



## 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

### **42.54 Acres +/- Doniphan County, KS**

*This highly productive farm is just North of Fanning in the Northwestern area of the county. The farm is capable of raising 250-bushel corn. Yes, the farm is steep, but these soils really produce! If you happen to be an avid hunter, it is located in some of the best deer hunting area of the state! Here is a farm that is priced where anyone can be a Buyer, investor or farmer Buyer. The Owner would continue to farm it if desired.*

#### **LOCATION:**

2 mi. North of Fanning on Heartland Rd.

#### **PRICE:**

\$4,936.53/taxable acre or  
\$210,000.00 total.

#### **FSA INFORMATION:**

(NW 17.19 acres SOLD of FSA info)  
Farmland: 62.37ac.  
Cropland: 50.86ac.  
Tillable acres: 47.42

#### **IMPROVEMENTS:**

No buildings on the farm.

#### **TAXES/TAXABLE ACRES:**

2017 taxes were \$746.73 on 59.73  
taxable acres.  
(Taxes to be determined on 42.54 acres.)

#### **RENTAL STATUS:**

Property is available for 2019.

#### **LISTING AGENT:**

Roger Aberle  
785-547-6289 or [roger@barnesrealty.com](mailto: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 The listing may be withdrawn with or without approval.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.**



***42.54 Acres +/- Doniphan County, KS***  
***Google Aerial Map***

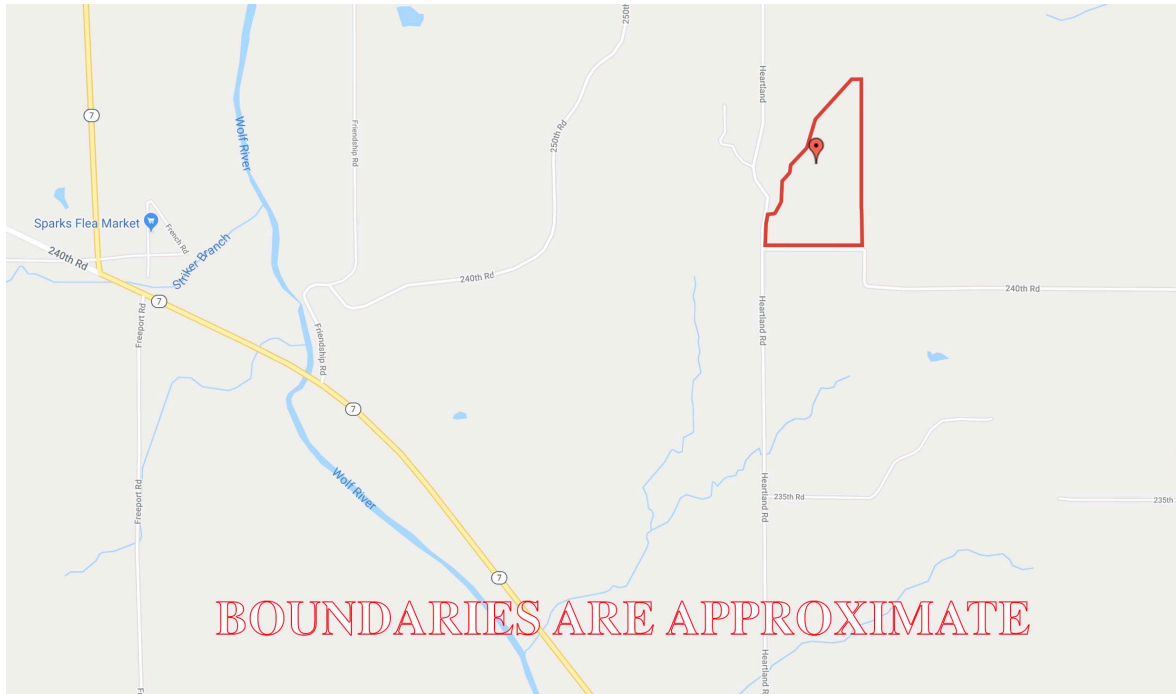


***General Location Map***

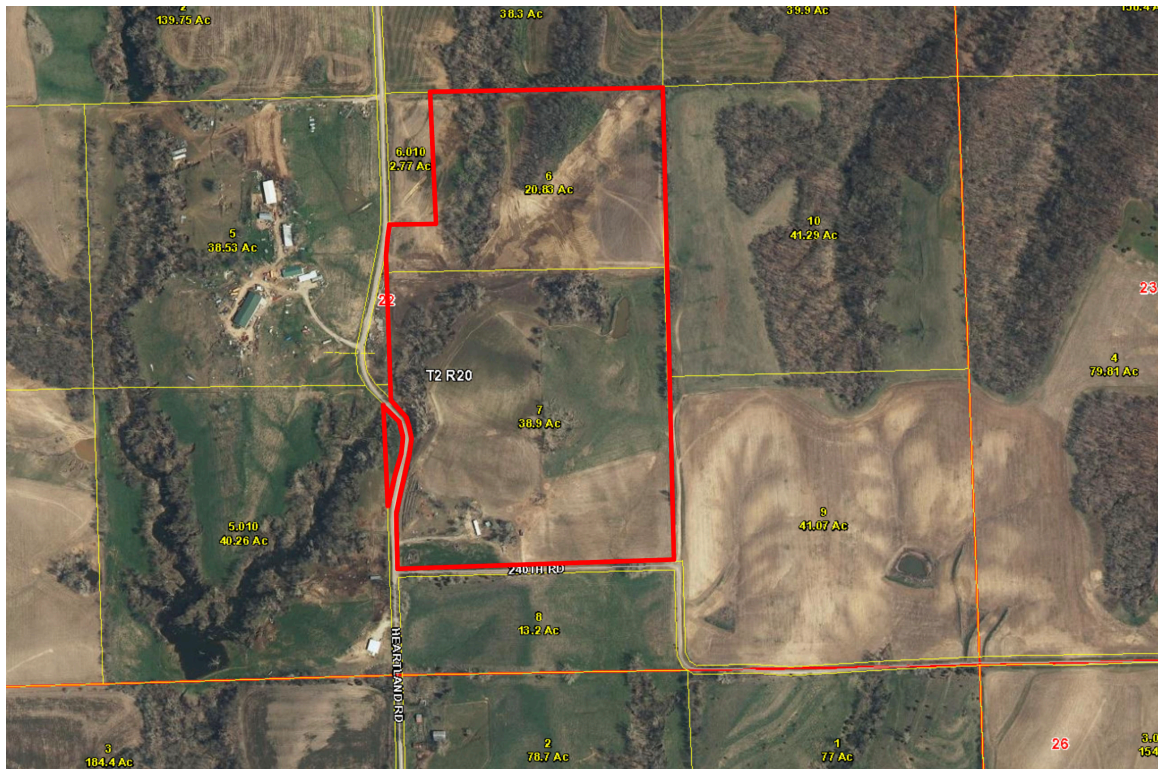




***42.54 Acres +/- Doniphan County, KS***  
***Driving Map***



***Tax Map***  
***(NW 17.19 Acres has SOLD)***



**T-2-S**

**IOWA 'E' PLAT**  
(Landowner)

**R-20-E**

IOWA 'N' TWP.

MISSOURI RIVER

HOLT CO., MO

3

6

5

7

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33

SPARKS

WOLF RIVER 'E' TWP.

FREEPORT RD

EMERSON RD

ELGIN RD

220th RD

230th RD

240th RD

250th RD

260th RD

270th RD

280th RD

290th RD

300th RD

310th RD

320th RD

330th RD

340th RD

350th RD

360th RD

370th RD

380th RD

390th RD

400th RD

410th RD

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2240th RD

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3120th RD

3130th RD

3140th RD

3150th RD

3160th RD

3170th RD

3180th RD

3190th RD

3200th RD

3210th RD

3220th RD

3230th RD

3240th RD

3250th RD

3260th RD

3270th RD

3280th RD

3290th RD

3300th RD



**42.54 Acres +/- Doniphan County, KS**  
**Surety Map**

**Aerial Map**



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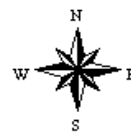
Maps Provided By:



map center: 39° 51' 37.67, -95° 9' 36.11

0ft 374ft 748ft

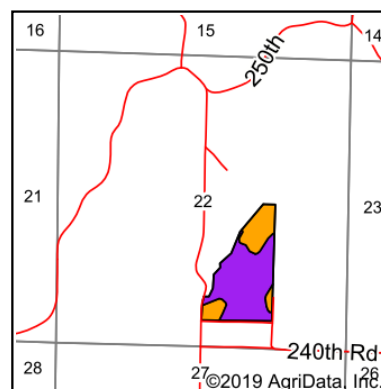
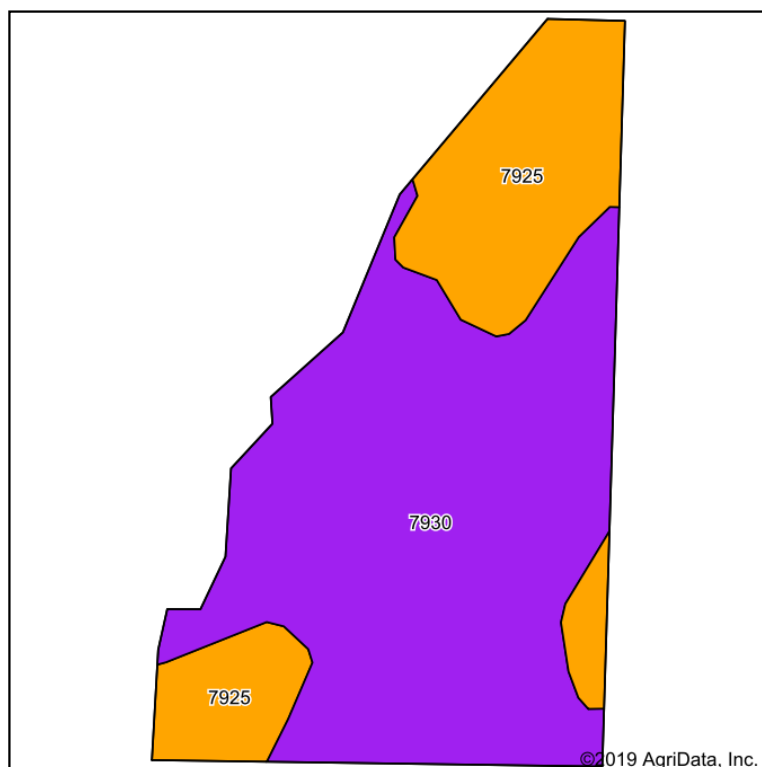
**22-2S-20E**  
**Doniphan County**  
**Kansas**



4/1/2019

# 42.54 Acres +/- Doniphan County, KS Soil Map

## Soils Map



State: **Kansas**  
County: **Doniphan**  
Location: **22-2S-20E**  
Township: **Iowa**  
Acres: **42.54**  
Date: **4/1/2019**



Maps Provided By:



Area Symbol: KS043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7930	Contrary-Pohocco silt loams, 17 to 30 percent slopes, eroded	29.98	70.5%		Vle	3700	51	51	34	43
7925	Contrary-Monona silt loams, 9 to 17 percent slopes, eroded	12.56	29.5%		Ille	3550	67	67	56	61
<b>Weighted Average</b>						<b>3655.7</b>	<b>*n 55.7</b>	<b>*n 55.7</b>	<b>*n 40.5</b>	<b>*n 48.3</b>

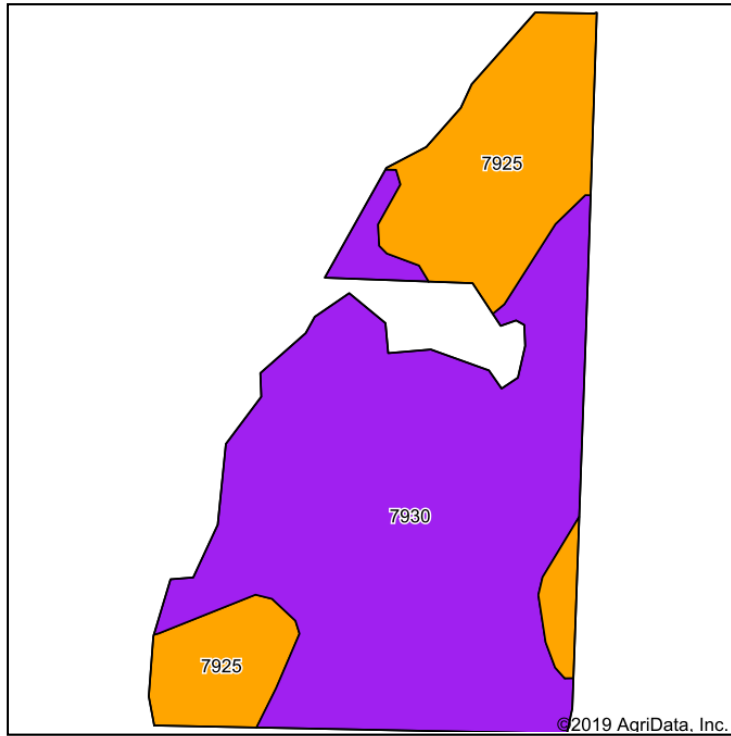
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

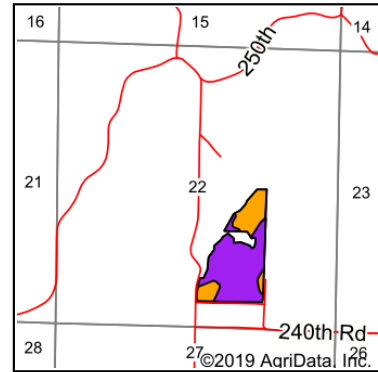
Soils data provided by USDA and NRCS.

# 42.54 Acres +/- Doniphan County, KS Soil Map Tillable

## Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Doniphan**  
Location: **22-2S-20E**  
Township: **Iowa**  
Acres: **39.58**  
Date: **4/1/2019**

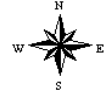


Maps Provided By:



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Area Symbol: KS043. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7930	Contrary-Pohocco silt loams, 17 to 30 percent slopes, eroded	27.94	70.6%		Vle	3700	51	51	34	43
7925	Contrary-Monona silt loams, 9 to 17 percent slopes, eroded	11.64	29.4%		Ille	3550	67	67	56	61
Weighted Average						3655.9	*n 55.7	*n 55.7	*n 40.5	*n 48.3

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**42.54 Acres +/- Doniphan County, KS**  
**FSA Map**



United States Department of Agriculture  
 Farm Service Agency

Farm: 3670  
 Tract: 3252

**Doniphan County, KS**



1:3,322

\* Unless noted on field, all Corn, Grain Sorghum/Milo, Oats, Soybeans, Sunflowers and Wheat have Intended Use of Grain (GR) and Irrigation Practice of Non-Irrigated (NI).

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

"C" represents Corn  
 "B" represents Beans



# 42.54 Acres +/- Doniphan County, KS

## FSA 156 EZ

Kansas

U.S. Department of Agriculture

FARM: 3670

Doniphan

Farm Service Agency

Prepared: 6/27/18 12:02 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	
Farms Associated with Operator:								
3303, 3362, 3806								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
62.37	50.86	50.86	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	50.86	0.0	0.0	0.0			

ARC/PLC				
ARC-IC NONE	ARC-CO NONE	PLC CORN , SOYBN	PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	3.5		81	0.0
SOYBEANS	3.6		20	0.0
Total Base Acres:	7.1			

Tract Number: 3252

Description:

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
62.37	50.86	50.86	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	50.86	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	3.5		81	0.0		
SOYBEANS	3.6		20	0.0		
Total Base Acres:	7.1					

Owners:

Other Producers:

# 42.54 Acres +/- Doniphan County, KS FSA 158

Doniphan, Kansas

FSA - 578 (09-13-16)

Farm Number: 3670

Operator Name and Address

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2018

DATE: 6-27-2018

PAGE: 1

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 50.86

Farmland: 62.37

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	
3252	3	CORN	YEL	N	GR			C	N	I	A	29.82		Yes			4-24-2018	01		
			Producer						Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
	5	CORN	YEL	N	GR			C	N	I	A	1.00		Yes			4-24-2018	01		
			Producer						Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
	8	GRASS	SMO	N	LS			C	N	I	A	2.33		Yes			1-1-2018	01	2099	
			Producer						Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
	9	GRASS	SMO	N	LS			C	N	I	A	0.60		Yes			1-1-2018	01	2099	
			Producer						Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
	14	GRASS	SMO	N	LS			C	N	I	A	0.30		Yes			1-1-2018	01	2099	
			Producer						Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
19	CORN	YEL	N	GR			C	N	I	A	16.60		Yes			4-24-2018	01			
		Producer							Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
20	GRASS	SMO	N	LS			C	N	I	A	1.11		Yes			1-1-2018	01	2099		
		Producer							Share	100.00		FSA Physical Location: Doniphan, Kansas						NAP Unit 2411		
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	GRASS	SMO	N	LS	4.34		01	CORN	YEL	N	GR	47.42								
Photo Number/Legal Description:																				
Cropland: 50.86						Reported on Cropland: 51.76						Difference: 0.90				Reported on Non-Cropland: 0.00				

## Aerial Photos





*42.54 Acres +/- Doniphan County, KS*

