



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

144 Acres +/- Brown County, KS

Here is a productive farm just West of Horton, KS that is available for the 2018 crop year. The farm has had extensive conservation work in recent years by replacement of waterways with tile outlet terraces and reclaiming of more productive acres with the removal of trees and realigning of field boundaries. The fertility has been maintained by using soil testing and recommended applications of fertilizer and lime as indicated. It is priced for a quick sale so you can incorporate it into your operation this year. Call Now!

LOCATION:

Property is located just West of Horton, KS on Hwy 20, then South ½ mile on Kingfisher Rd. on the West side.

PRICE:

\$680,000.00

FSA INFORMATION:

Boundaries are being realigned and updated acreage will be provided. New FSA acreage will be available prior to sale. Estimated tillable is 114 acres +/-.

IMPROVEMENTS:

There are no improvements

TAXES/TAXABLE ACRES:

2017 taxes were \$3,171.36 on 176.9 taxable acres. Taxes will be adjusted for corrected acreage after the survey is completed.

RENTAL STATUS:

Property is available for full possession at closing.

LISTING AGENT:

Roger Aberle
785-547-6289 or roger@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.

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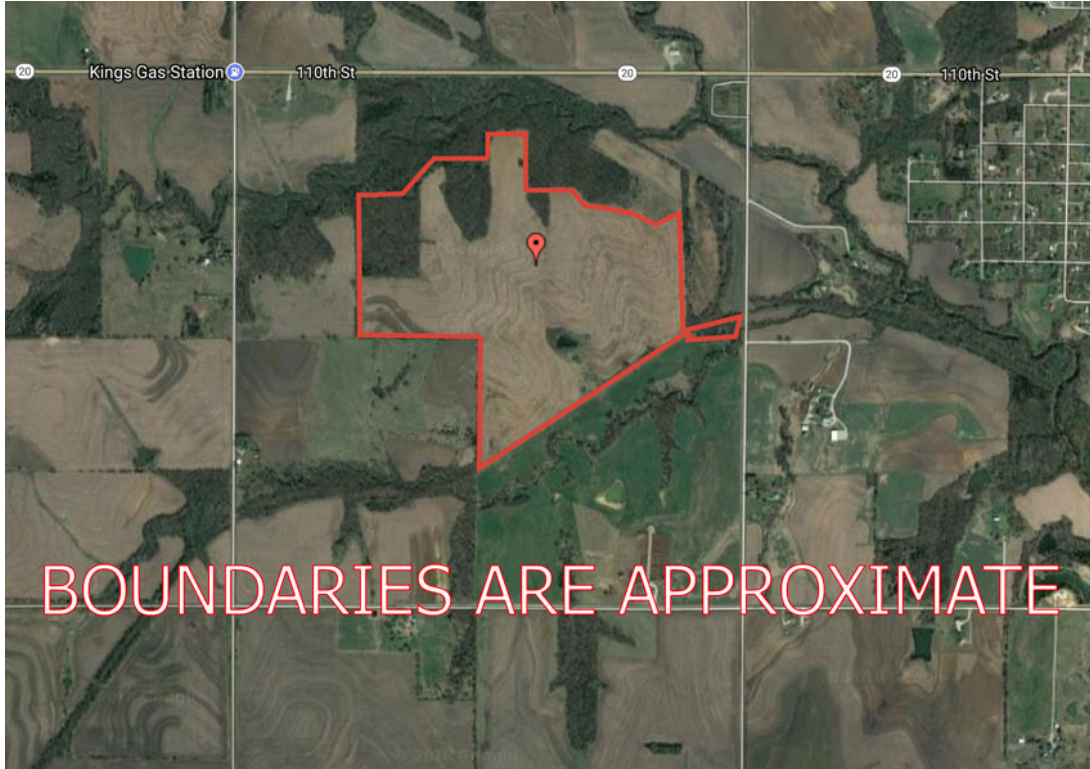
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself 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 The listing may be withdrawn with or without approval.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:

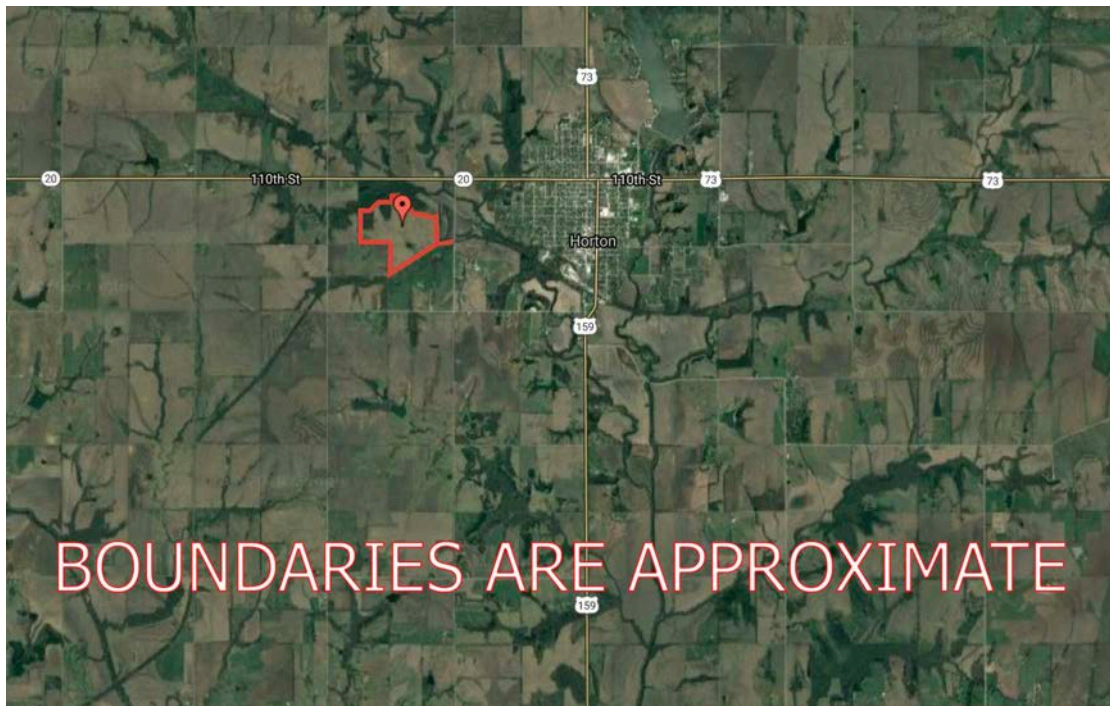
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



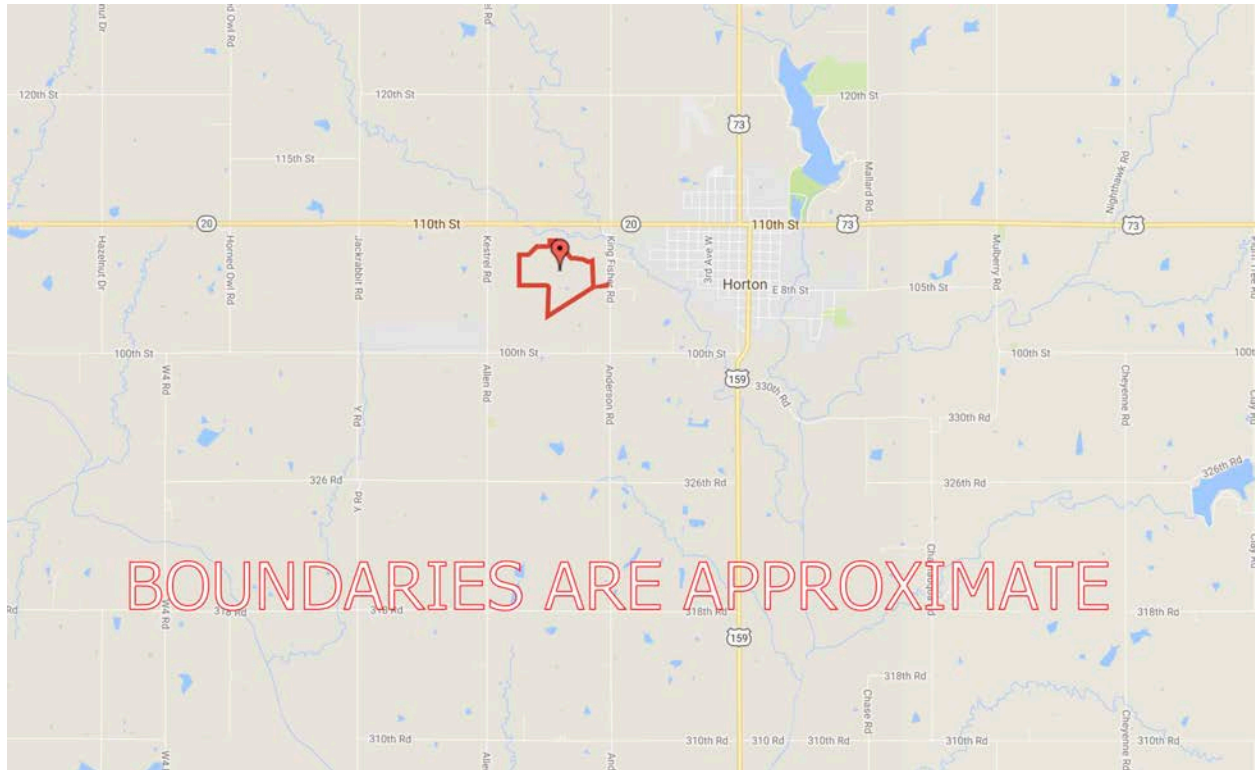
144 Acres +/- Brown County, KS
Google Aerial Map



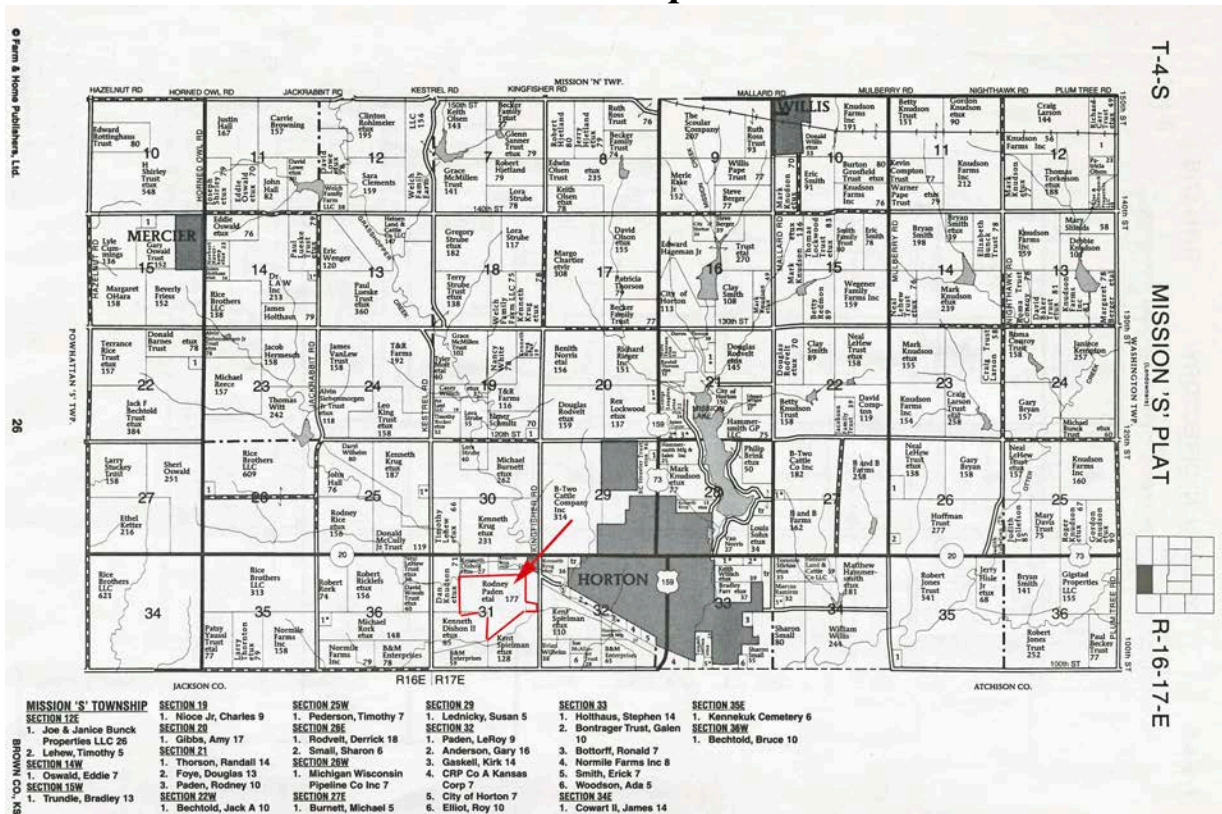
General Location Map



144 Acres +/- Brown County, KS Driving Map

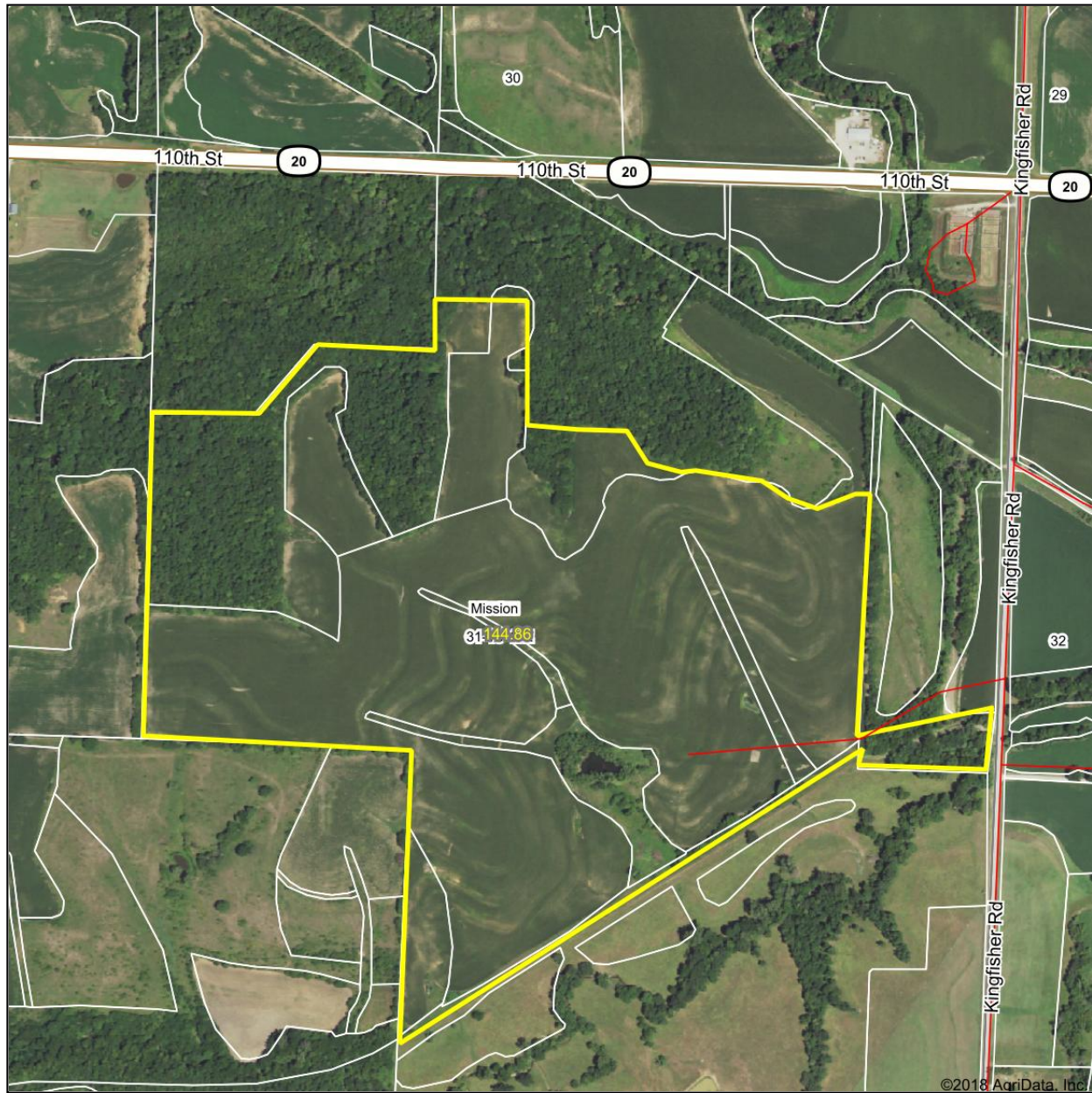


Plat Map



144 Acres +/- Brown County, KS Surety Map

Aerial Map



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Maps Provided By:

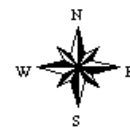


surety
CUSTOMIZED ONLINE MAPPING
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map center: 39° 39' 45.63, -95° 33' 11.86

0ft 696ft 1391ft

**31-4S-17E
Brown County
Kansas**



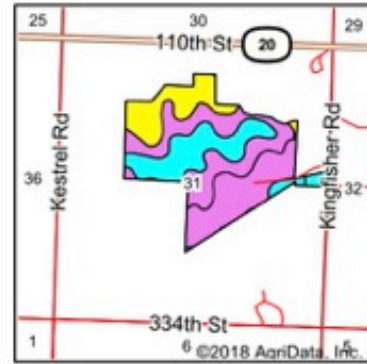
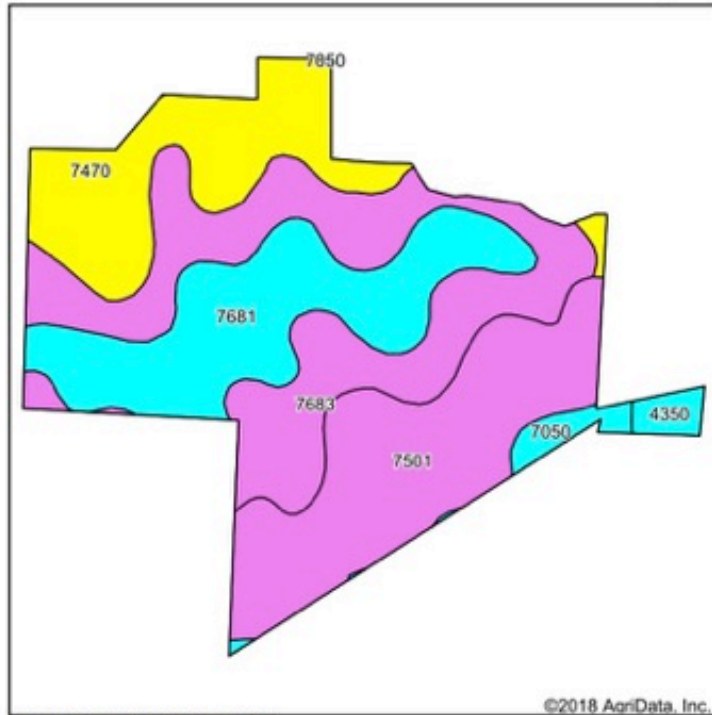
3/5/2018

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

144 Acres +/- Brown County, KS

Soil Map

Soils Map



State: **Kansas**
 County: **Brown**
 Location: **31-4S-17E**
 Township: **Mission**
 Acres: **144.86**
 Date: **3/5/2018**



Maps Provided By:



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Area Symbol: KS013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Com	Grain sorghum	Alfalfa hay	Smooth brome grass	Soybeans	Winter wheat	NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	45.00	31.1%		IIIe	IIIe							61
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	36.13	24.9%		IIIe								37
7681	Wymore silty clay loam, 1 to 3 percent slopes	32.37	22.3%		IIe	IIe							62
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	26.42	18.2%		IVe		99	74	4	5	28	32	58
7050	Kennebec silt loam, occasionally flooded	2.90	2.0%		IIw		114				38		89
4350	Chase silty clay loam, rarely flooded	2.04	1.4%		IIw	IIw							71
Weighted Average								20.3	13.5	0.7	0.9	5.9	55.4

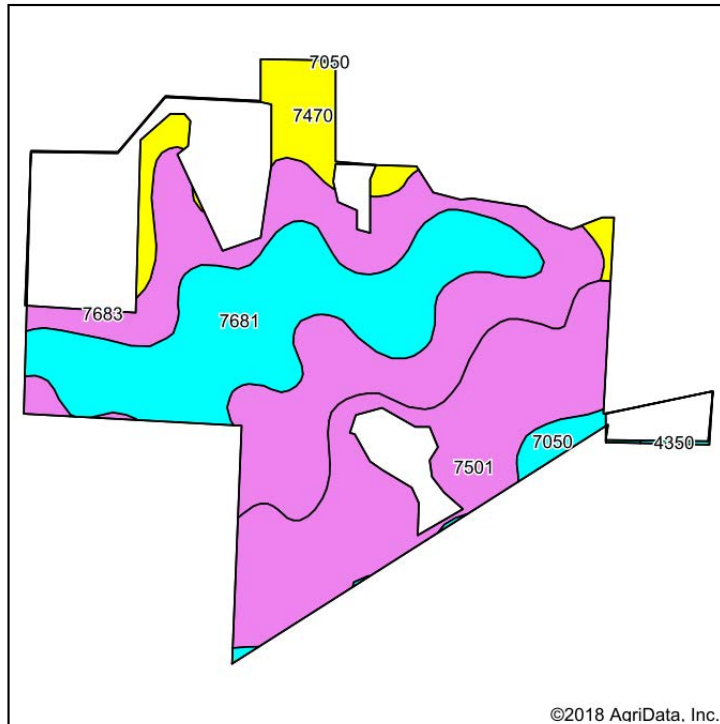
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

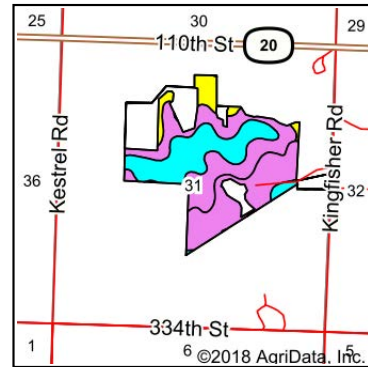
144 Acres +/- Brown County, KS

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **31-4S-17E**
 Township: **Mission**
 Acres: **116.38**
 Date: **3/5/2018**



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Area Symbol: KS013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Grain sorghum	Alfalfa hay	Smooth brome grass	Soybeans	Winter wheat	NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	40.06	34.4%		IIIe	IIIe							61
7681	Wymore silty clay loam, 1 to 3 percent slopes	32.37	27.8%		Ile	Ile							62
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	32.12	27.6%		IIIe								37
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	9.33	8.0%		IVe		99	74	4	5	28	32	58
7050	Kennebec silt loam, occasionally flooded	2.31	2.0%		IIw		114				38		89
4350	Chase silty clay loam, rarely flooded	0.19	0.2%		IIw	IIw							71
Weighted Average							10.2	5.9	0.3	0.4	3	2.6	55

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

144 Acres +/- Brown County, KS FSA Map

Map of Farm 5601 in Brown County, Kansas
USDA
Brown County, Kansas

Page 1 of 1



Common Land Unit
Cropland Non-cropland CRP

Farm 5601
Tract 7799

Wetland Determination Identifiers

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

2018 Crop Year



Tract Page: 1 of 1

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-626 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNum...> 3/5/2018

144 Acres +/- Brown County, KS

FSA 156 EZ

Kansas	U.S. Department of Agriculture	FARM: 5601
Brown	Farm Service Agency	Prepared: 3/5/18 2:16 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2018
		Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	D5174	

Farms Associated with Operator:
591,690,4025,4301, 5101,5317,5467,5499

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
176.58	119.58	119.58	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP	Native Sod			
0.0	0.0	119.58	0.0	0.0	0.0			

		ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default		
NONE	CORN,SOYBN	NONE	NONE		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	47.98		139	0.0
SOYBEANS	47.6		37	0.0
Total Base Acres:	95.58			

Tract Number: 7799 Description: H12 1A 183A N2 & NW4 SE4 31417

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
176.58	119.58	119.58	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP	Native Sod	
0.0	0.0	119.58	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	47.98		139	0.0
SOYBEANS	47.6		37	0.0
Total Base Acres:	95.58			

Owners: DAVIDE COMPTON

Other Producers: None

144 Acres +/- Brown County, KS FSA 578

Brown, Kansas

FSA - 578 (09-13-16)

Farm Number: 5601

Operator Name and Address

66434-8550

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2017

DATE: 3-5-2018

PAGE: 1

Original: --- -

Revision: --- -

Cropland: 119.58

Farmland: 176.58

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Pre	Int Use	Actual Use	Land Use	Organic Status	Native Sod	CIC Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
7799	41	CORN	YEL	N	GR			C	N	I	A	119.58		Yes			5-8-2017	01		
Producer: DAVIDE COMPTON									Share: 100.00		FSA Physical Location: Brown, Kansas						NAP Unit: 1130			
pp 01	Cr/Co CORN	Var/Type YEL	Irr Pre N	Int Use GR	Non-Irr 119.58	Irr	pp	Cr/Co	Var/Type	Irr Pre	Int Use	Non-Irr	Irr	pp	Cr/Co	Var/Type	Irr Pre	Int Use	Non-Irr	Irr
Photo Number/Legal Description: H12 1A 183A N2 & NW4 SE4 31417																				
Cropland: 119.58					Reported on Cropland: 119.58					Difference: 0.00					Reported on Non-Cropland: 0.00					

Aerial Photos



144 Acres +/- Brown County, KS



144 Acres +/- Brown County, KS



144 Acres +/- Brown County, KS



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