



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

117.3 Acres +/- Brown County, KS

This very productive farm is Northeast of Sabetha, Kansas and just North of the airport. The farm has good soils and is capable of producing great corn and soybean yields. The location, close to markets, & only ¼ mile off of a hard surface road enhances the value of this farm! Here is a farm that is priced where anyone can be a Buyer, investor or farmer. The conservation work is mostly done and some drainage tile and tile outlet terraces can make this a really great farm. The farm is cash leased for 2019, but an immediate purchase can make the Buyer the recipient of the lease payment! Contact Agent, Roger Aberle today for more information!

LOCATION:

1 mile East of US 75 on K246 Hwy, approx. ¼ mile North on Antelope Rd.

PRICE:

\$610,000.00

FSA INFORMATION:

Tract 7934: Cropland: 108 ac.
Tillable: 97.32 ac. CRP: 2.46 ac.
Tract 6901: Cropland 2.36 ac.
Tillable Acres: 1.7

IMPROVEMENTS:

No buildings on the farm.

TAXES/TAXABLE ACRES:

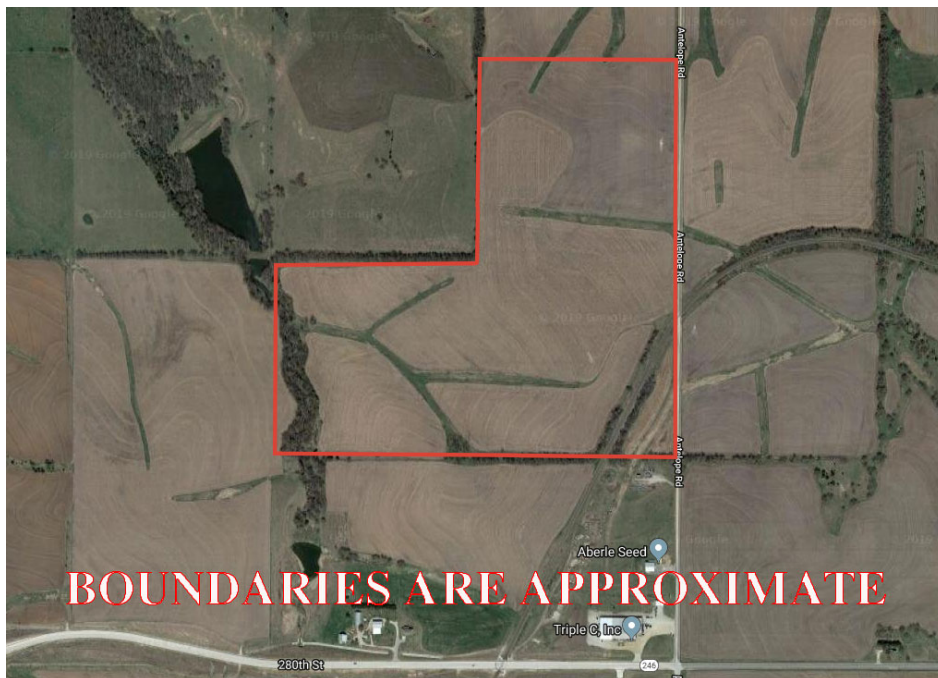
2018 taxes were \$3,204.18 on 117.3 taxable acres.

RENTAL STATUS:

With a quick sale, 2019 cash lease can be transferred to the Buyer.

LISTING AGENT:

Roger Aberle
785-547-6289 or roger@barnesrealty.com



BOUNDARIES ARE APPROXIMATE

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.

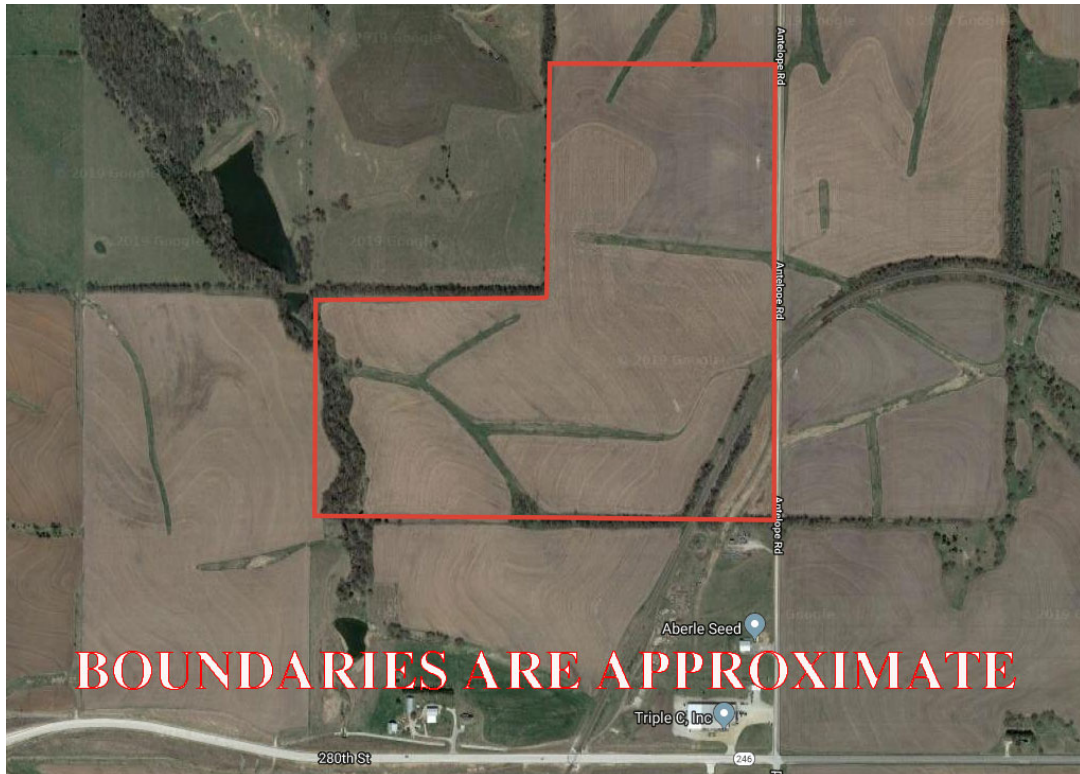
This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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.

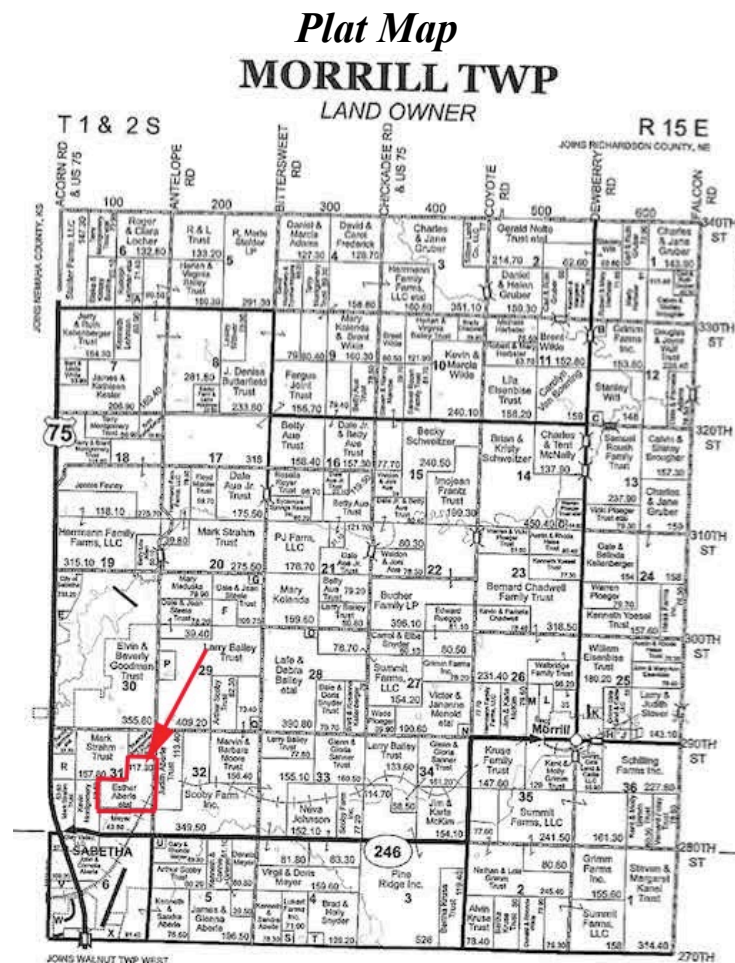
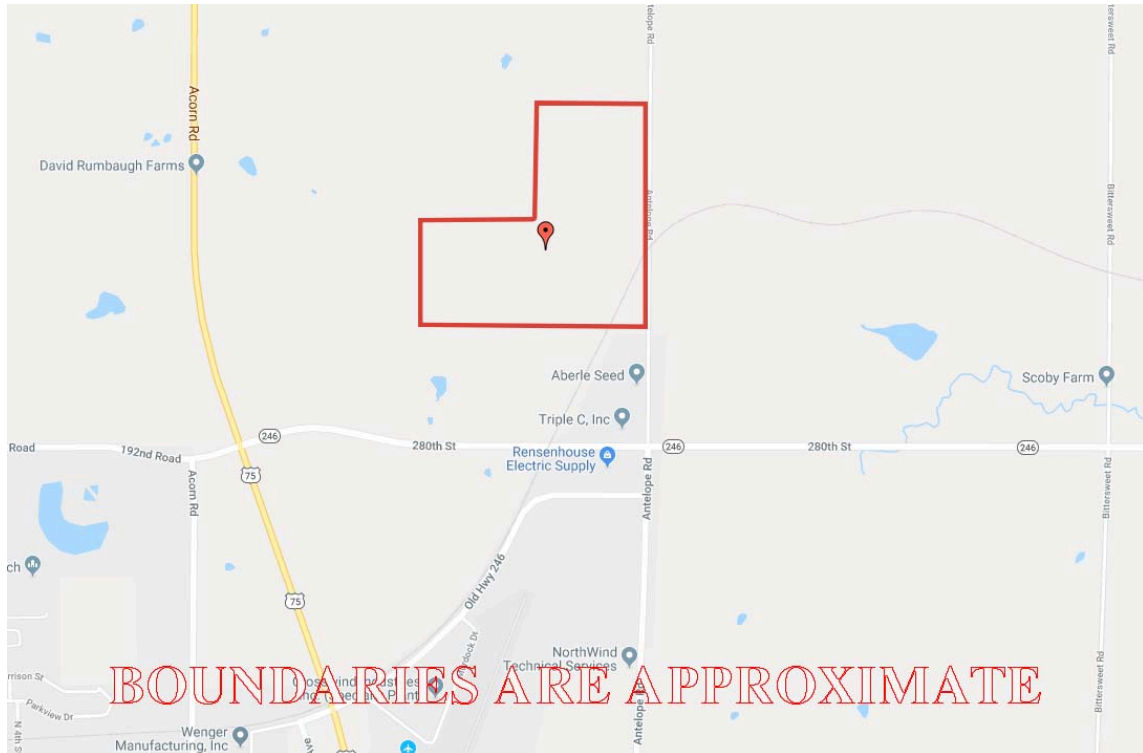
117.3 Acres +/- Brown County, KS
Google Aerial Map



General Location Map

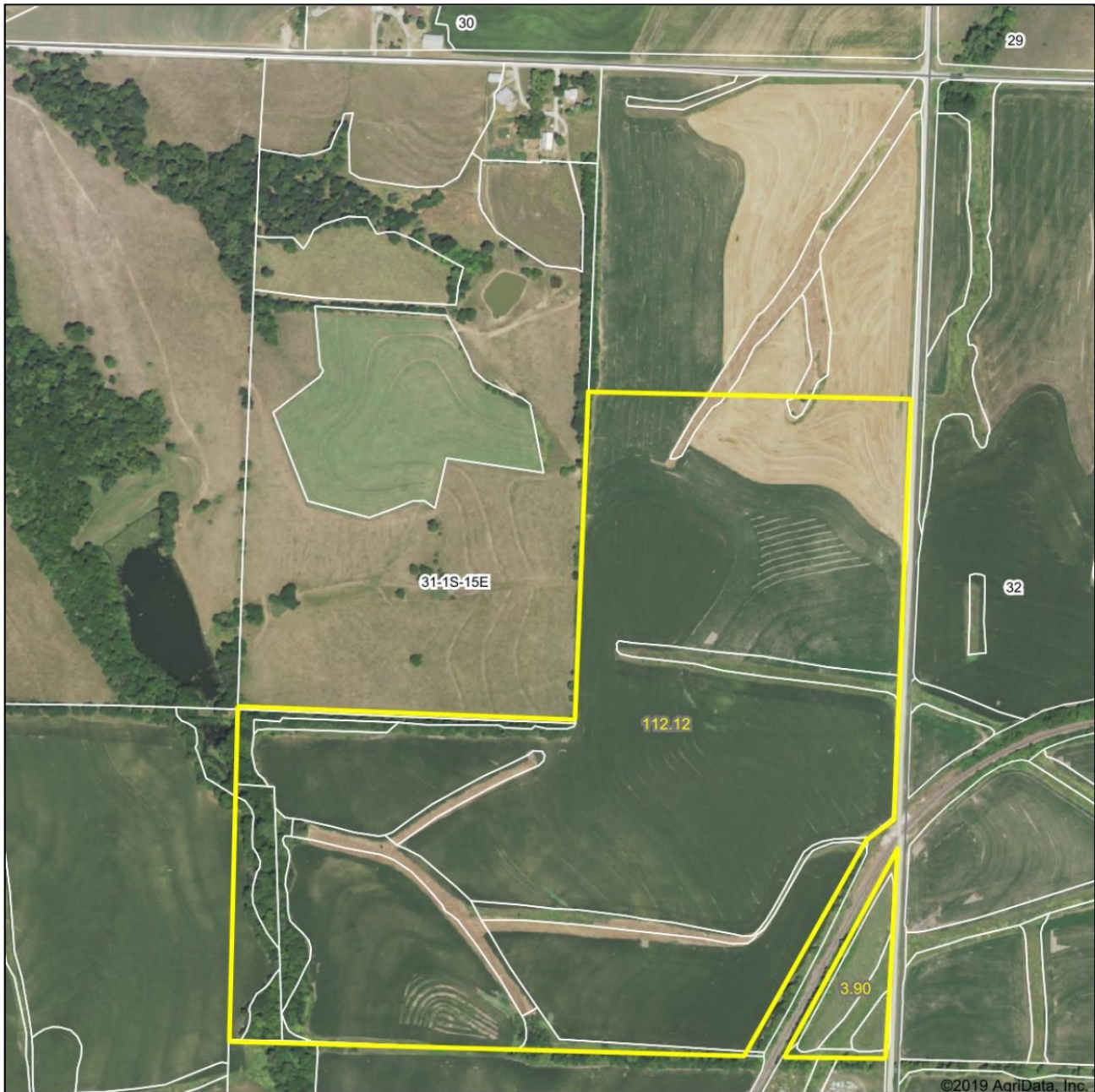


117.3 Acres +/- Brown County, KS Driving Map



117.3 Acres +/- Brown County, KS Surety Map

Aerial Map



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



map center: 39° 55' 24.45, -95° 46' 28.86

0ft 623ft 1247ft

31-1S-15E
Brown County
Kansas



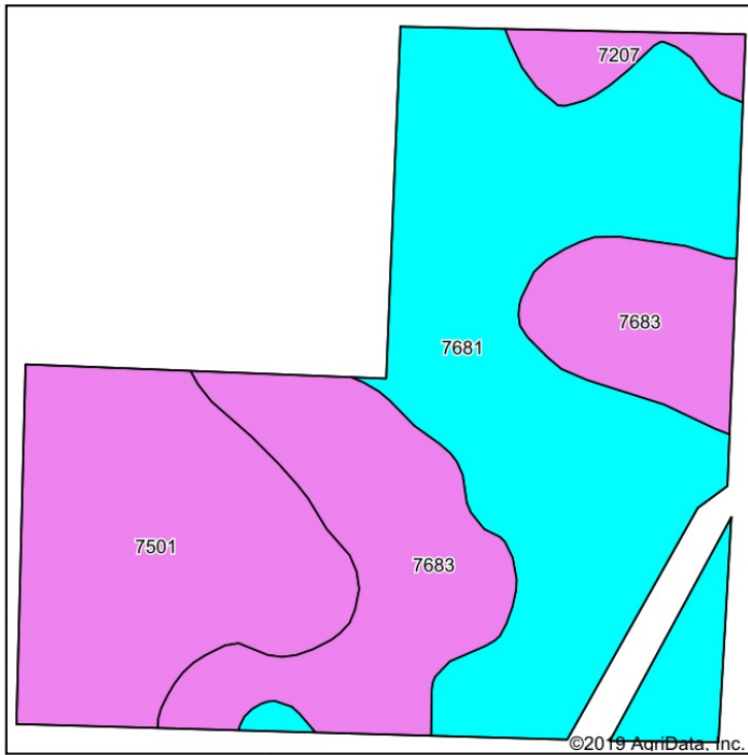
5/13/2019

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

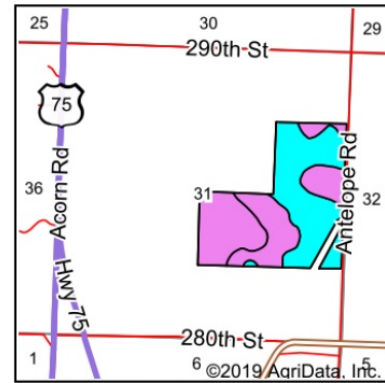
117.3 Acres +/- Brown County, KS

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **31-1S-15E**
 Township: **Morrill**
 Acres: **116.02**
 Date: **5/13/2019**



Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: KS013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7681	Wymore silty clay loam, 1 to 3 percent slopes	53.30	45.9%		Ile	Ile	63
7683	Wymore silty clay loam, 3 to 6 percent slopes	30.57	26.3%		IIle	IIle	63
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	28.68	24.7%		IIIle		35
7207	Aksarben silty clay loam, 6 to 11 percent slopes	3.47	3.0%		IIIle	IVe	65
Weighted Average							*n 56.1

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

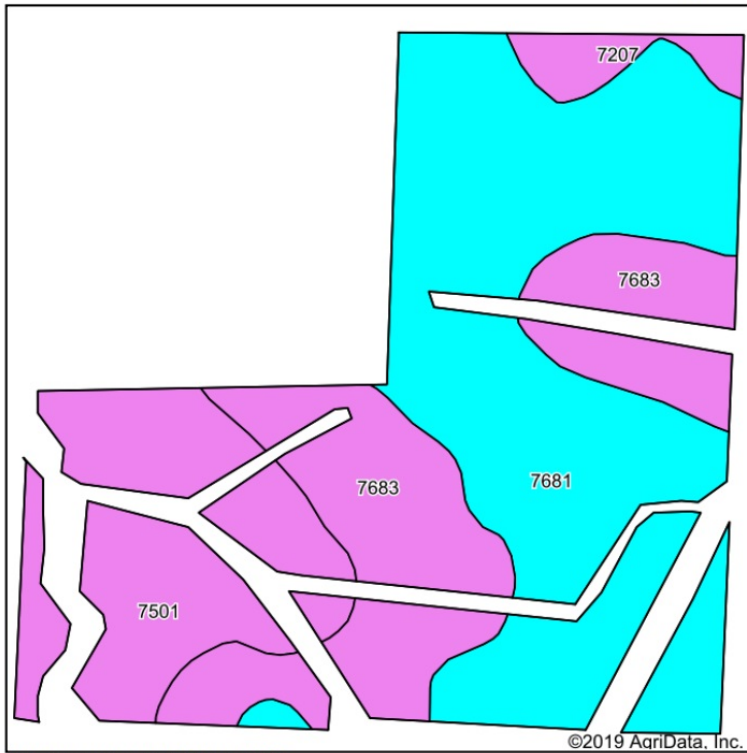
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

117.3 Acres +/- Brown County, KS

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **31-1S-15E**
 Township: **Morrill**
 Acres: **100.02**
 Date: **5/13/2019**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7681	Wymore silty clay loam, 1 to 3 percent slopes	50.92	50.9%		Ile	Ile	63
7683	Wymore silty clay loam, 3 to 6 percent slopes	25.94	25.9%		IIle	IIle	63
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	20.14	20.1%		IIIe		35
7207	Aksarben silty clay loam, 6 to 11 percent slopes	3.02	3.0%		IIIe	IVe	65
Weighted Average							*n 57.4

*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.

117.3 Acres +/- Brown County, KS
FSA Map Tract 7934



United States Department of Agriculture
Farm Service Agency

May 15, 2019

Farm: 5759
Tract: 7934

Brown County, KS
1:4,418



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.

**117.3 Acres +/- Brown County, KS
FSA Map Tract 6901**



United States Department of
Agriculture Farm Service Agency

Farm: 2318
Tract: 6901

Brown County KS

1:1,552



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

**Unless noted, Hay is Brom e Grass with IU of Forage (FG) and Practice of NI.*

**Unless noted, LS is Brom e 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-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

April 23, 2018

Maps are for FSA acreage reporting purposes only.

117.3 Acres +/- Brown County, KS

FSA 156 EZ Tract 7934

Kansas	U.S. Department of Agriculture	FARM: 5759
Brown	Farm Service Agency	Prepared: 5/15/19 9:53 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2019
		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
	D4546	

Farms Associated with Operator:
1970,2665,4547,5249

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
111.76	108.0	108.0	0.0	0.0	2.46	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP	Native Sod			
0.0	0.0	105.54	4.9	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.86		41	0.0
CORN	36.5		110	0.0
SUNFLOWERS	5.08		1051	0.0
SOYBEANS	43.76		37	0.0
Total Base Acres:	95.2			

Tract Number: 7934 Description: N2 SE4 & SE4 NE4 31-1-15

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
111.76	108.0	108.0	0.0	0.0	2.46	0.0
State Conservation	Other Conservation	Effective OCP Cropland	Double Cropped	MPUFWP	Native Sod	
0.0	0.0	105.54	4.9	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.86		41	0.0
CORN	36.5		110	0.0
SUNFLOWERS	5.08		1051	0.0
SOYBEANS	43.76		37	0.0
Total Base Acres:	95.2			

117.3 Acres +/- Brown County, KS

FSA 156 EZ Tract 6901

Kansas

U.S. Department of Agriculture

FARM: 2318

Brown

Farm Service Agency

Prepared: 5115119 9:53 AM

Report ID: FSA156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

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 NONE	Recon Number
---------------	-------------------------	--------------

Farms Associated with Operator:

30, 3010, 3035, 3751, 3926, 4628, 5214, 53TT, 5664, 5665, 5666, 5735

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
4.3	2.36	2.36	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective OCP Cropland	Double Cropped	MPUFWP	Native Sod			
0.0	0.0	2.36	0.0	0.0	a.a			

Tract Number: 6901 Description: A41B WEST 1.8A N FRL N2SE4 31115

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
4.3	2.36	2.36	0.0	a.a	0.0	a.a
State Conservation	Other Conservation	Effective OCP Cropland	Double Cropped	MPUFWP	Native Sod	
0.0	0.0	2.36	a.a	a.a	a.a	

Owners:

Other Producers: None

Tract Number	CLWJ Field	Crop/ Commodity	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nrt/ Sod	CIC Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Lrind	Field ID	Offcn/Measured	Planting Date	Plnning Period	End Date		
6901	1	SOYBN	COM	GR		N	C	N	I	A	2.36		Yes		N	4/28/2018	01			
Producer		Share 100.00 FSA Physical Location Brown, Kansas										NAP Unit/256		Signature Date 05/31/2018						
<u>Tract 6901 Summary</u>																				
CriCo	Vnrftype	Int Use	Irr Pr	FP	Non-Irr	Irr	CriCo	Vnrftype	Int Use	Irr Pr	FP	Non-Irr	Irr	CriCo	Varftype	Int Use	Irr Pr	FP	Non-Irr	Irr
SOYBN	COM	GR	N	01	2.36															
Photo Number/legal Description:A418 WEST 1.8A IN FRL N2SE4 31115																				
Cropland:2.36 Reported on Cropland:2.36 Difference: 0.00 Reported on Non-Cropland:0.00																				

117.3 Acres +/- Brown County, KS CRP Contract

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO CODE & ADMIN. LOCATION 20 013	2. SIGN-UP NUMBER 42
7A. COUNTY OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1310 OREGON HIAWATHA, KS 66434-2203		3. CONTRACT NUMBER 10012	4. ACRES FOR ENROLLMENT 2.50
		5. FARM NUMBER 4546	6. TRACT NUMBER(S) 7934
7B. TELEPHONE NUMBER (Include Area Code): (785) 742-3161		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 05-01-2012 TO: (MM-DD-YYYY) 09-30-2022
		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.	
10A. Rental Rate Per Acre \$ 119.00		11. Identification of CRP Land (See Page 2 for additional space)	
10B. Annual Contract Payment \$ 298		A. Tract No.	B. Field No.
10C. First Year Payment \$		C. Practice No.	D. Acres
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		E. Total Estimated Cost-Share	F. Acres
		G. Acres	H. Acres
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE
(4) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE
(4) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)	
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE	
B. DATE (MM-DD-YYYY)		C. DATE (MM-DD-YYYY)	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.			

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 645-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy
 ☐ Owner's Copy
 ☐ Operator's Copy

Aerial Photos Coming Soon!