



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

57.6 Acres +/- Brown County, KS

Consider this affordable parcel of land! It lays well and does not take on water from neighboring fields. A little tile work and you will have a highly tillable parcel with the fun bonus of a creek. Enjoy the paved road access close to an elevator. Grab it quick!

LOCATION:

Property is located on Horned Owl Rd. just about a ½ mile South of 170th St. Brown County, KS.

PRICE:

\$290,000.00

FSA INFORMATION:

See FSA information attached

IMPROVEMENTS:

This tract is unimproved

TAXES/TAXABLE ACRES:

2019 taxes were \$1,019.98 total on 57.6 taxable acres.

RENTAL STATUS:

Growing crop belongs to the tenant.
Possession available after 2020 harvest.



LISTING AGENT:

Lynn Hennigan
(785) 285-1208 or lynn@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.

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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 The listing may be withdrawn with or without approval.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.

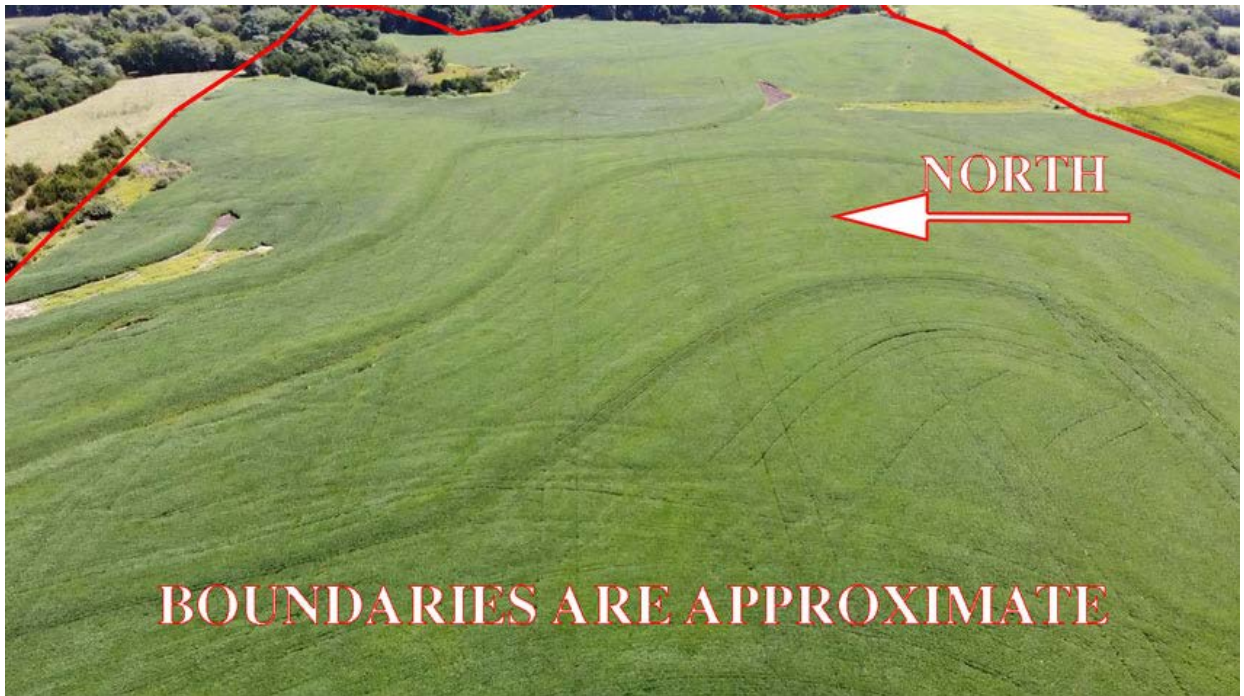
All inquiries, inspections, appointments, and offers must be sent through:

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

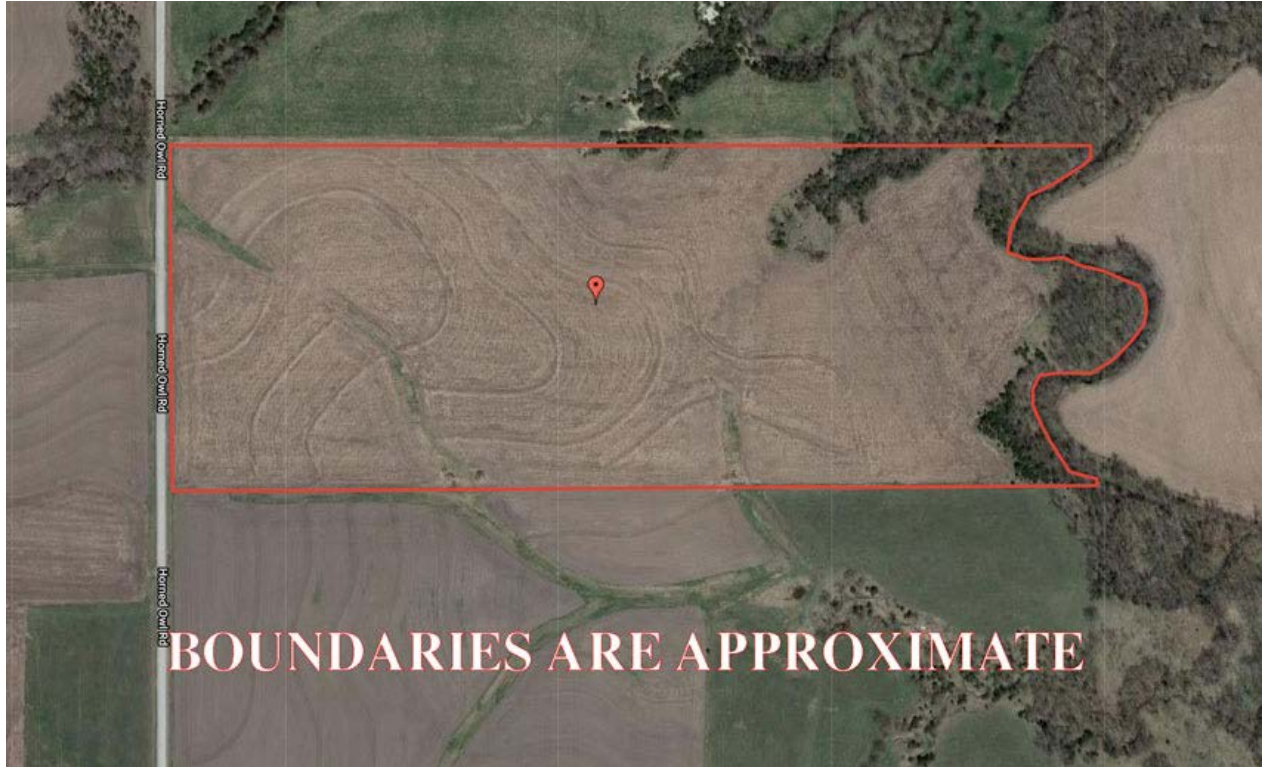
57.6 Acres +/- Brown County, KS
Aerial Photos



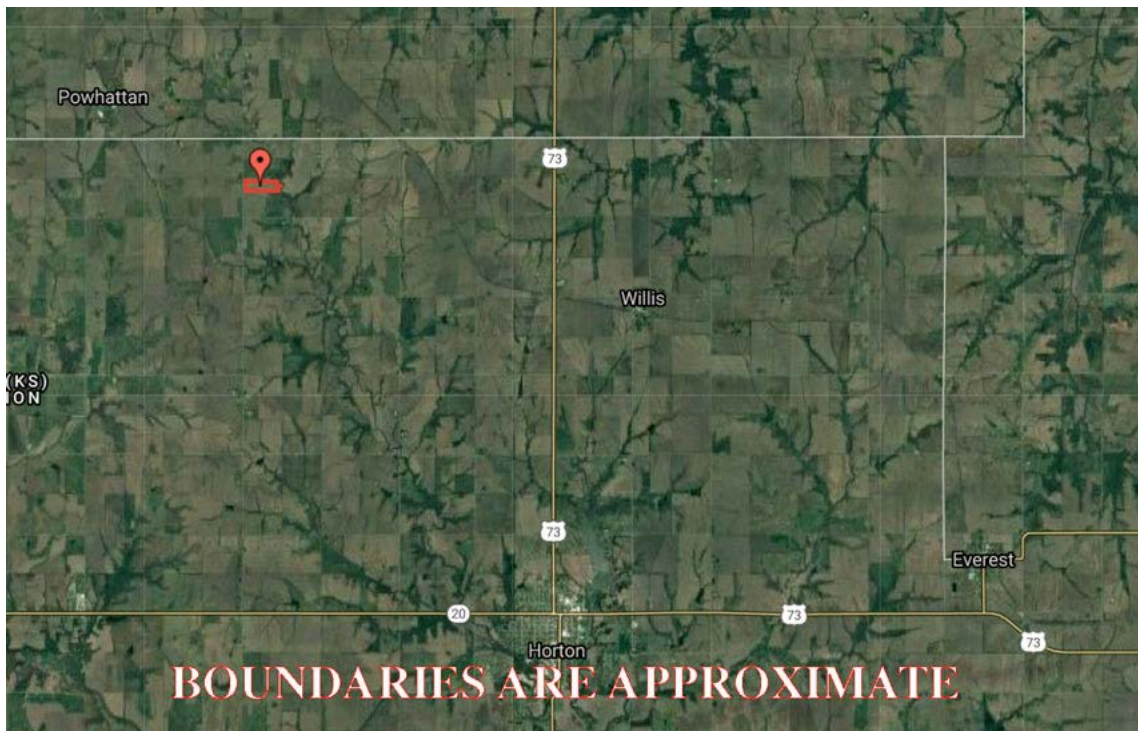
57.6 Acres +/- Brown County, KS



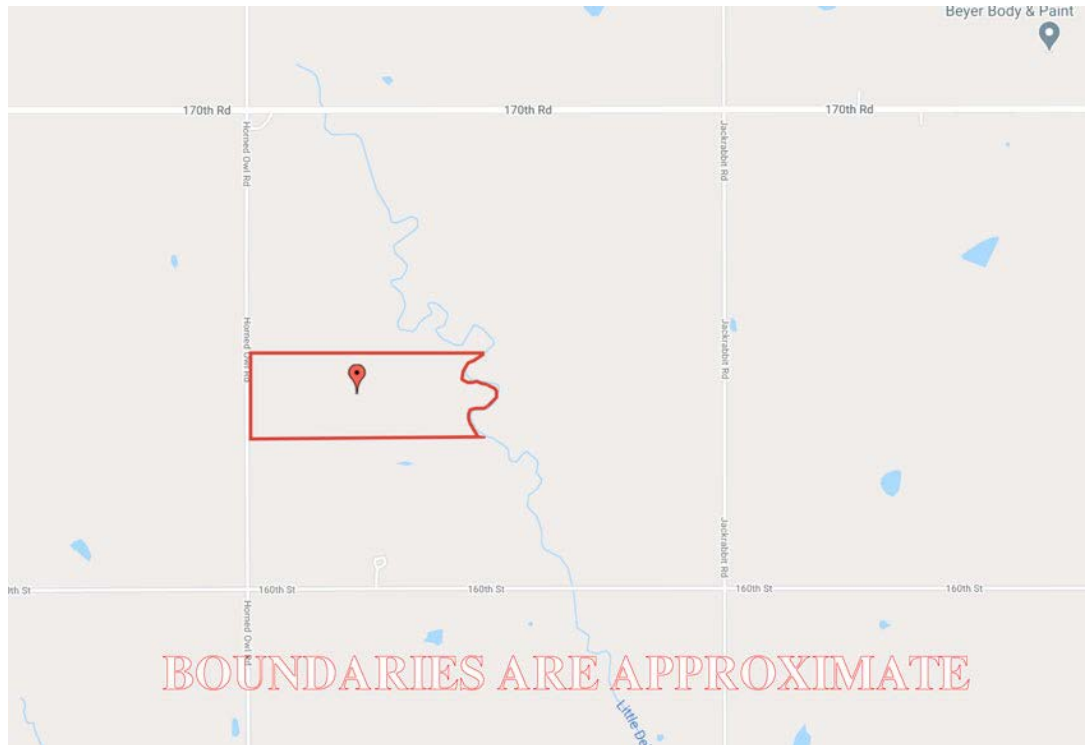
57.6 Acres +/- Brown County, KS
Google Aerial Map



General Location Map



57.6 Acres +/- Brown County, KS
Driving Map



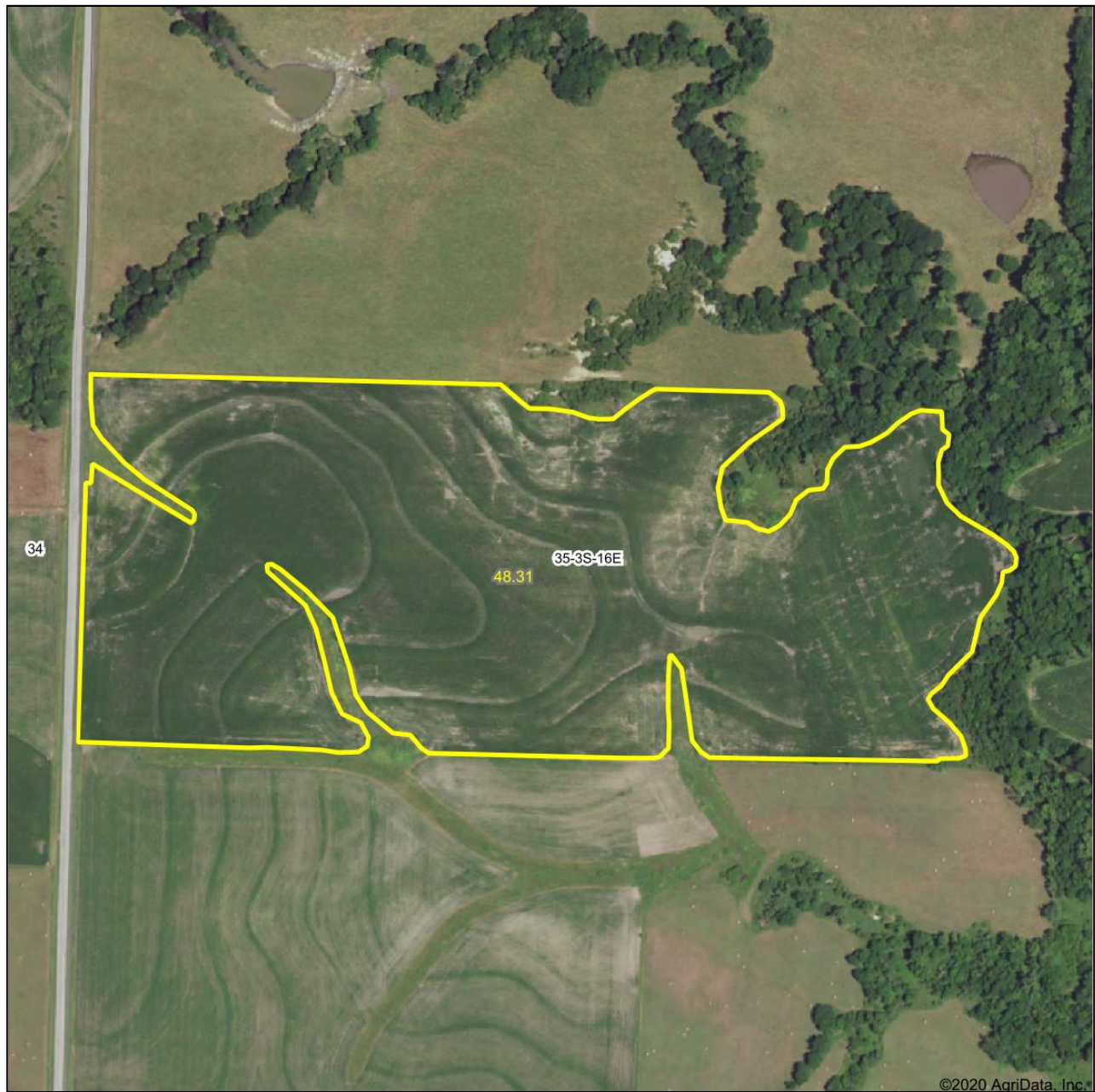
Tax Map



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

57.6 Acres +/- Brown County, KS
Surety Map

Aerial Map



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Maps Provided By:



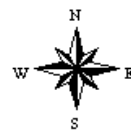
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Map Center: 39° 44' 45.18, -95° 35' 49.23

35-3S-16E
Brown County
Kansas

0ft 412ft 825ft

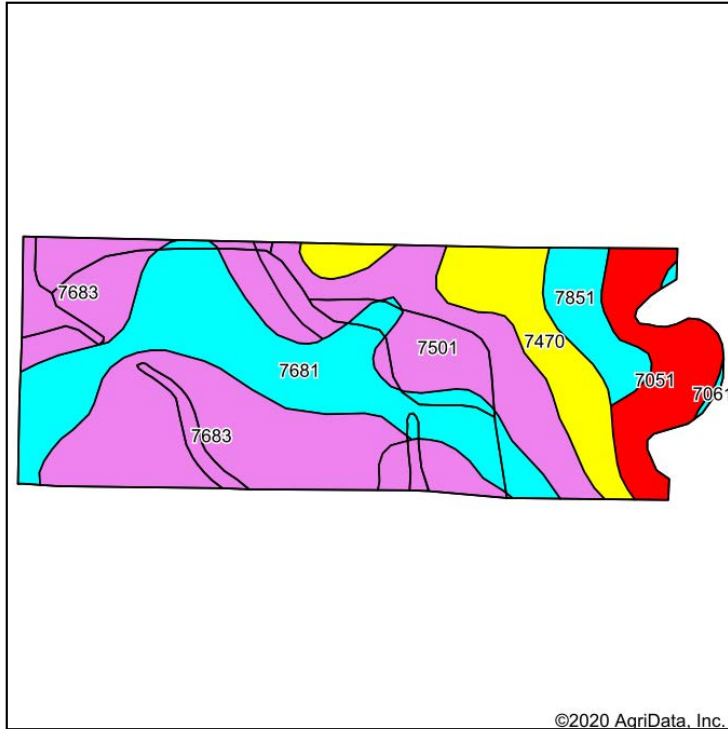


8/13/2020

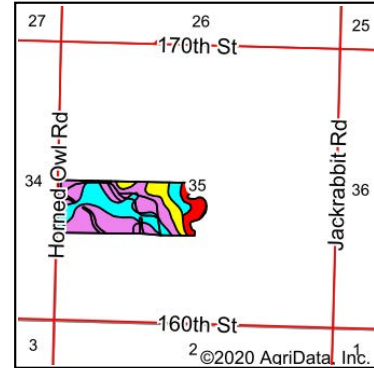
57.6 Acres +/- Brown County, KS

Soil Map

Soils Map



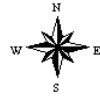
Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **35-3S-16E**
 Township: **Mission**
 Acres: **60.54**
 Date: **8/13/2020**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	18.46	30.5%		IIle	IIle			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	14.91	24.6%		Ile	Ile			64
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	11.76	19.4%		IIle				43
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	6.54	10.8%		IVe		99	28	56
7051	Kennebec silt loam, frequently flooded	5.65	9.3%		Vw				81
7851	Judson silt loam, 1 to 5 percent slopes	3.04	5.0%		Ile				79
7061	Muscotah silty clay loam, occasionally flooded	0.18	0.3%		IIw				68
Weighted Average							10.7	3	*n 61.1

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

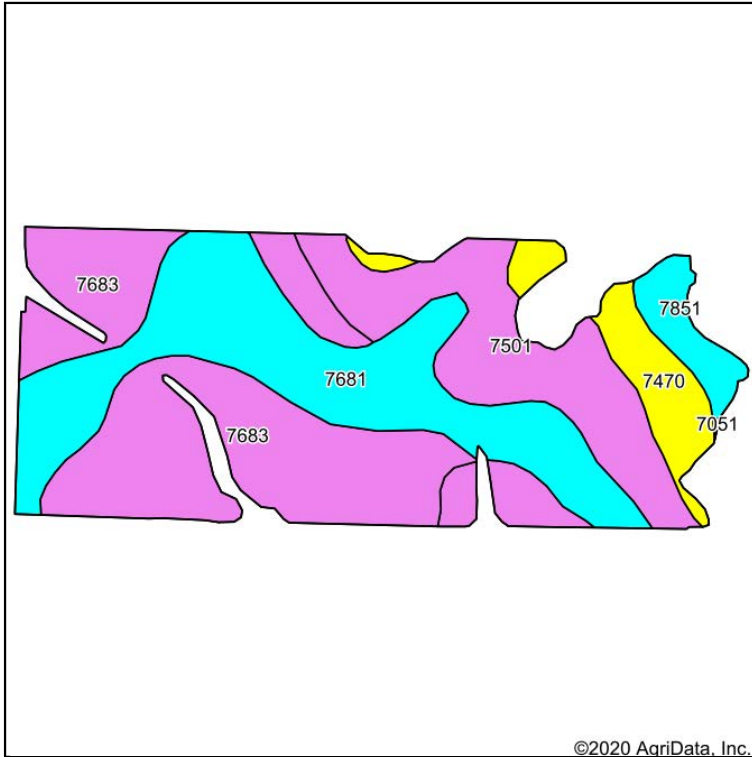
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

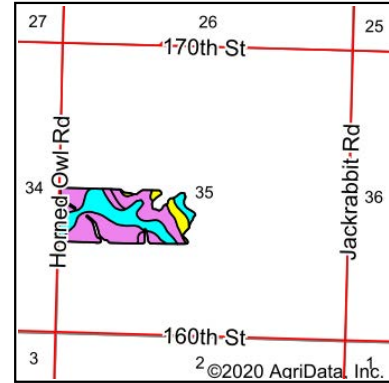
57.6 Acres +/- Brown County, KS

Soil Map Tillable

Soils Map



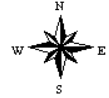
Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **35-3S-16E**
 Township: **Mission**
 Acres: **48.31**
 Date: **8/13/2020**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7683	Wymore silty clay loam, 3 to 6 percent slopes	17.30	35.8%		IIIe	IIIe			63
7681	Wymore silty clay loam, 1 to 3 percent slopes	14.76	30.6%		Ile	Ile			64
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	10.69	22.1%		IIIe				43
7470	Padonia-Martin silty clay loams, 5 to 9 percent slopes	3.65	7.6%		IVe		99	28	56
7851	Judson silt loam, 1 to 5 percent slopes	1.91	4.0%		Ile				79
Weighted Average							7.5	2.1	*n 59

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

57.6 Acres +/- Brown County, KS

FSA 156 EZ pg 1 of 2

Kansas

Brown

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5499

Prepared: 8/20/20 1:47 PM

Crop Year: 2020

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		
							2017 - 20		
Farms Associated with Operator:									
591, 690, 4301, 5101, 5137, 5317, 5467, 5679, 5699, 5813, 5829, 5874									
ARC/PLC G/I/F Eligibility: Eligible									
CRP Contract Number(s): None									
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.2	61.76	61.76	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	61.76	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default				
CORN	SOYBN	NONE	NONE	NONE	NONE				
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP					
CORN	23.6	120	0.0						
SOYBEANS	23.6	32	0.0	0					
Total Base Acres:	47.2								

Tract Number: 1869 Description G10 1B N60A N2 SW4 35 3 16

FSA Physical Location : Brown, KS

ANSI Physical Location: Brown, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
60.55	49.96	49.96	0.0	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	49.96	0.0		0.0	0.0	
Crop	Base Acreage		PLC Yield	CCC-505 CRP Reduction			
CORN	17.7		106	0.0			
SOYBEANS	17.7		31	0.0			
Total Base Acres:	35.4						

Owners:

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

57.6 Acres +/- Brown County, KS

FSA 578 pg 2 of 2

Brown, Kansas

FSA - 578 (09-13-16)

Farm Number: 5499

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2020

DATE: 08/20/2020

PAGE: 2

Original: KL
Revision: KL
Cropland: 61.76
Farmland: 74.20

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 producer's 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.

Crop/ Commodity								Variety/ Type								Share															
GRASS								SMO								100.00															
Crop/ Commodity								SOYBN								COM								100.00							
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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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