



## Land 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 +/- Richardson County, NE***

*Here is an excellent upland farm with great soils and a good location. This farm has been in the same family for many years and here is the opportunity to add it to your operation and ownership. This tract has had good stewardship, the conservation is in place and it is available for the 2019 farming season with a sale in the next 30 – 60 days. The Buyer will become the landlord on a 50/50 share crop lease. Call now!*

#### **LOCATION:**

Located on the corner of 650 Avenue and 711 Road, Falls City, NE

#### **PRICE:**

\$9,000.00/tillable acre or \$939,510.00 total

#### **FSA INFORMATION:**

Farmland: 115.68 Acres +/-

Cropland: 116.22 Acres

Tillable: 104.39 Acres

#### **IMPROVEMENTS:**

This tract is unimproved.

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

2018 taxes were \$5,597.00 on 117.3 taxable acres.

#### **RENTAL STATUS:**

Buyer will Share 50/50 with Tenants: Mike & Gary Bierman

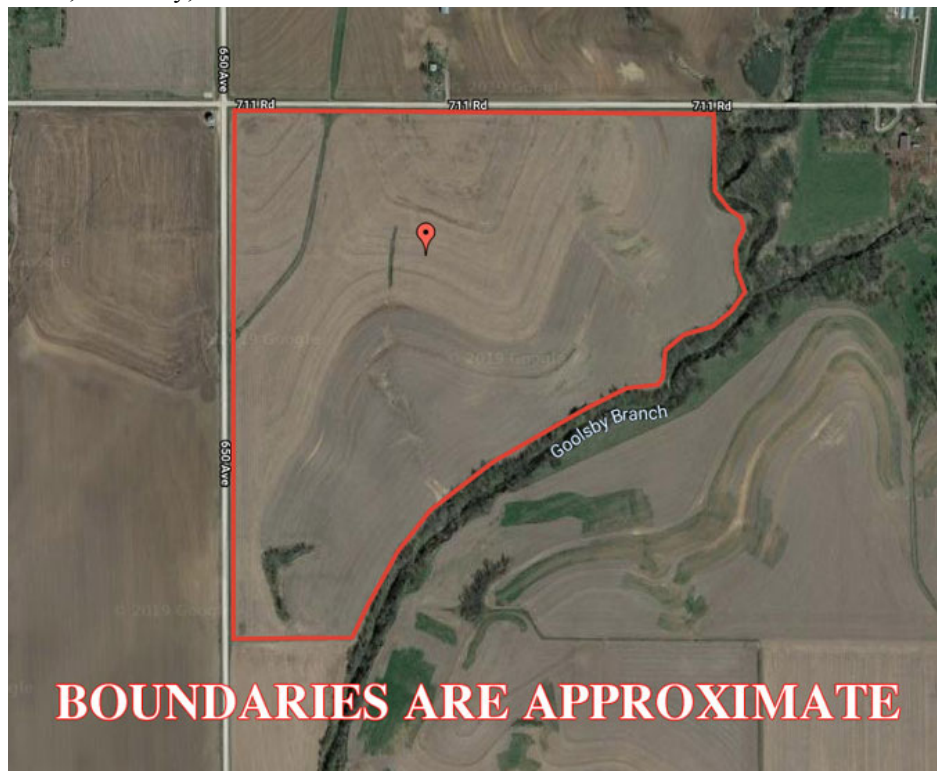
#### **LISTING AGENT:**

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. Brokers should call our office for details of our Co-Brokerage Policy.



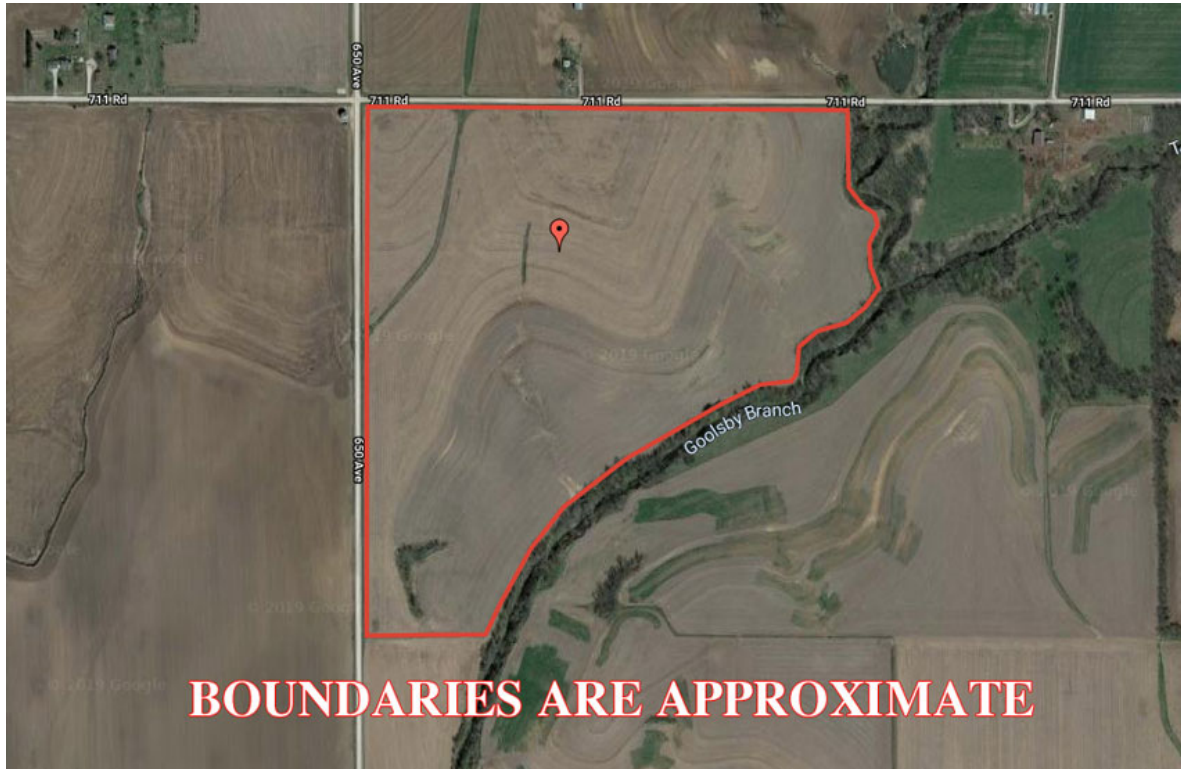
*Setting the trend for how Real Estate is sold in the Midwest.*

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.**

***117.3 Acres +/- Richardson County, NE***  
***Google Aerial Map***

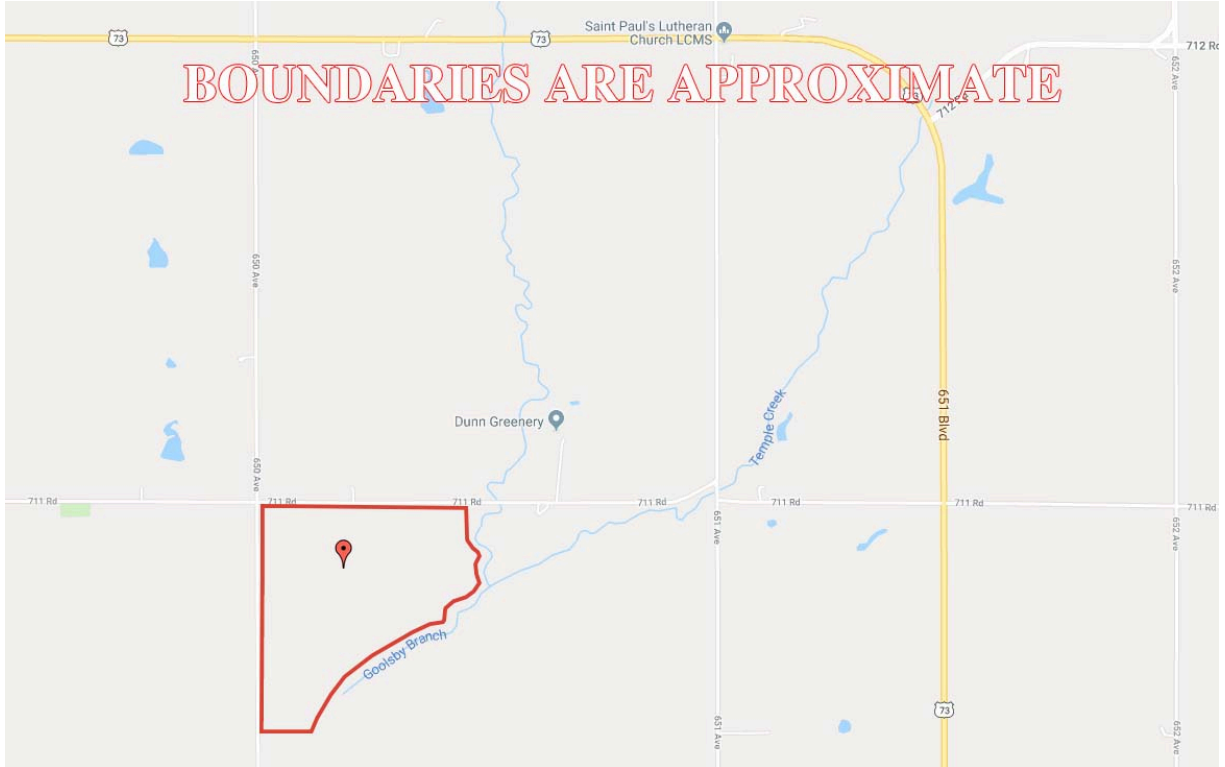


***General Location Map***

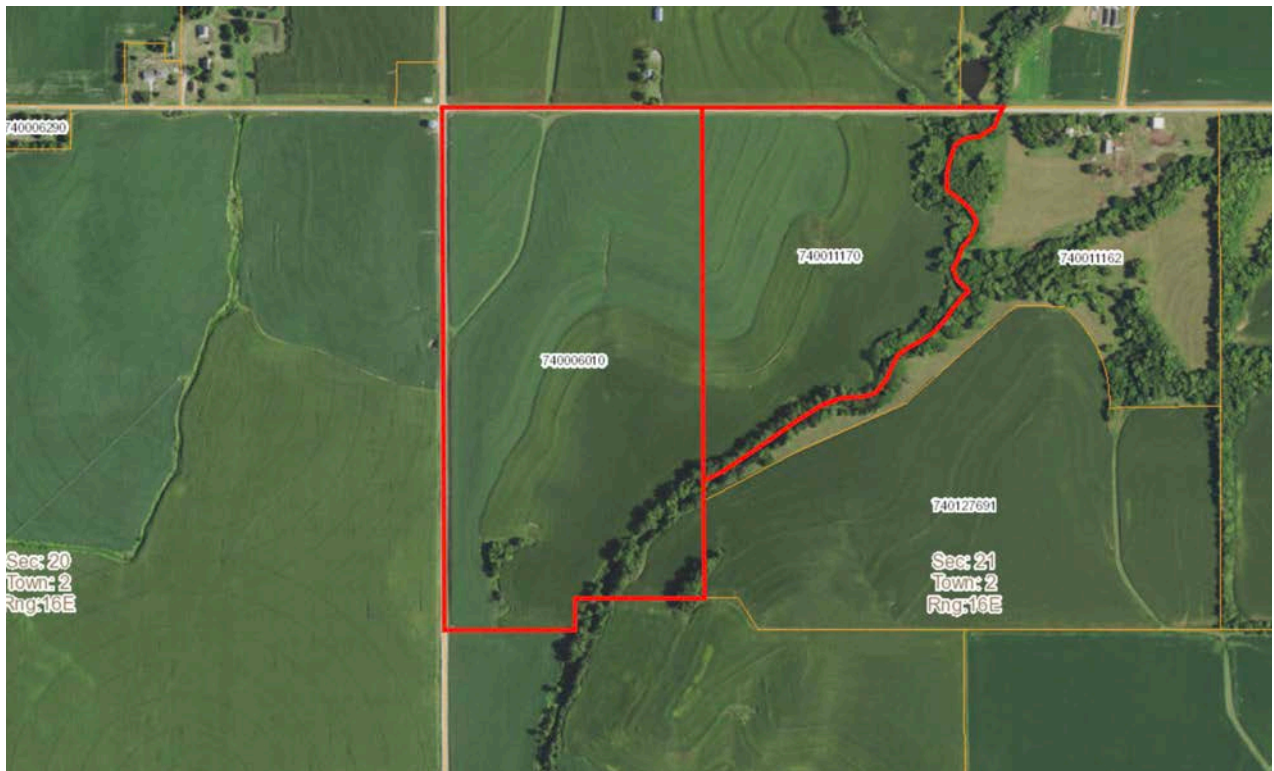




***117.3 Acres +/- Richardson County, NE***  
***Driving Map***



***Tax Map***



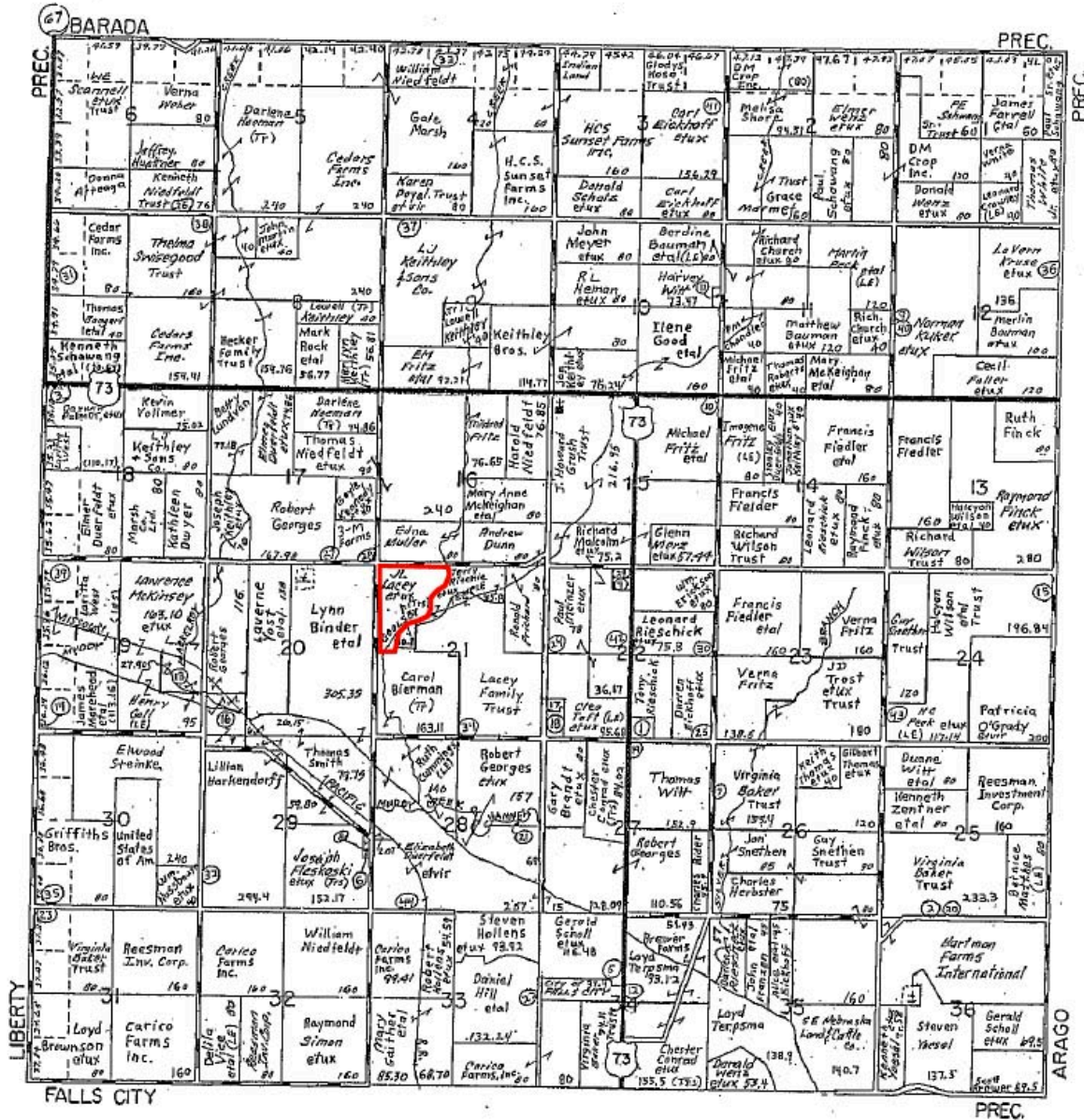
PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

# 117.3 Acres +/- Richardson County, NE Plat Map

## OHIO

TOWNSHIP 2 NORTH-RANGE 16 EAST OF 6TH P.M.

1. Sec.22 Hegglas Pipeline Co. LUG-12.85
2. Sec.25 Helen Guthrie et ux-4.73
3. Sec.18 Omaha Public Power Dist-4.04
4. Sec.22 Seld Implement Co.-9.42
5. Sec.34 Ralph Ramsey et ux-82.14
6. Sec.29 Mark Fleckenstein-3.4
7. Sec.26 Joseph Jackson et ux-4.6
8. Sec.29 Steuerville Grain Inc.
9. Sec.12 Pamela Dugan-4
10. Sec.16 Gerald Scholl et ux
11. Sec.30 Wayne Whit et ux-6.53
12. Sec.34 Harry Arnold-4.1
13. Sec.19 Sandy Burgett et ux-31.0
14. Sec.19 Mark Sater et ux-0.34
15. Sec.34 Marlin Carpenter et ux-3.16
16. Sec.20 Richard Santa et ux-37.5
17. Sec.22 Daniel Schwang et ux-7.0
18. Sec.12 Daniel Schwang et ux-11.45
19. Sec.27 R. A. Harnel & Co.-1.84
20. Sec.25 Vera Scholl et ux-1.97
21. Sec.28 Robert Georges et ux-7.8
22. Sec.33 Harry Arnold-12.26
23. Sec.31 Reynold Thomas et ux-1.03
24. Sec.22 Nicholas Fischer et ux-2
25. Sec.23 Billy Phipps et ux-2.9
26. Sec.6 Scott Kretzel et ux-1
27. Sec.17 Carl Messner et ux-2.02
28. Sec.17 Maple Grove Dist. 1947-1
29. Sec.22 Beverly Jones-2.52
30. Sec.22 David Bird-2.82
31. Sec.7 David Davis-5
32. Sec.29 Martin John et ux-7.6
33. Sec.4 P. J. Kelley et ux-5
34. Sec.21 Charles Messner et ux-3
35. Sec.30 Clifford Phipps et ux-7.39
36. Sec.12 Matthew Bauman et ux-4
37. Sec.9 Terence Kishley et ux-1.77
38. Sec.7 Sidney Hines et ux-12.2
39. Sec.19 Kent Bucholz et ux-1.57
40. Sec.12 Craig Dugan et ux-3.01
41. Sec.3 David Kishley et ux-4.0
42. Sec.22 Terry Malcolm et ux-5.0
43. Sec.24 Harold Alexander et ux-2.59
44. Sec.28 Vera Phipps et ux-5.0





***117.3 Acres +/- Richardson County, NE***  
***Surety Map***

**Aerial Map**



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Maps Provided By:

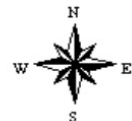


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Map Center: 40° 7' 39.11, -95° 37' 46.1

0ft 489ft 978ft

**21-2N-16E**  
**Richardson County**  
**Nebraska**

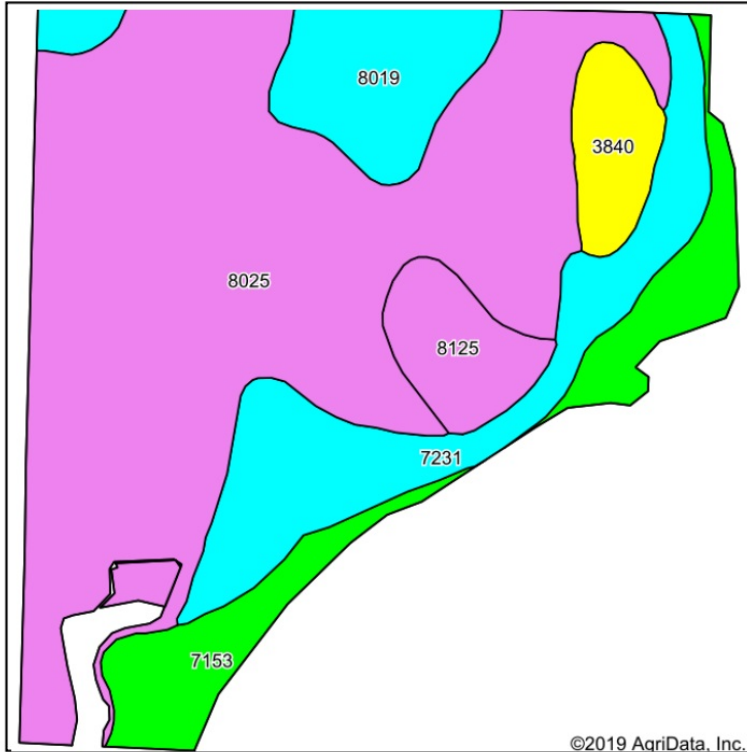


6/3/2019

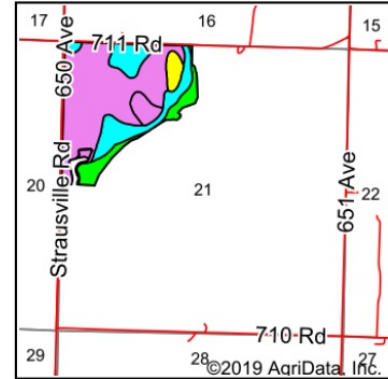
Field borders provided by Farm Service Agency as of 5/21/2008.

# 117.3 Acres +/- Richardson County, NE Soil Map Tillable

## Soils Map



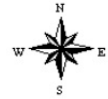
Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Richardson**  
Location: **21-2N-16E**  
Township: **Ohio**  
Acres: **105.65**  
Date: **6/3/2019**



Maps Provided By:



Area Symbol: NE147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn	Soybeans	*n NCCPI Overall
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	61.58	58.3%		IIIe	IVe	74			74
7231	Judson silt loam, 2 to 6 percent slopes	14.77	14.0%		Ile		79			79
7153	Kennebec silt loam, rarely flooded	10.89	10.3%		Iw		83			94
8019	Marshall silty clay loam, 2 to 6 percent slopes	9.20	8.7%		Ile	IIIe	80			93
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	5.00	4.7%		IIIe	IVe	67	90	25	60
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	4.21	4.0%		IVe	IVe	73			64
Weighted Average							75.8	4.3	1.2	*n 77.4

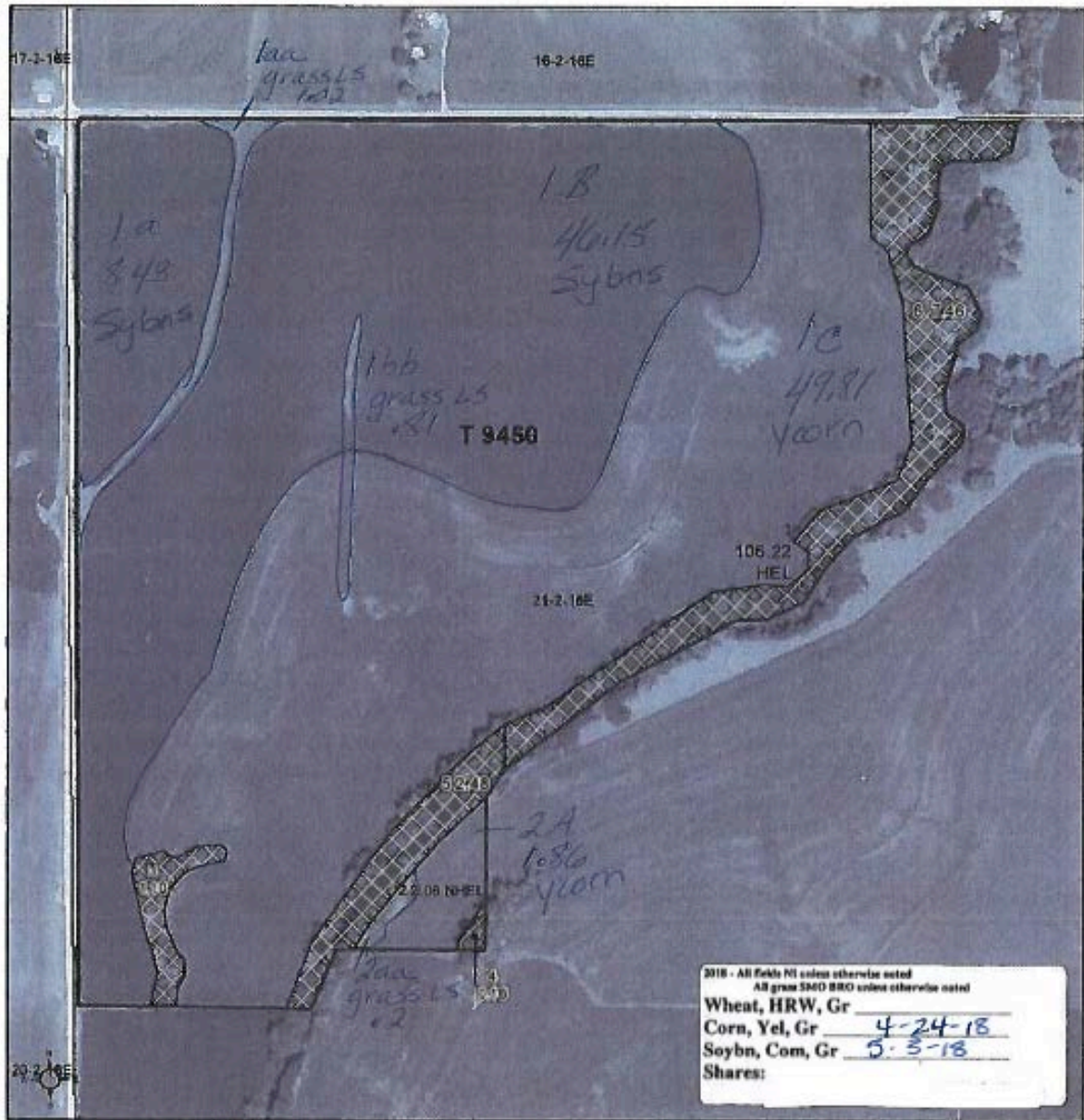
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 117.3 Acres +/- Richardson County, NE FSA Map

USDA United States Department of Agriculture  
Richardson County, Nebraska Farm 1647  
Tract 9450



Common Land Unit  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

2016 NAIP Ortho Imagery

2018 Program Year  
Map Created February 28, 2018

Wetland Determination Identifiers  
 Restricted Use  
 Limited Restrictions  
 Exempt from Wetland Provisions

Tract Cropland Total: 108.28 acres

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# 117.3 Acres +/- Richardson County, NE

## FSA 156 EZ

Nebraska  
Richardson

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 1647**  
Prepared: 6/3/19 9:55 AM  
Crop Year: 2018  
Page: 1 of 1

Report ID: FSA-156EZ

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:  
153, 294, 1648, 3385, 4911, 5192

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
119.48	108.28	108.28	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	108.28	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.9		158	0.0
SOYBEANS	47.7		43	0.0
<b>Total Base Acres:</b>	<b>97.6</b>			

Tract Number: 9450      Description: PTENW, WNW 21 2 16

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.48	108.28	108.28	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	108.28	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.9		158	0.0
SOYBEANS	47.7		43	0.0
<b>Total Base Acres:</b>	<b>97.6</b>			

Owners

Other Producers:



# 117.3 Acres +/- Richardson County, NE

## FSA 158 pg 1

Richardson, Nebraska

FSA - 578 (09-13-16)

Farm Number: 1647

Operator Name and Address

PROGRAM YEAR: 2018

DATE: 6-19-2018  
PAGE: 1

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 108.28  
Farmland: 119.48

### REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

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				
9450	1A	SOYBN	COM	N	GR			C	N	I	A	8.43		Yes			5-3-2018	01					
										Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175
										25.00													
	50.00																						
	1AA	GRASS	SMO	N	LS			C	N	I	A	1.02		Yes		6-11-2004	01	2020					
										Share									25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175	
										25.00													
	50.00																						
	1B	SOYBN	COM	N	GR			C	N	I	A	46.15		Yes			5-3-2018	01					
										Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175
										25.00													
	50.00																						
	18B	GRASS	SMO	N	LS			C	N	I	A	0.81		Yes			6-11-2004	01	2020				
										Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175
										25.00													
	50.00																						
	1C	CORN	YEL	N	GR			C	N	I	A	49.81		Yes			4-24-2018	01					
										Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175
										25.00													
	50.00																						
2A	CORN	YEL	N	GR			C	N	I	A	1.86		Yes			4-24-2018	01						
									Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175	
									25.00														
50.00																							
2AA	GRASS	SMO	N	LS			C	N	I	A	0.20		Yes			6-11-2004	01	2020					
									Share										25.00	FSA Physical Location: Richardson, Nebraska	NAP Unit	3175	
									25.00														
50.00																							
PP 01	Cr/Co GRASS	Var/Type SMO	Irr Prc N	Int Use LS	Non-Irr 2.03	Irr	PP 01	Cr/Co CORN	Var/Type YEL	Irr Prc N	Int Use GR	Non-Irr 51.67	Irr	PP 01	Cr/Co SOYBN	Var/Type COM	Irr Prc N	Int Use GR	Non-Irr 54.58	Irr			
Photo Number/Legal Description: PTENW, WNW 21 2 16																							
Cropland: 108.28						Reported on Cropland: 108.28						Difference: 0.00				Reported on Non-Cropland: 0.00							

# 117.3 Acres +/- Richardson County, NE

## FSA 158 pg 2

Richardson, Nebraska

FSA - 578 (09-13-16)

Farm Number: 1647

Operator Name and Address

### REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2018

DATE: 6-19-2018  
PAGE: 2

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 108.28  
Farmland: 119.48

**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 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Producer Name			Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
			SOYBN	COM	25.00	CORN	YEL	25.00	GRASS	SMO	25.00			
			SOYBN	COM	25.00	CORN	YEL	25.00	GRASS	SMO	25.00			
			SOYBN	COM	50.00	CORN	YEL	50.00	GRASS	SMO	50.00			
Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	
01	GRASS	SMO	N	LS	2.03		01	CORN	YEL	N	GR	51.67		
01	SOYBN	COM	N	GR	54.58									

**CERTIFICATION:** I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) \_\_\_\_\_

Date \_\_\_\_\_

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