



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

116.51 Acres +/- WRP Nemaha County, NE

This tract of perpetual WRP makes hunting affordable! Whether you like to hunt ducks or big deer these creatures all feed on the 200 bushels plus corn produced in this area!

LOCATION:

Property is located near the Missouri/Nebraska border approx. 0.65 miles East of Peru, NE just South of Olive Street.

PRICE:

\$1,325.00/taxable acre or \$154,375.75 total.

FSA INFORMATION:

Coming soon!

FSA INFORMATION:

The tract is unimproved.

TAXES/TAXABLE ACRES:

2016 taxes were \$1,356.92 on 116.51 taxable acres.

RENTAL STATUS:

The farm is available for full possession at time of closing.

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 The listing may be withdrawn with or without approval.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.

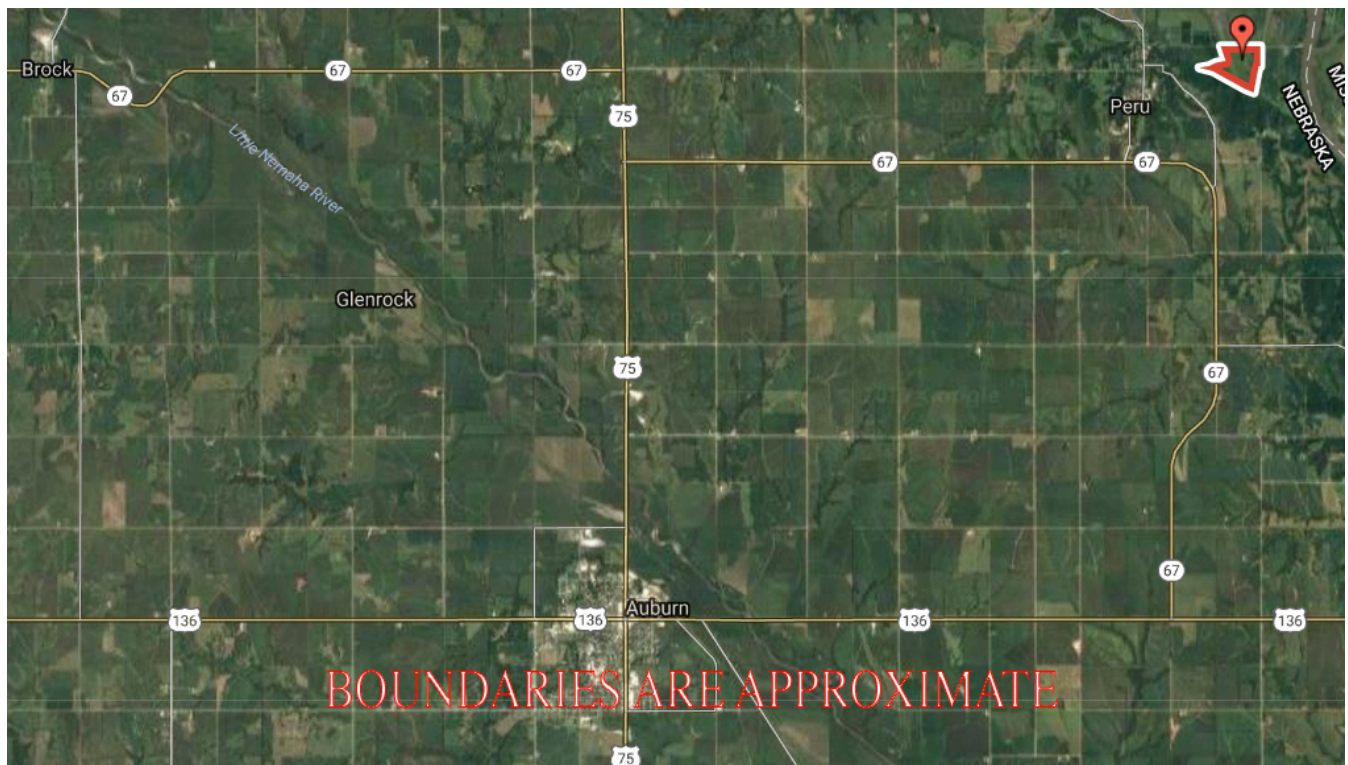
All inquiries, inspections, appointments, and offers must be sent through:

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

116.51 Acres +/- WRP Nemaha County, NE
Google Aerial Map



General Location Map



Driving Map



Tax Map



116.51 Acres +/- WRP Nemaha County, NE

Surety Map

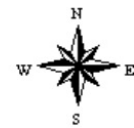
Aerial Map



map center: 40° 28' 48.19, -95° 42' 45.49

0ft 1519ft 3038ft

15-6N-15E
Nemaha County
Nebraska



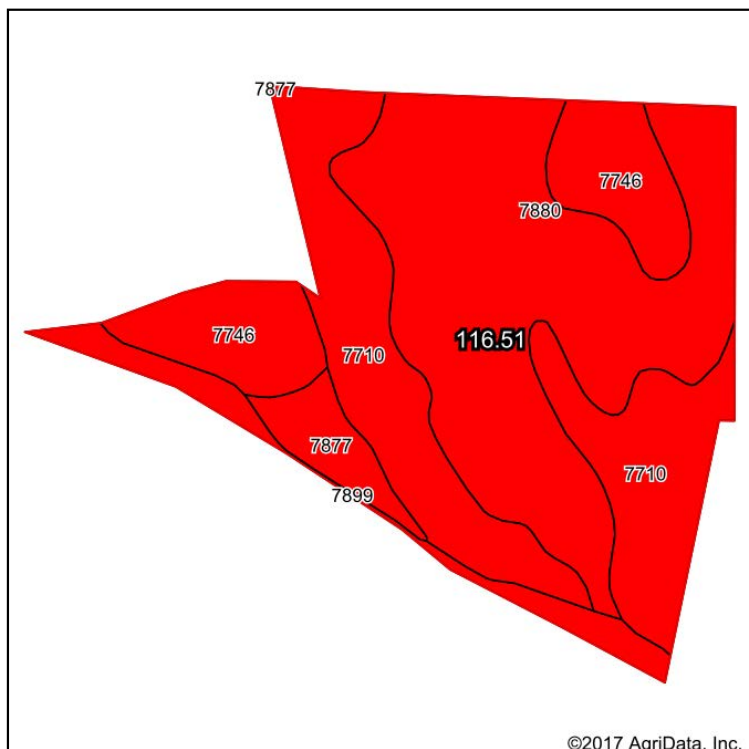
9/6/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

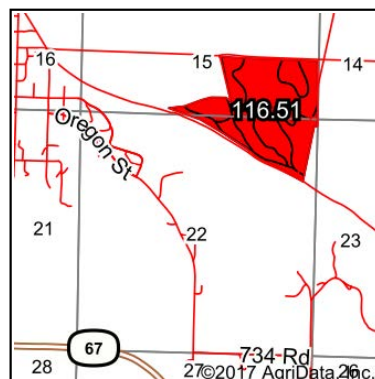
116.51 Acres +/- WRP Nemaha County, NE

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Nemaha**
 Location: **15-6N-15E**
 Township: **Peru**
 Acres: **116.51**
 Date: **9/6/2017**



Maps Provided By



Area Symbol: NE127, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall
7880	Onawa silty clay, occasionally flooded	53.42	45.9%		IIw	IIw	3594	34	55
7710	Albaton silty clay, occasionally flooded	35.19	30.2%		IIIw	IIIw	3300	28	37
7746	Haynie silty clay, overwash, occasionally flooded	16.77	14.4%		IIw	IIw	4900	34	53
7899	Wabash silty clay, frequently flooded, depressional	6.37	5.5%		Vw		5800	35	4
7877	Onawa silt loam, occasionally flooded	4.76	4.1%		IIw	IIw	3594	43	70
Weighted Average							3813.8	32.6	47.1

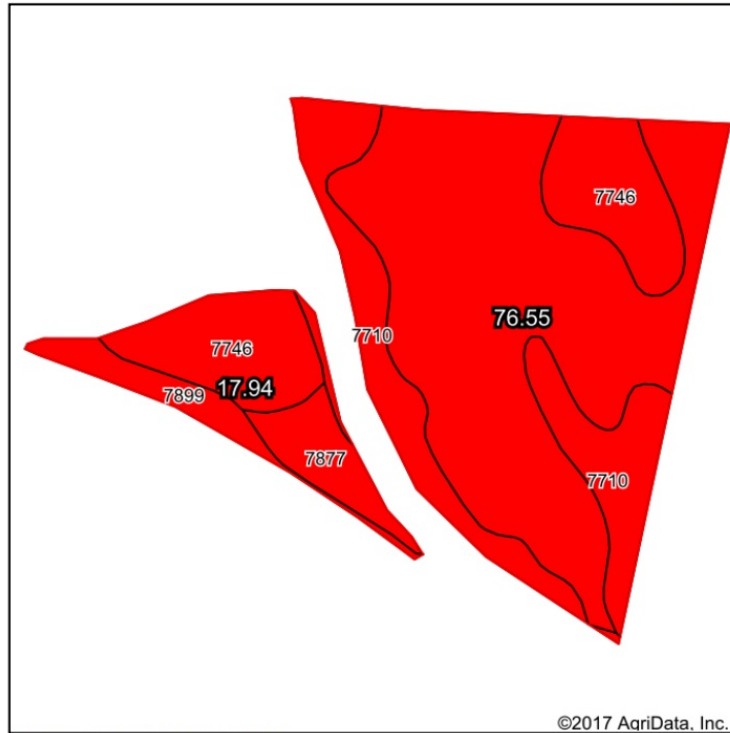
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

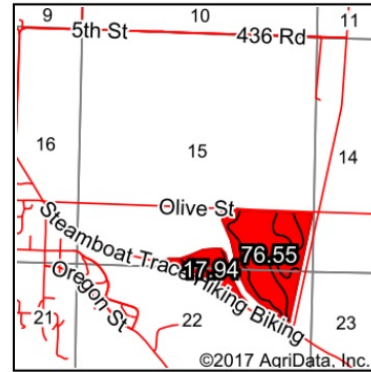
116.51 Acres +/- WRP Nemaha County, NE

Soil Map Tillable

Soils Map



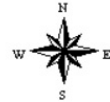
Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Nemaha**
 Location: **15-6N-15E**
 Township: **Peru**
 Acres: **94.49**
 Date: **9/6/2017**



Maps Provided By



Area Symbol: NE127, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall
7880	Onawa silty clay, occasionally flooded	50.15	53.1%			IIw		3594	55
7710	Albaton silty clay, occasionally flooded	18.57	19.7%			IIIw		3300	37
7746	Haynie silty clay, overwash, occasionally flooded	17.12	18.1%			IIw		4900	53
7877	Onawa silt loam, occasionally flooded	4.52	4.8%			IIw		3594	70
7899	Wabash silty clay, frequently flooded, depressional	4.13	4.4%			Vw		5800	4
Weighted Average								3869.3	49.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

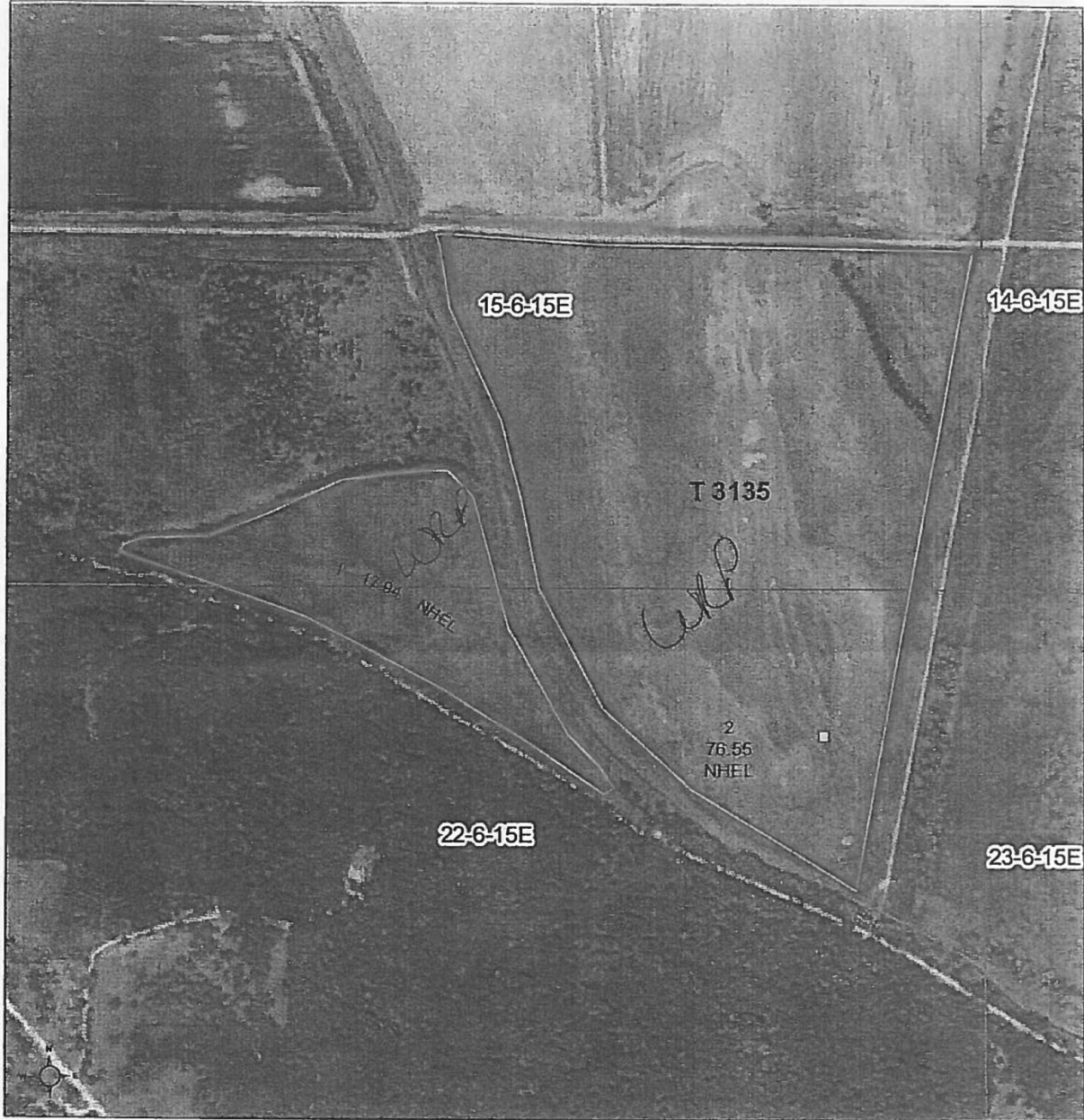
Soils data provided by USDA and NRCS.

116.51 Acres +/- WRP Nemaha County, NE FSA Map



Farm 4117
Tract 3135

Parcel ID
640060625



Common Land Unit
Cropland Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

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

Tract Boundary Section Line

Farm Service Agency

Nemaha County, Nebraska

2012 NAIP Imagery

2014 Program Year

Map Created April 11, 2014

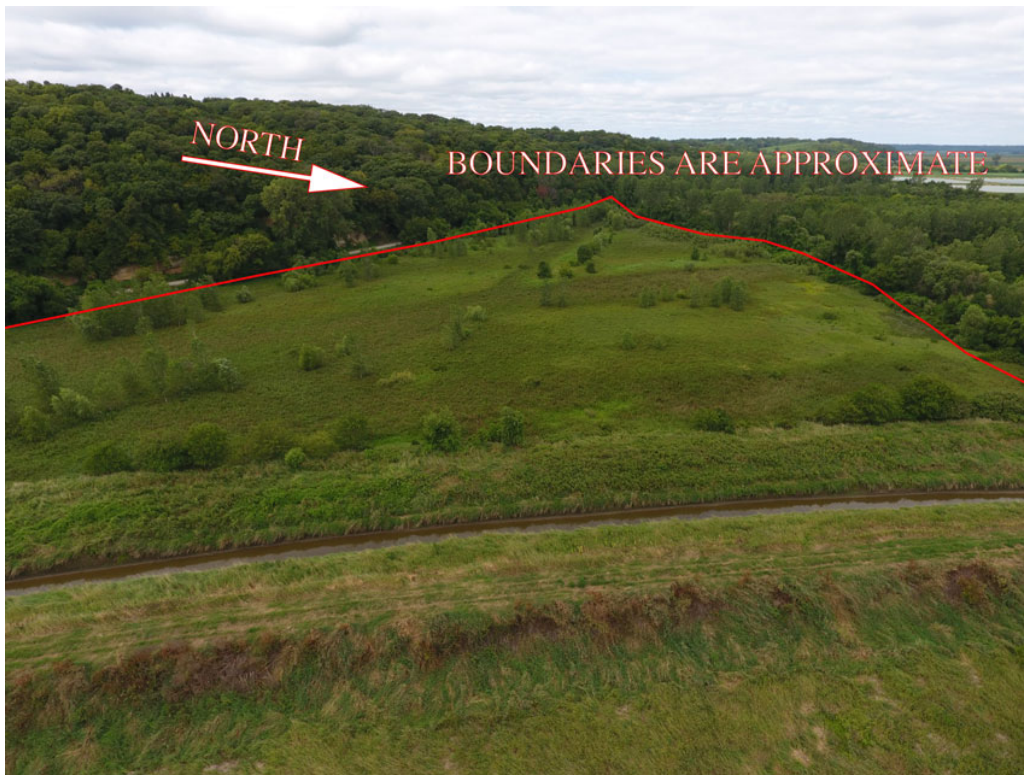
1 inch = 522 feet

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

116.51 Acres +/- WRP Nemaha County, NE
Aerial Photos



116.51 Acres +/- WRP Nemaha County, NE



116.51 Acres +/- WRP Nemaha County, NE



116.51 Acres +/- WRP Nemaha County, NE



116.51 Acres +/- WRP Nemaha County, NE



116.51 Acres +/- WRP Nemaha County, NE

