-11-2017	01										
						Producer													Share	50.00	FSA Physical Location: Nemaha, Nebraska				NAP Unit	2393	
							50.00																				
	5	SOYBN	COM	N	GR			C	N	I	A	8.68		Yes		5-11-2017	01										
						Producer													Share	50.00	FSA Physical Location: Nemaha, Nebraska				NAP Unit	2393	
							50.00																				
PP 01	Cri/Co GRASS	Var/Type SMO	Irr Prc N	Int Use LS	Non-Irr 0.71	Irr	PP 01	Cri/Co SOYBN	Var/Type COM	Irr Prc N	Int Use GR	Non-Irr 46.38	Irr	PP	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr							
Photo Number/Legal Description: SEC 11/12-4-15.																											
Cropland: 47.09						Reported on Cropland: 47.09						Difference: 0.00				Reported on Non-Cropland: 0.00											

96.95 Acres, Nemaha County, NE
Aerial Photos



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Aerial Photos



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Photos



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