



## 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)  
Approx.: 62.37 ac.  
Cropland: 40 ac.  
Tillable: 39ac.

#### **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 The listing may be withdrawn with or without approval.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.**

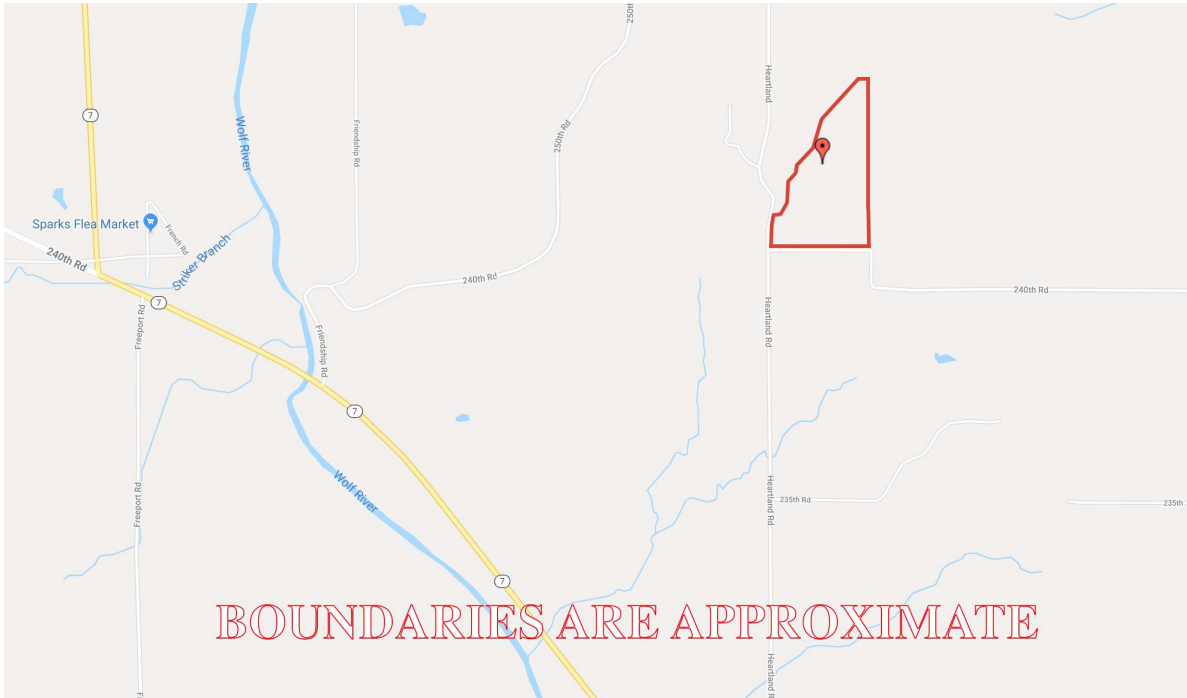
***42.54 Acres +/- Doniphan County, KS***  
***Google Aerial Map***



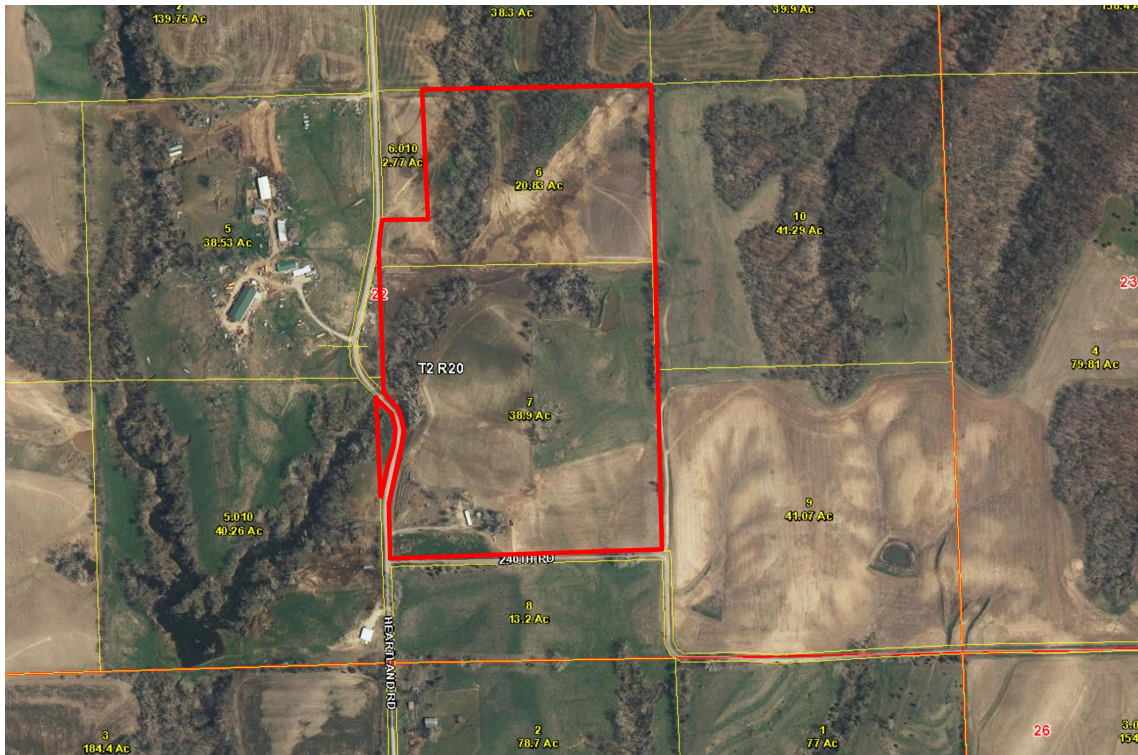
***General Location Map***



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



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



IOWA 'E' PLAT

R-20-E

IOWA 'N' TWP.

MISSOURI RIVER

HOLT CO., MO.

MOCKERY POINT RD.

240th RD.

245th RD.

250th RD.

255th RD.

260th RD.

265th RD.

270th RD.

275th RD.

280th RD.

285th RD.

290th RD.

295th RD.

300th RD.

305th RD.

310th RD.

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340th RD.

345th RD.

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360th RD.

365th RD.

370th RD.

375th RD.

380th RD.

385th RD.

390th RD.

395th RD.

400th RD.

405th RD.

410th RD.

415th RD.

420th RD.

425th RD.

430th RD.

435th RD.

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760th RD.

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860th RD.

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870th RD.

875th RD.

880th RD.

885th RD.

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1905th RD.

1910th RD.

1915th RD.

1920th RD.

1925th RD.

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

**Aerial Map**



**BARNES**  
REALTY  
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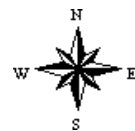
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com

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

0ft 374ft 748ft

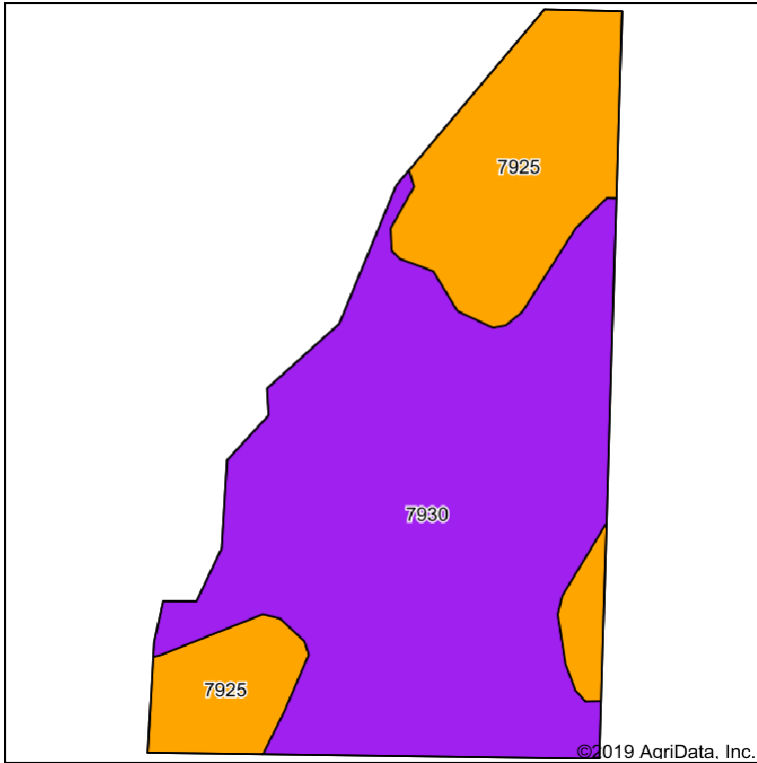
**22-2S-20E**  
**Doniphan County**  
**Kansas**



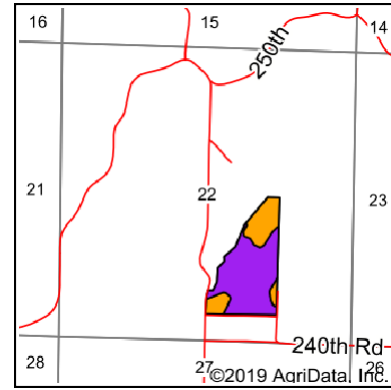
4/1/2019

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

## Soils Map



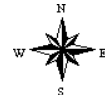
Soils data provided by USDA and NRCS.



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>

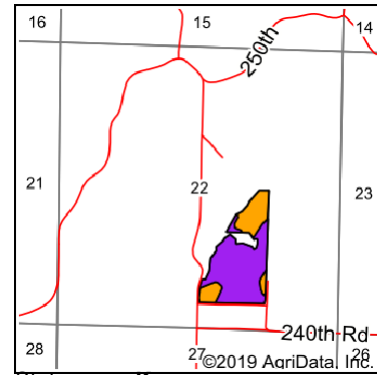
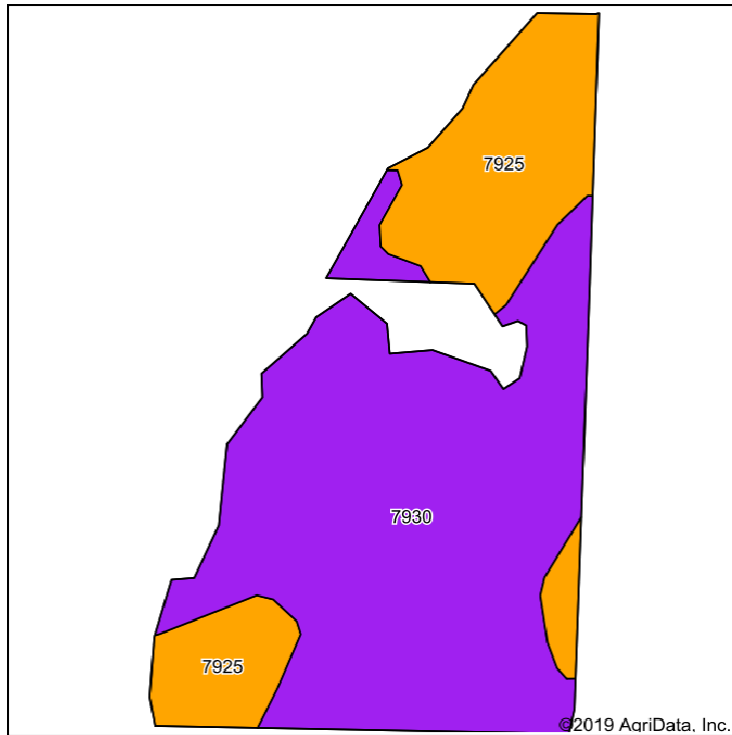
\*n: The aggregation method is "Weighted Average using major components"

\*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



State: **Kansas**  
 County: **Doniphan**  
 Location: **22-2S-20E**  
 Township: **Iowa**  
 Acres: **39.58**  
 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	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
<b>Weighted Average</b>						<b>3655.9</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**  
**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-026 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  
Doniphan

U.S. Department of Agriculture  
Farm Service Agency

Report ID: FSA-156EZ

### Abbreviated 156 Farm Record

**FARM: 3670**

Prepared: 6/27/18 12:02 PM

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
----------------------	------------------------	---------------------

**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
<b>Total Base Acres:</b>	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
<b>Total Base Acres:</b>	7.1			

Owners:

Other Producers:



*42.54 Acres +/- Doniphan County, KS*

