



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
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(785) 742-4580

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

240 Acres, Richardson County, NE

Best of the Best! Richardson County, NE almost says it all, but if you're not familiar with the area, here are more details: If you're seeking land that needs nothing, doesn't flood, and is in top condition, look no further! Now offered with an especially attractive Lease back option from the Seller! Inquire with the listing Agent, Jamie Barnes, for more details!

LOCATION:

Northeast of Falls City, NE and Northwest of Rulo, NE. See driving map for more details.

PRICE:

\$1,950,000.00 Total

TAXES/TAXABLE ACRES:

2018 taxes were \$12,894.44 on 240 taxable acres.

RENTAL STATUS:

Long term Lease in place. Farm is offered with an attractive rental rate to any investor/purchaser. *Check with the listing Agent for details*

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.



DISCLOSURE:

Seller hereby discloses that there are tires disposed in the Western ditch for erosion control. Buyer should satisfy himself that these are not an environmental problem or conflict for the Buyer and/or his intended use of the land.

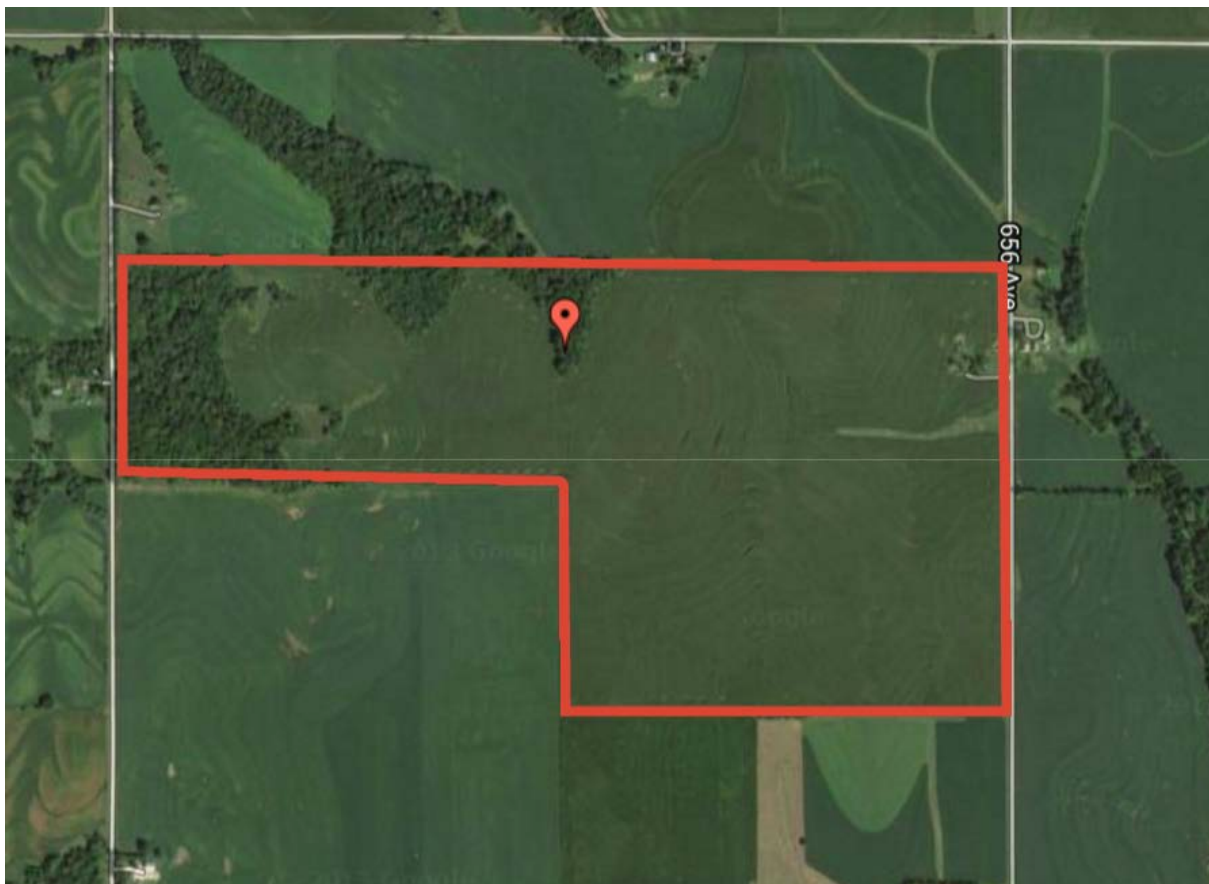
Setting the trend for how Real Estate is sold in the Midwest.

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 The listing may be withdrawn with or without approval.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.

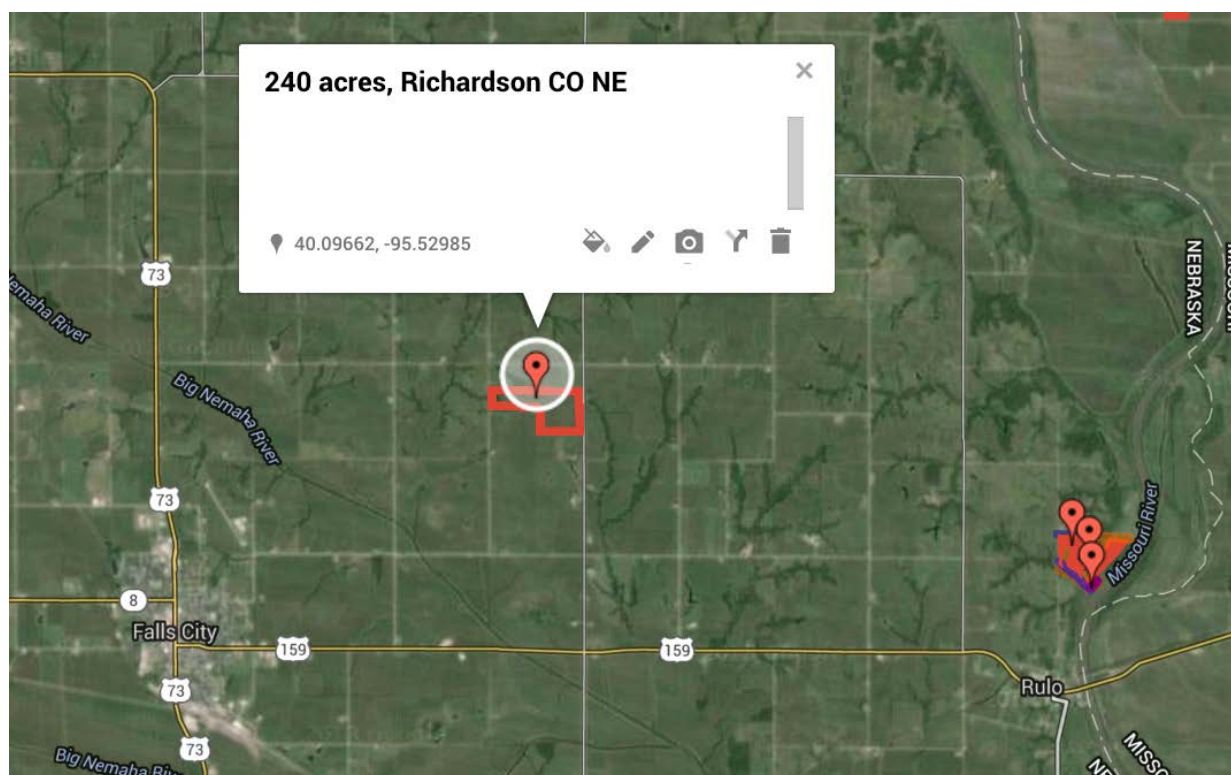
All inquiries, inspections, appointments, and offers must be sent through:

Rick Barnes, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

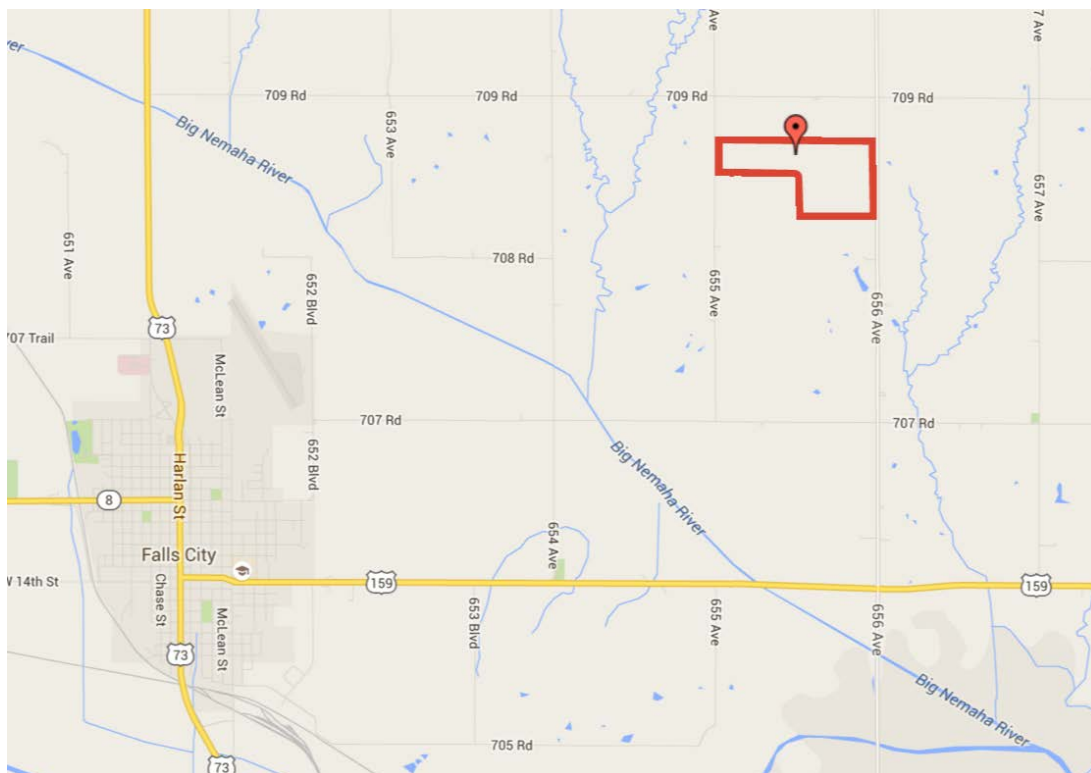
240 Acres, Richardson County, NE
Google Aerial



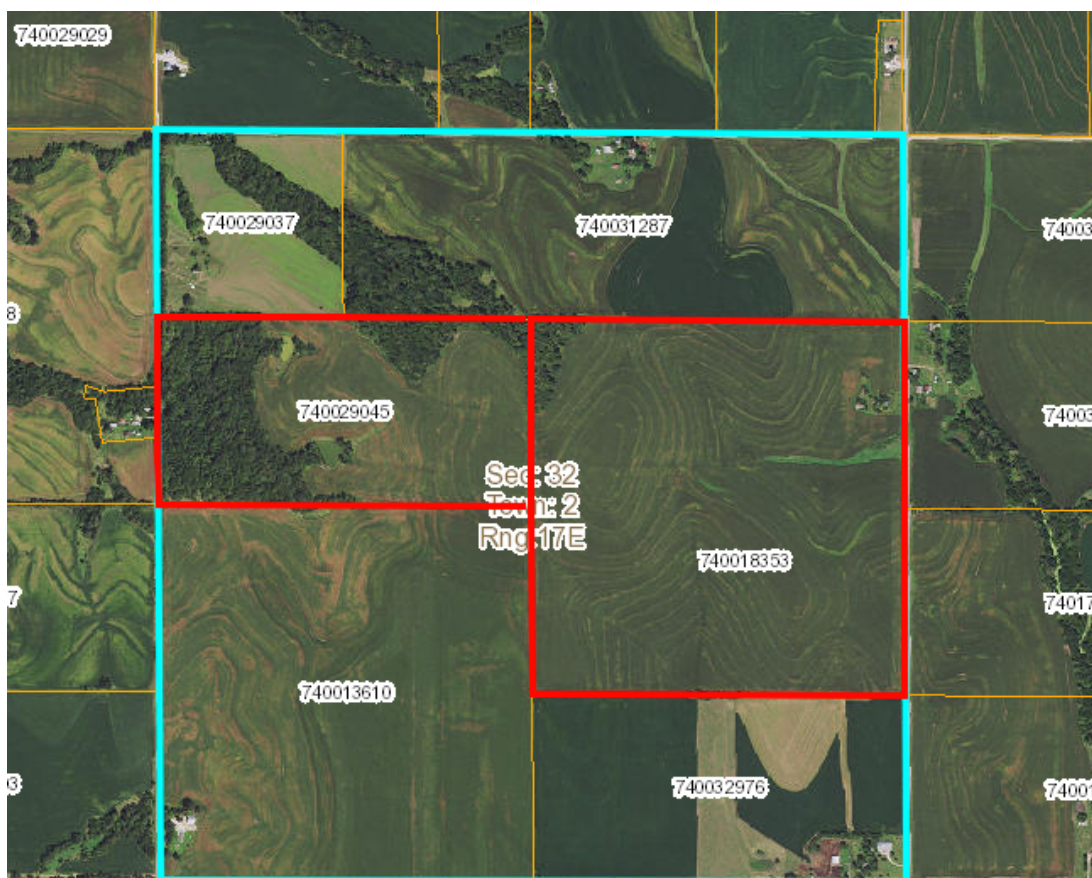
General Location Map



***240 Acres, Richardson County, NE
Driving Map***



Tax Map

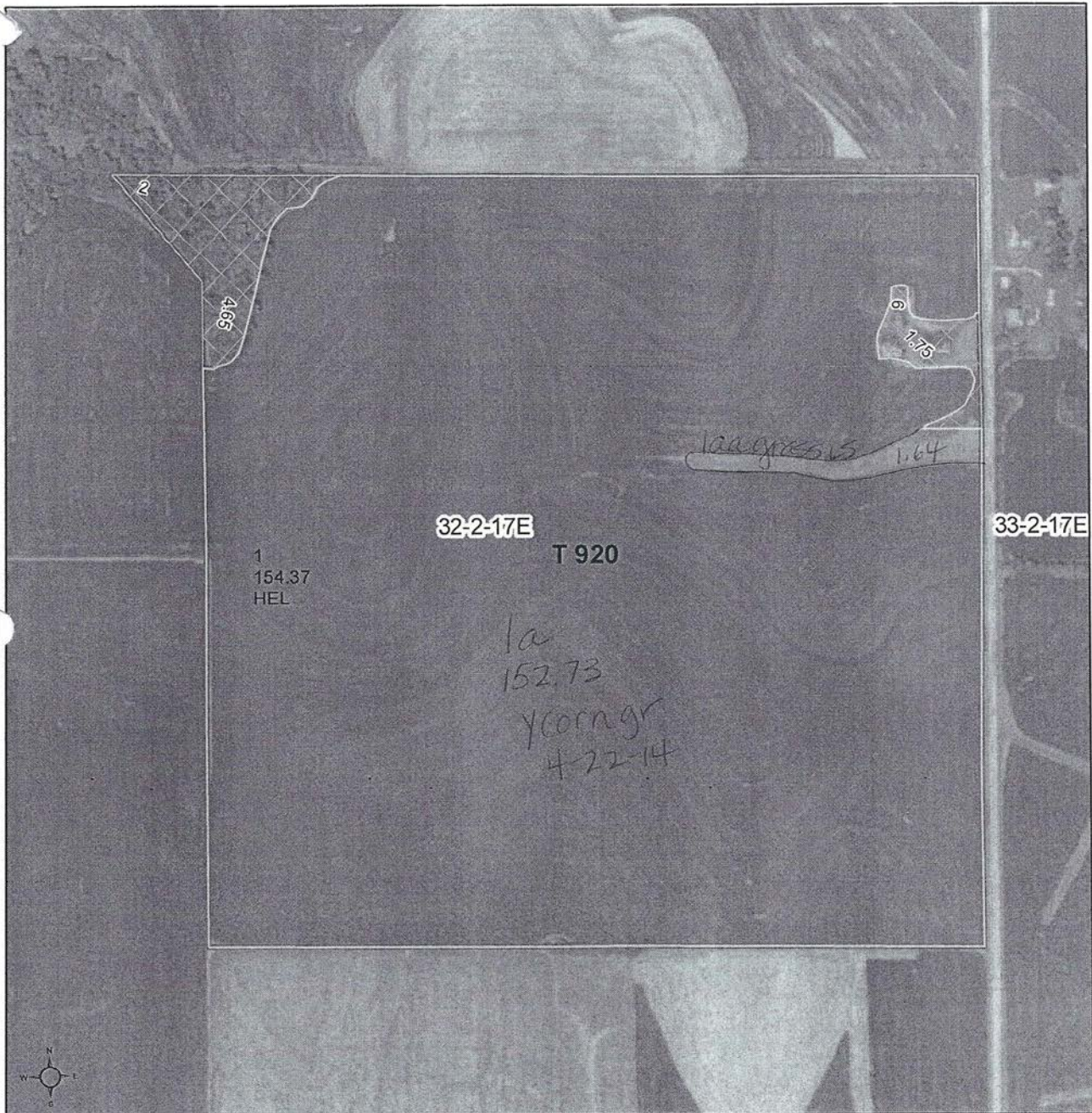


**240 Acres, Richardson County, NE
FSA Map (1)**



United States
Department of
Agriculture

**Farm 4761
Tract 920**



- 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
Richardson County, Nebraska
 2012 NAIP Imagery

2014 Program Year

Map Created January 09, 2014

1 inch = 460 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).

**240 Acres, Richardson County, NE
FSA Map**



United States
Department of
Agriculture

**Farm 4761
Tract 9472**



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
Richardson County, Nebraska
2012 NAIP Imagery

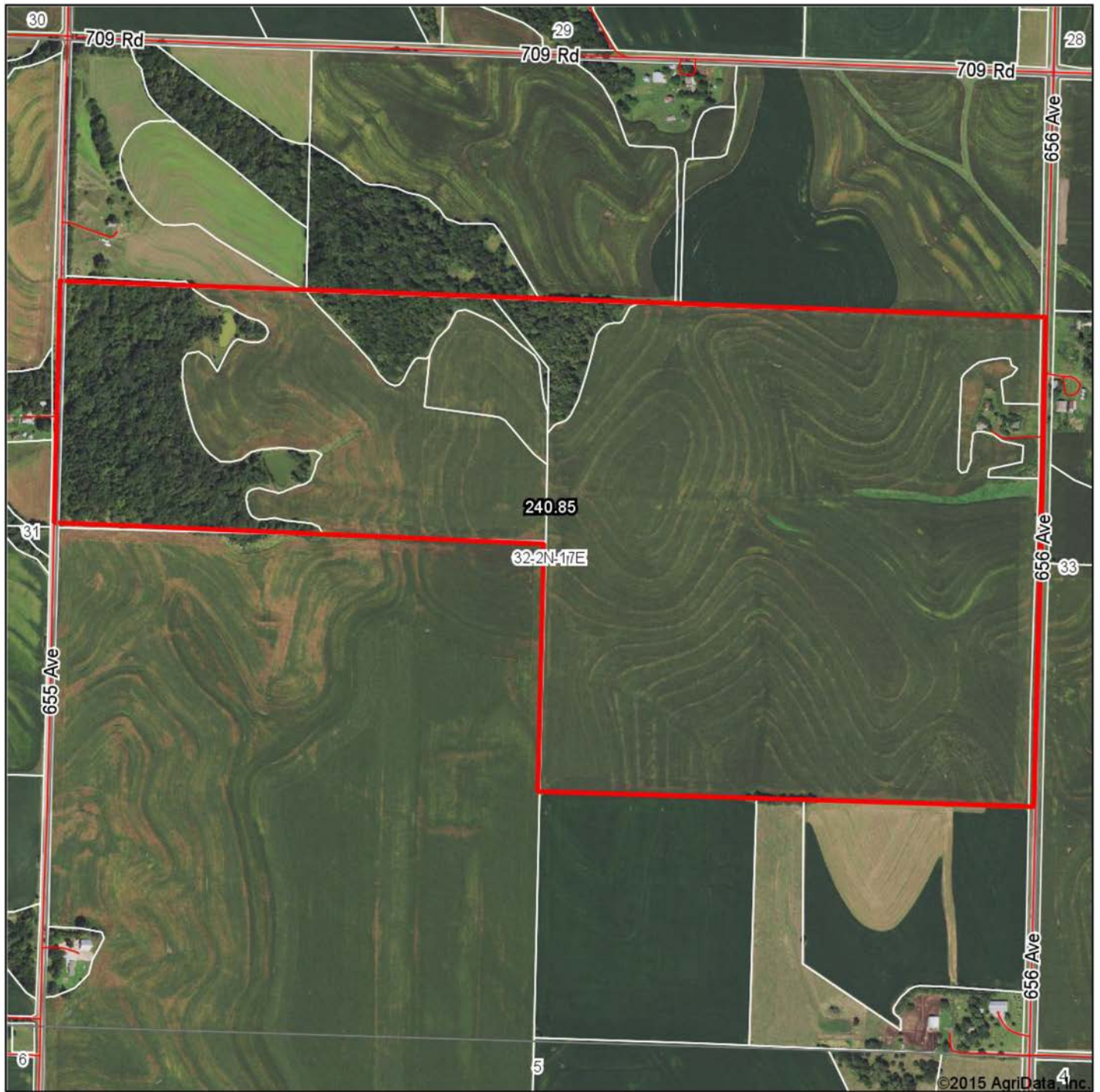
2014 Program Year

Map Created January 09, 2014

1 inch = 411 feet

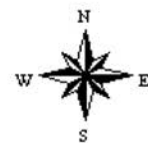
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

*240 Acres, Richardson County, NE
Surety Map*



map center: 40° 5' 39.77, 95° 31' 47.76

scale: 9598



7/28/2015

Maps Provided By:

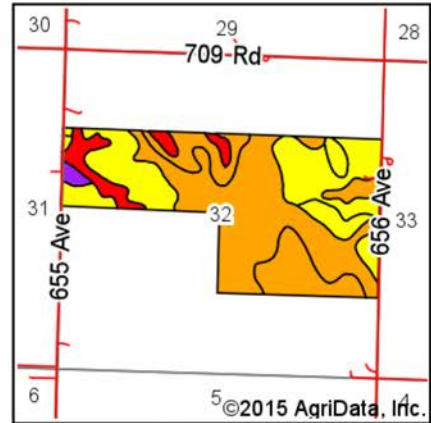
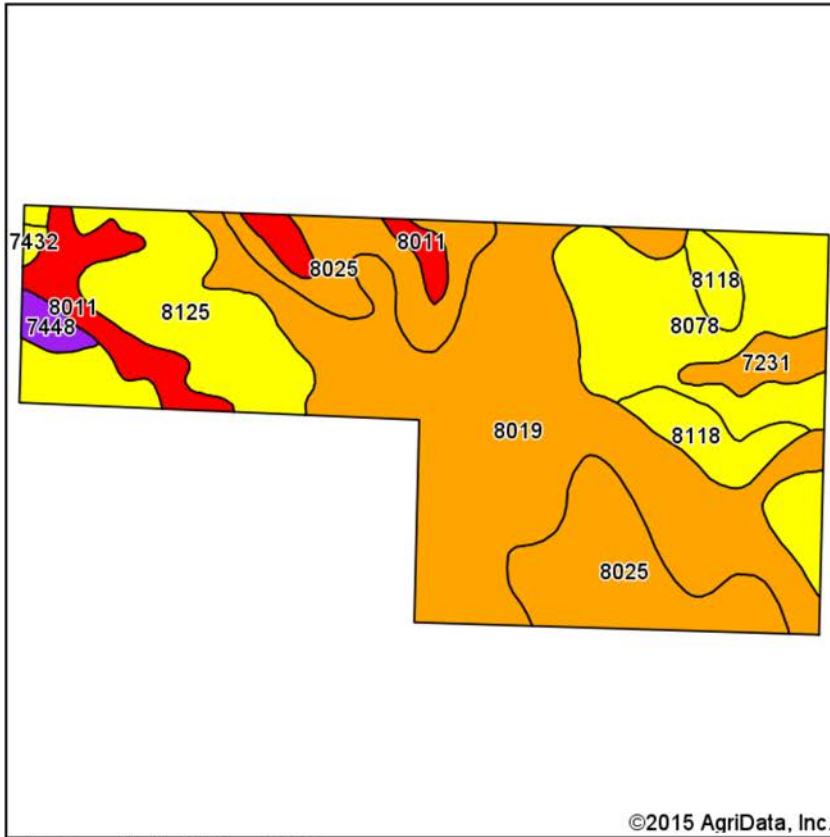


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32-2N-17E
Richardson County
Nebraska

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

240 Acres, Richardson County, NE Soil Map



State: **Nebraska**
County: **Richardson**
Location: **32-2N-17E**
Township: **Arago**
Acres: **240.85**
Date: **7/28/2015**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE147, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
8019	Marshall silty clay loam, 2 to 6 percent slopes	93.28	38.7%		Ile	IIle	3962	80	92	92	63
8078	Monona silt loam, 6 to 11 percent slopes	39.55	16.4%		IIle	IVe	3600	69	79	79	69
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	39.05	16.2%		IIle	IVe	4000	74	74	74	47
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	32.35	13.4%		IIle	IVe	3600	67	59	59	48
8011	Ida soils, 30 to 60 percent slopes	16.01	6.6%		VIIe		2495	4	18	18	13
8118	Pohocco silt loam, 6 to 11 percent slopes, eroded	11.79	4.9%		IIle	IVe	3600	69	57	57	48
7231	Judson silt loam, 2 to 6 percent slopes	5.40	2.2%		Ile	IIle	3932	79	88	88	71
7448	Morrill soils, 11 to 17 percent slopes	2.71	1.1%		VIe		5000	60	64	64	53
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	0.71	0.3%		IVe	IVe	3500	68	45	45	29
Weighted Average							3754.5	69.6	75.3	75.3	55.3

Area Symbol: NE147, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

240 Acres, Richardson County, NE
Yield History (1)

7. Crop	CORN	8. Farm Name	
9. Plan	RP	10. Map Area	
12. Unit	0002-0000-000	13. Area Class	
14. Type	GRAIN	15. Record Type	
16. Practice	NIRR	17. Insurability	
19. Multi Crop Year Reporting Reason *****			
21. Estimated Share			
22. Shareholder[LLT]			
23. Remarks			
24. Year	25. Production	26. Acres	27. Yield
2004	0.0	0.0	0 Z
2005	0.0	0.0	0 Z
2006	0.0	0.0	0 Z
2007	0.0	0.0	0 Z
2008	35,473.9	189.7	187 ✓ A
2009	43,086.1	193.6	223 ✓ A
2010	39,524.1	194.7	203 ✓ A
2011	38,980.0	194.9	200 ✓ A
2012	30,000.0	195.7	153 ✓ A
2013	44,203.0	195.7	226 A
31. Prior Yield		32. Approved Yield	
198		204.0 TA	

240 Acres, Richardson County, NE **Yield History (2)**



Crop Year: 2015

RICHARDSON, NE
T2N R17E section 32

32 T2N R17E

NE-951-177818

Total Acres: 197.6

(Does not include Non-Crop Land Areas)

Remarks:

LLT: Check "Yes" to any applicable option if they were selected on your application at Sales Closing:

☐ Yes / Tenant Insuring Landlord Share * ☐ Yes / Landlord Insuring Tenant Share *

* If either of these apply, enter the landlord or tenant name and applicable unit in the Remarks section above.

*AT: Acreage Type. Mark the type using the following codes:

Insured: B-NB has proof, G-NB no proof, A-NB WA has proof, E-NB WA no proof, M-NS Policy, K-NS SPO1, N-NS WA, I-all other

PP-Prevented Plant Uninsurable: C - NB has proof, F - NB no proof, S-All other

Uninsured: H-High Risk Land, U-Cat C crops doesn't meet Age/Production Requirements

W-Insurance Waived Zero acreage: ZU -unit, ZC - county Unreported Acres: P-Portion of unit, R-Entire Unit, L-NS

*Other: Includes any Cat C info such as processor, # trees & vines, density & other characteristics: include STAX, SDO and ARC if applicable to the AR line

Acreage Reporting										
Policy	Crop - Type & Practice	Unit Farm Name	Share	Shareholder	Acres/Qty	AT ¹	Date Planted	Area Class	Apprd. Yld	Other ²
177818	CORN GRAIN NI	0002-0007-000 SCHULER	50						204	
177818	SOYBEANS NTS NI	0002-0007-000 SCHULER	50						46	

240 Acres, Richardson County, NE
Aerial Photos



240 Acres, Richardson County, NE



240 Acres, Richardson County, NE

