



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

108 Acres +/- Brown County, Kansas

This 108 acre farm is well located in a strong area just South of Willis, KS. It has good soils and has had extensive conservation construction completed with more cost share funds for Fall 2018 and Spring 2019 completion scheduled. This farm would fit well as an expansion unit to your current acres and has excellent investor potential. Call now or visit us now for full details or a personal showing!!

LOCATION:

2 miles South of the Willis turn-off on Hwy 73 to 130th Street, then ½ mile East on the North side of the road.

PRICE:

\$675,000.00

~~REDUCED PRICE! \$625,000.00~~

NEW PRICE! \$590,000.00

FSA INFORMATION:

156EZ: 109.61 farmland/103.98 cropland

2018 certified tillable acres: 99.15

See attached for additional information

IMPROVEMENTS:

Tile outlets, terraces, and waterways. No buildings on the property.

TAXES/TAXABLE ACRES:

2017 taxes were \$2,466.76 on 108 taxable acres.

RENTAL STATUS:

Farm is available for the 2019 season!

LISTING AGENT:

Roger Aberle

(785) 547-6289 or roger@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will 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.

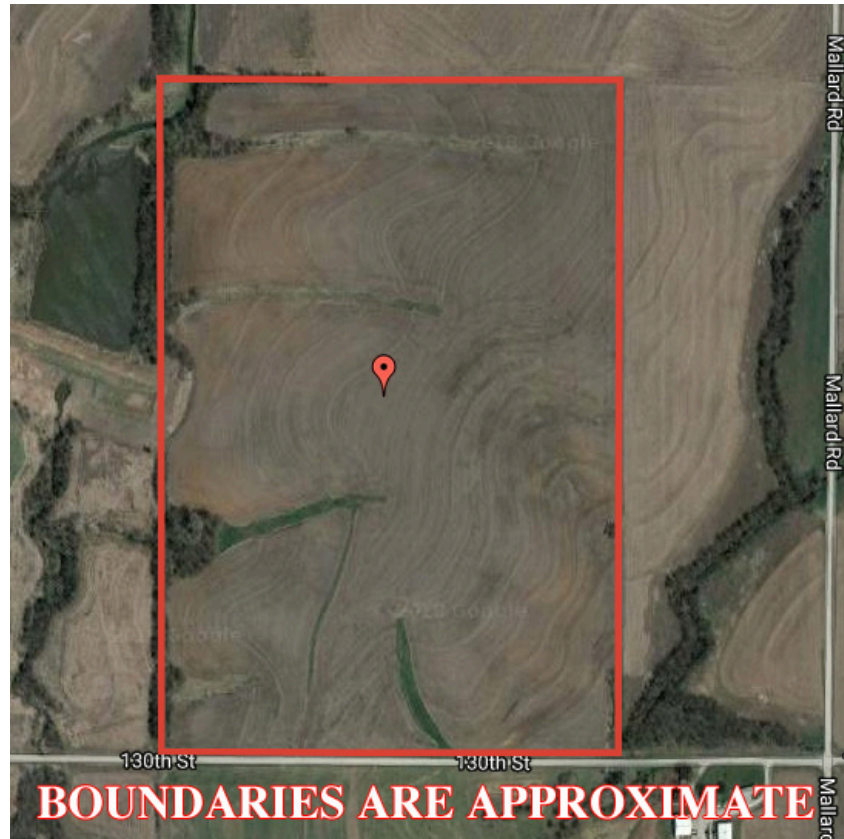
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller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 The listing may be withdrawn with or without approval.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

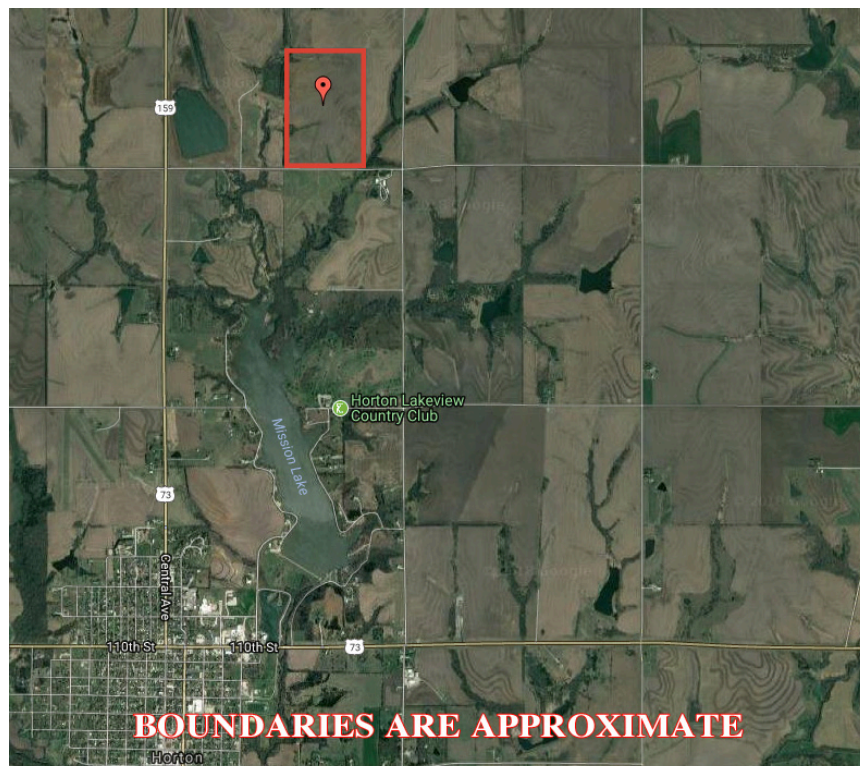
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



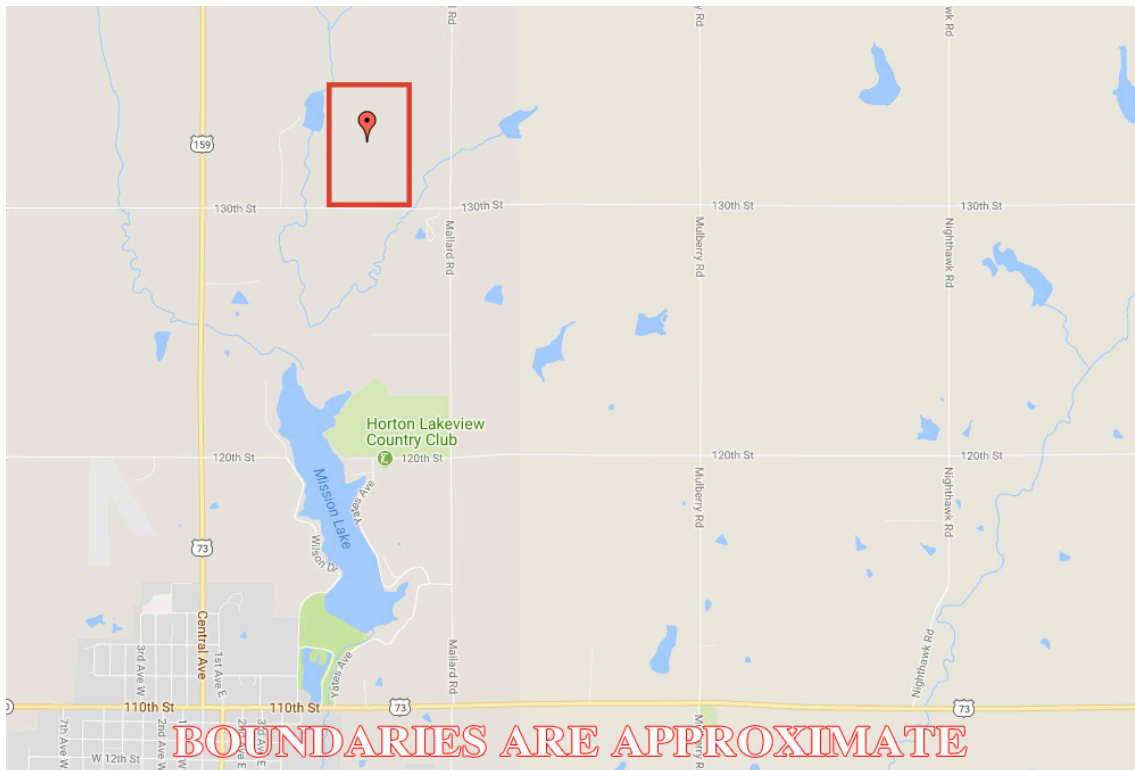
***108 Acres +/- Brown County, Kansas
Google Aerial Map***



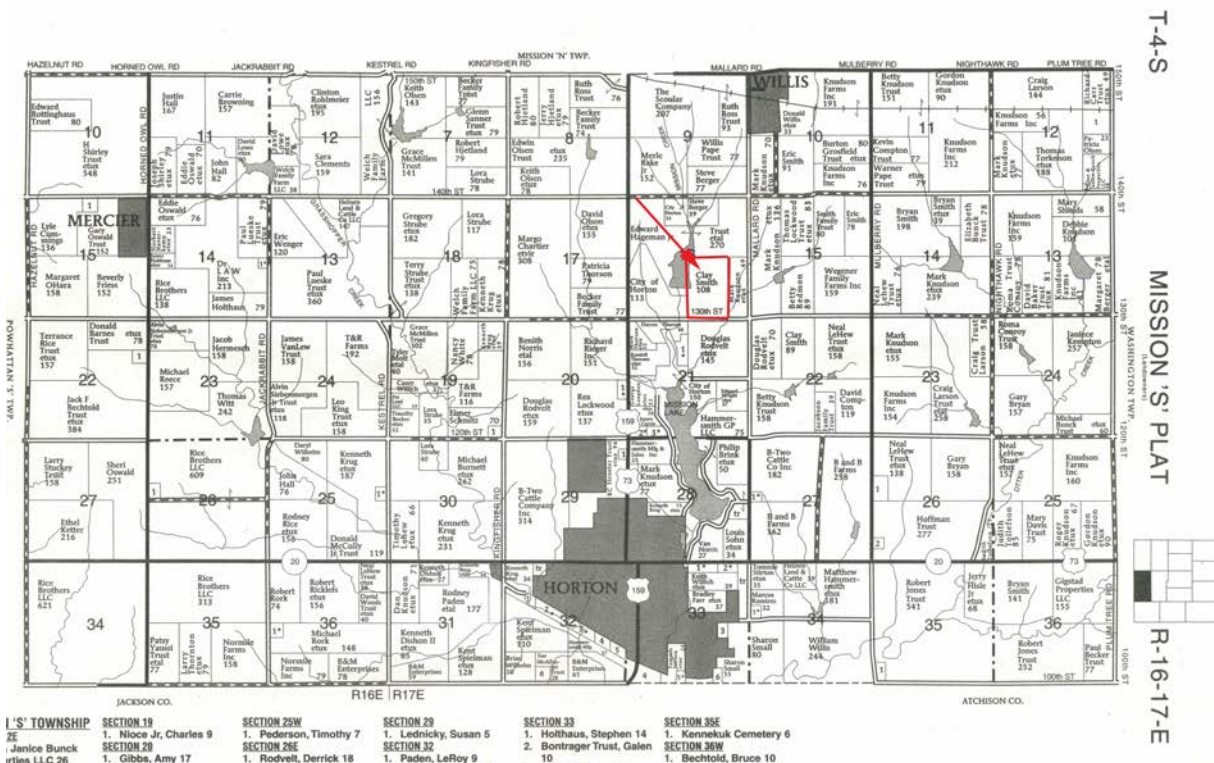
General Location Map



108 Acres +/- Brown County, Kansas Driving Map

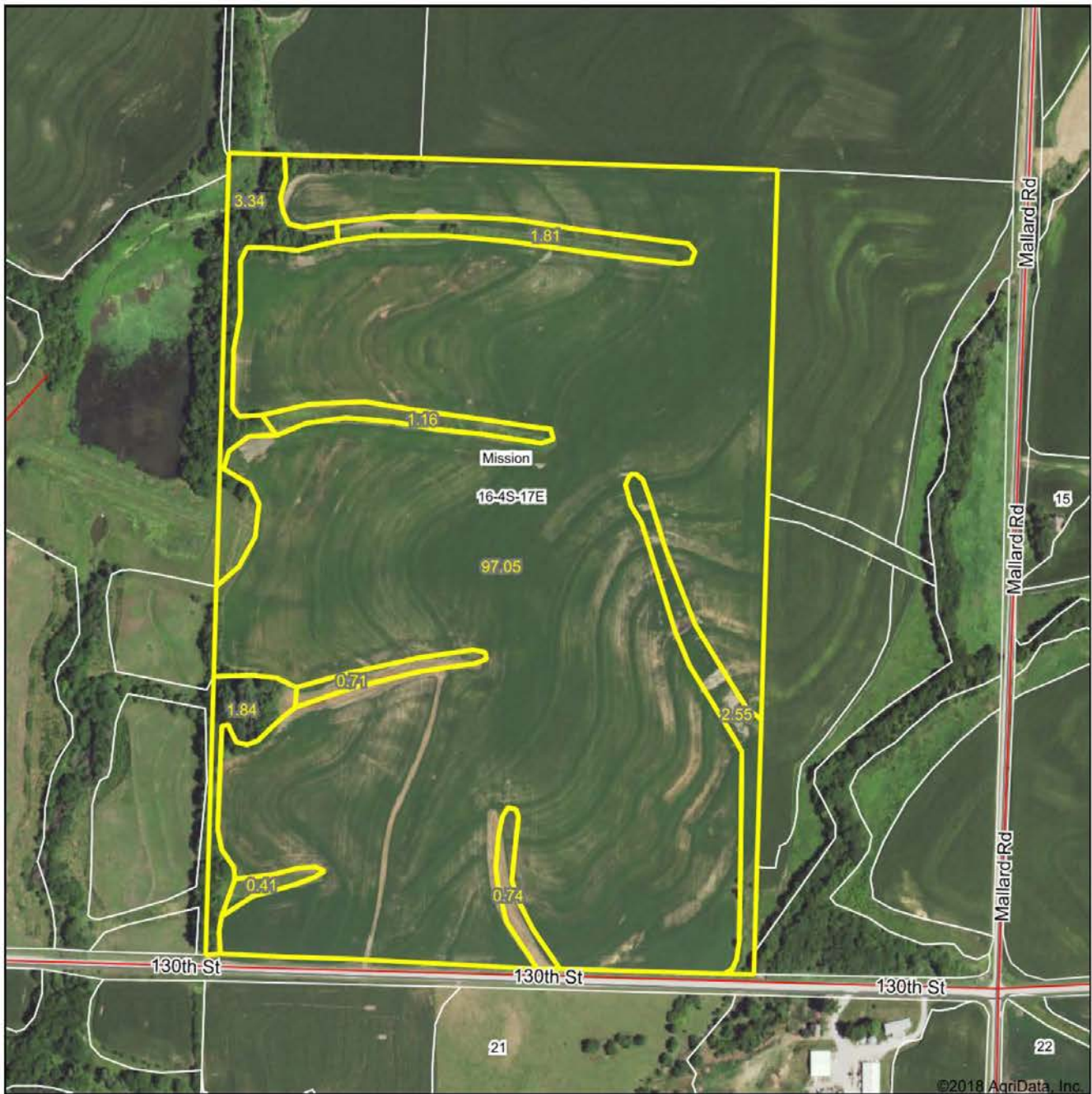


Plat Map



***108 Acres +/- Brown County, Kansas
Surety Map***

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:

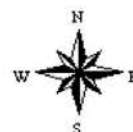


surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

map center: 39° 42' 0.32, -95° 30' 50.2

0ft 512ft 1024ft

**16-4S-17E
Brown County
Kansas**



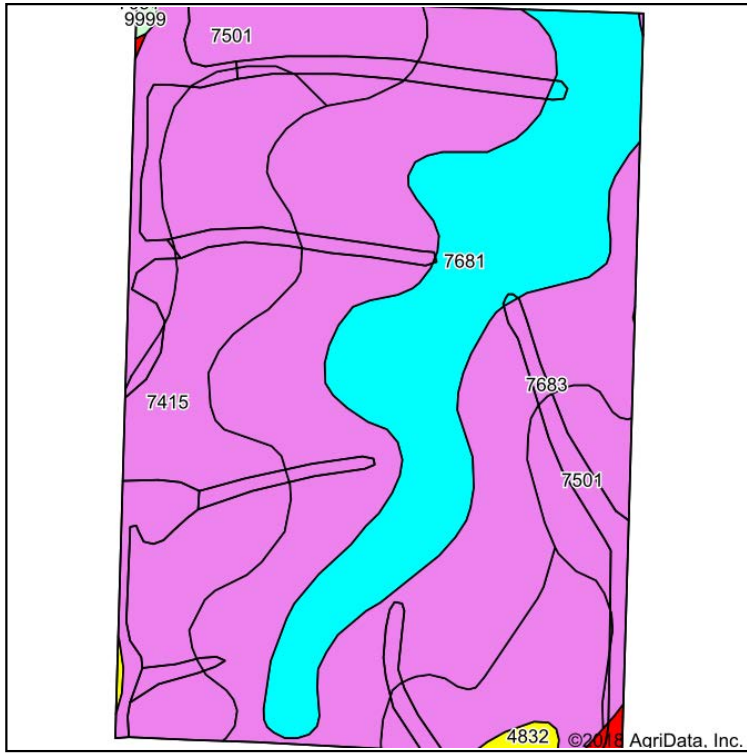
5/9/2018

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

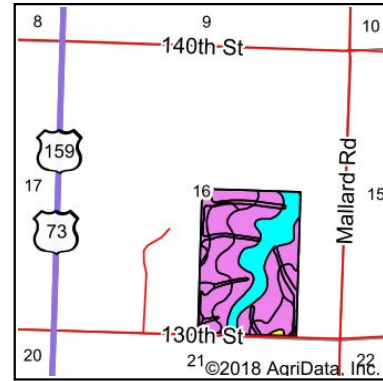
108 Acres +/- Brown County, Kansas

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **16-4S-17E**
 Township: **Mission**
 Acres: **109.61**
 Date: **5/9/2018**

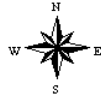


Maps Provided By:



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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	Alfalfa hay	Corn	Grain sorghum	Soybeans	Winter wheat	Smooth bromegrass	NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	41.09	37.5%		Ille	Ille							63
7415	Mayberry clay loam, 3 to 7 percent slopes	28.97	26.4%		Ille		4	95	71	27	31	3	52
7681	Wymore silty clay loam, 1 to 3 percent slopes	23.37	21.3%		Ile	Ile							63
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	15.02	13.7%		Ille								35
4832	Wamego silty clay loam, 3 to 7 percent slopes	0.63	0.6%		IVe	IVe							52
7051	Kennebec silt loam, frequently flooded	0.36	0.3%		Vw								84
9999	Water	0.17	0.2%										
Weighted Average								1.1	25.1	18.8	7.1	8.2	56.2

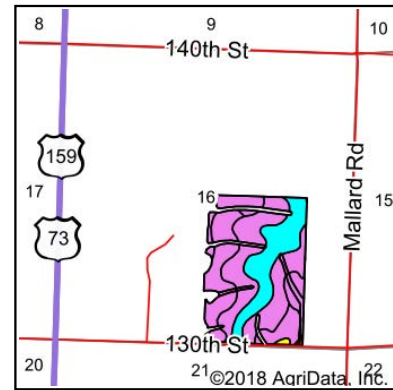
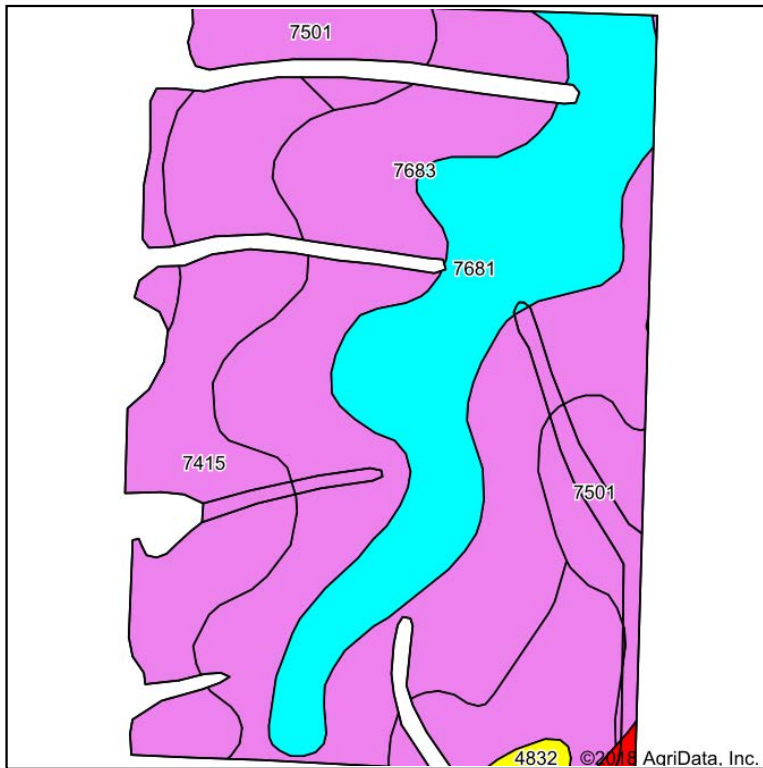
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

108 Acres +/- Brown County, Kansas

Soil Map Tillable

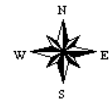
Soils Map



State: **Kansas**
 County: **Brown**
 Location: **16-4S-17E**
 Township: **Mission**
 Acres: **100.31**
 Date: **5/11/2018**



Maps Provided By:



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	Alfalfa hay	Corn	Grain sorghum	Soybeans	Winter wheat	Smooth brome grass	NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	39.32	39.2%		IIIe	IIIe							63
7415	Mayberry clay loam, 3 to 7 percent slopes	25.43	25.4%		IIIe		4	95	71	27	31	3	52
7681	Wymore silty clay loam, 1 to 3 percent slopes	23.28	23.2%		Ile	Ile							63
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	11.43	11.4%		IIIe								35
4832	Wamego silty clay loam, 3 to 7 percent slopes	0.53	0.5%		IVe	IVe							52
7051	Kennebec silt loam, frequently flooded	0.32	0.3%		Vw								84
Weighted Average							1	24.1	18	6.8	7.9	0.8	57

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

108 Acres +/- Brown County, Kansas FSA Map



United States Department of
Agriculture Farm Service Agency

Farm: 5617
Tract: 1890

Brown County KS

1:4,079



April 30, 2018

*Unless noted, Corn, Oats, Soybeans, Sunflowers and Wheat have Intended Use (IU) of Grain (GR) and Practice of Non-Irrigated (NI).

*Unless noted, Hay is Brome Grass with IU of Forage (FS) and Practice of NI.

*Unless noted, LS is Brome Grass with IU of Left Standing (LS) and Practice of NI.

*C=Corn, B/Soy=Soybeans

Cropland/Wetlands

- Cropland
- Not Cropland
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Maps are for FSA acreage reporting purposes only.

108 Acres +/- Brown County, Kansas

FSA 156 EZ

Kansas

U.S. Department of Agriculture

FARM: 5617

Brown

Farm Service Agency

Prepared: 5/30/18 2:57 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2018

Page: 1 of 2

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	
Farms Associated with Operator:								
605, 5615, 5618								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
109.61	103.98	103.98	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	103.98	0.0	0.0	0.0			

ARC/PLC					
ARC-IC NONE	ARC-CO WHEAT, CORN , SORGH SOYBN			PLC NONE	PLC-Default NONE
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	
WHEAT	28.5		39	0.0	
CORN	28.8		116	0.0	
GRAIN SORGHUM	20.6		70	0.0	
SOYBEANS	19.1		36	0.0	
Total Base Acres:	97.0				

Tract Number: 1890 Description: I10 1B W 110A SE4 16-4-17

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
109.61	103.98	103.98	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	103.98	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	28.5		39	0.0		
CORN	28.8		116	0.0		
GRAIN SORGHUM	20.6		70	0.0		
SOYBEANS	19.1		36	0.0		
Total Base Acres:	97.0					

108 Acres +/- Brown County, Kansas FSA 158

Brown, Kansas

PROGRAM YEAR: 2018

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 5-30-2018

PAGE: 1

Farm Number: 5617

Original: _____

Revision: _____

Cropland: 103.98

Farmland: 109.61

Operator Name and Address

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
1890	2	GRASS	SMO	N	FG			C	N	I	A	1.81		Yes			5-10-2018	01	2050
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	
	3	GRASS	SMO	N	FG			C	N	I	A	1.16		Yes			5-10-2018	01	2050
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	
	4	GRASS	SMO	N	FG			C	N	I	A	0.71		Yes			5-10-2018	01	2050
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	
	5	GRASS	SMO	N	FG			C	N	I	A	0.41		Yes			5-10-2018	01	2050
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	
	6	GRASS	SMO	N	FG			C	N	I	A	0.74		Yes			5-10-2018	01	2050
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	
	19	CORN	YEL	N	GR			C	N	I	A	99.15		Yes			4-28-2018	01	
			Producer MARK E KNUDSON						Share 100.00				FSA Physical Location: Brown, Kansas					NAP Unit 439	

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	CORN	YEL	N	GR	99.15		01	GRASS	SMO	N	FG	4.83								

Photo Number/Legal Description: I10 1B W 110A SE4 16-4-17

Cropland: 103.98

Reported on Cropland: 103.98

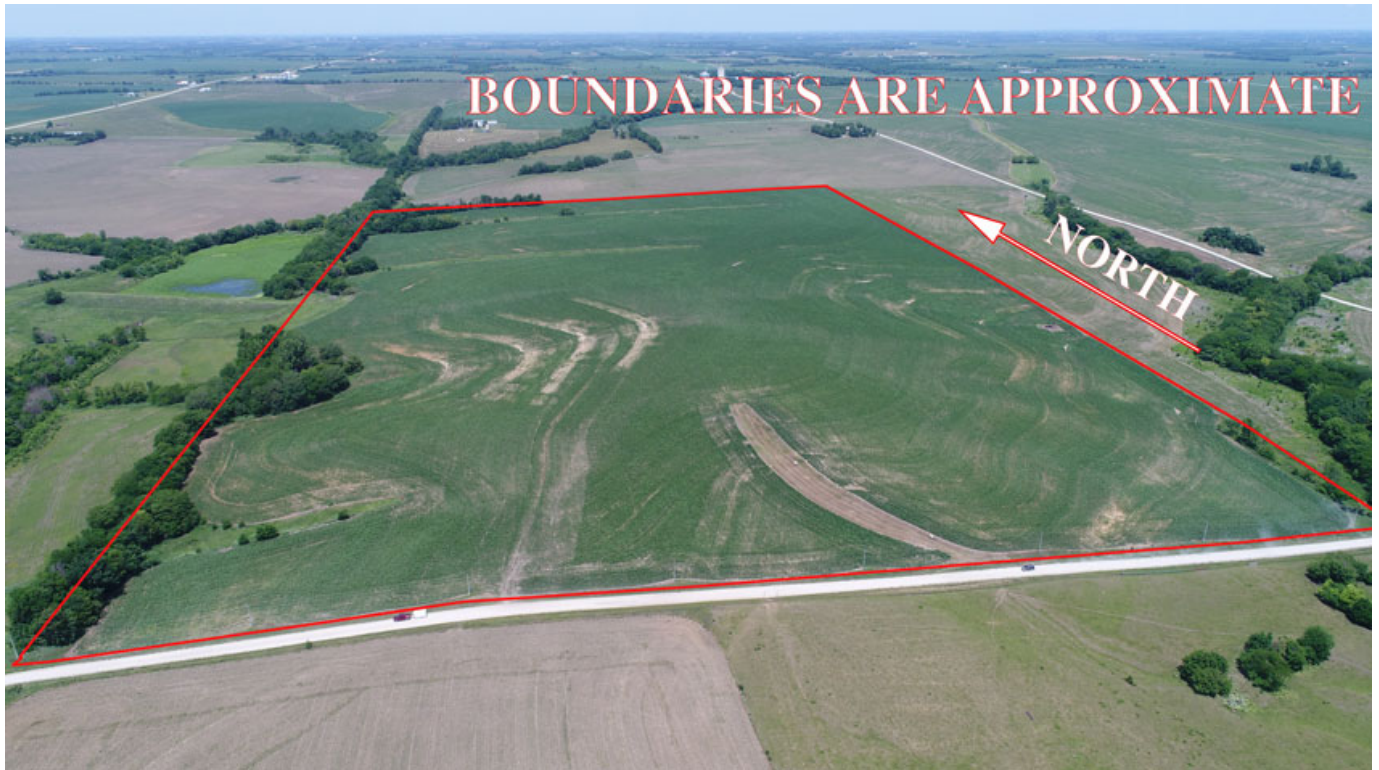
Difference: 0.00

Reported on Non-Cropland: 0.00

Aerial Photos



108 Acres +/- Brown County, Kansas



108 Acres +/- Brown County, Kansas



108 Acres +/- Brown County, Kansas



108 Acres +/- Brown County, Kansas

