



## 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

### **279 Acres +/- Atchison County, KS**

*Here is a beautiful Delaware River bottom farm that has been tiled for drainage and is ready to go. It has great access, on a blacktop road, and is close to terminal markets. This farm has had excellent care and the fertility is up to specs. It is not prone to flooding. Here is an opportunity to purchase a farm with high production that is suited for large equipment, for easy and fast planting and harvesting. Don't hesitate! Real Estate like this does not come up very often!*

#### **LOCATION:**

The farm is located approx. 2 miles south of Muscotah, KS on Bourbon Rd, east side of the road

**PRICE:** \$1,975,000.00 Total

#### **FSA INFORMATION:**

*Coming soon!*

#### **IMPROVEMENTS:**

New Sukup 50,000 bu. grain bin  
Older 7,000 bu. bin/new fan

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

2020 taxes were \$7,152.76 on  
278.74 taxable acres

#### **RENTAL STATUS:**

Long term tenant in place, can  
be transferred to a new tenant.

#### **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.

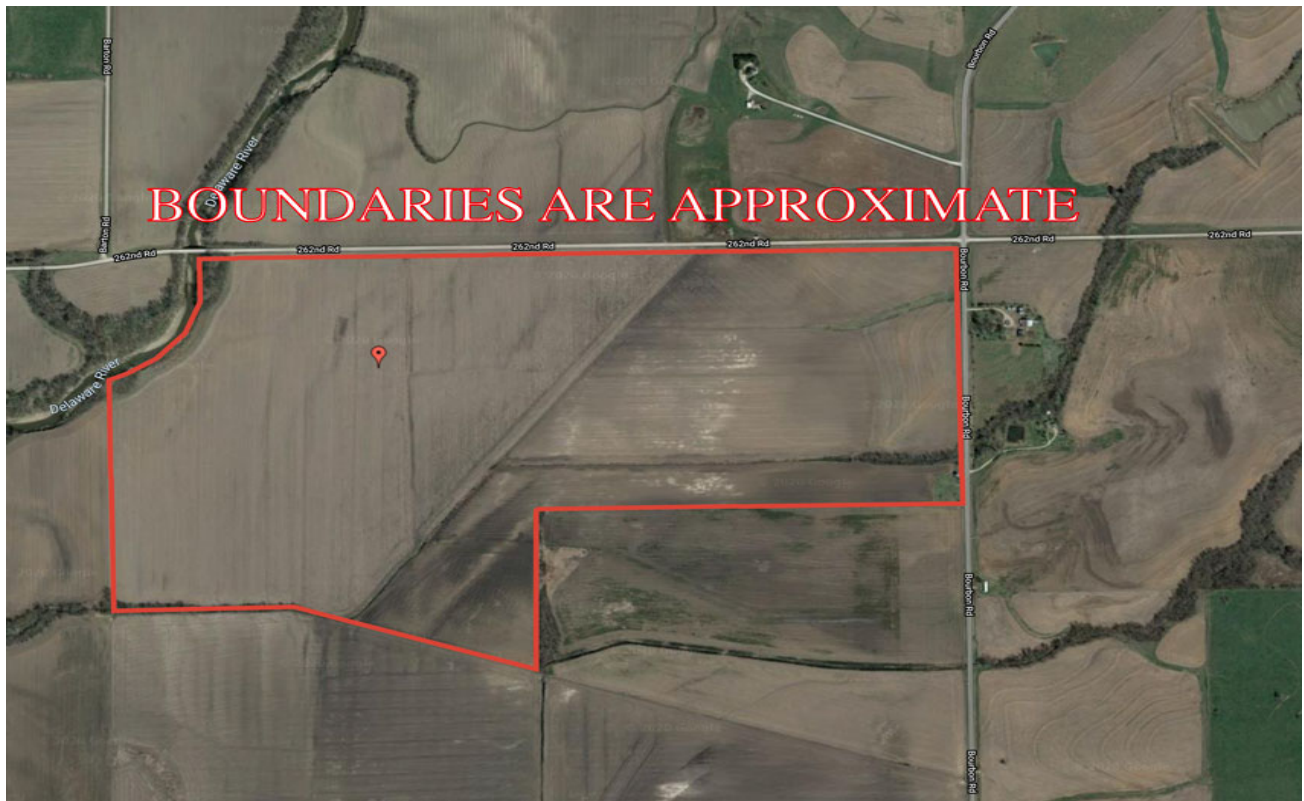
*Setting the trend for how Real Estate is sold in the Midwest.*

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 The listing may be withdrawn with or without approval.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.

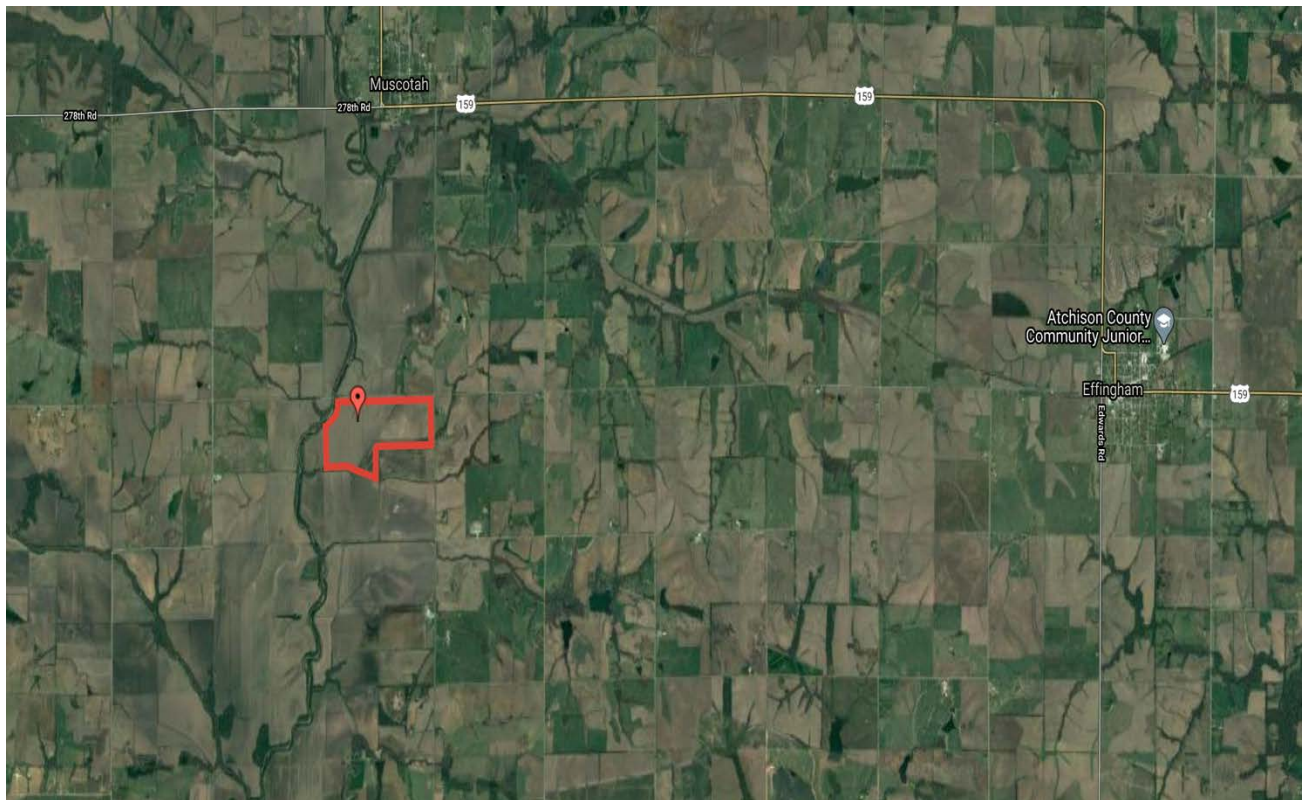
All inquiries, inspections, appointments, and offers must be sent through:

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

***279 Acres +/- Atchison County, KS***  
***Google Aerial Map***

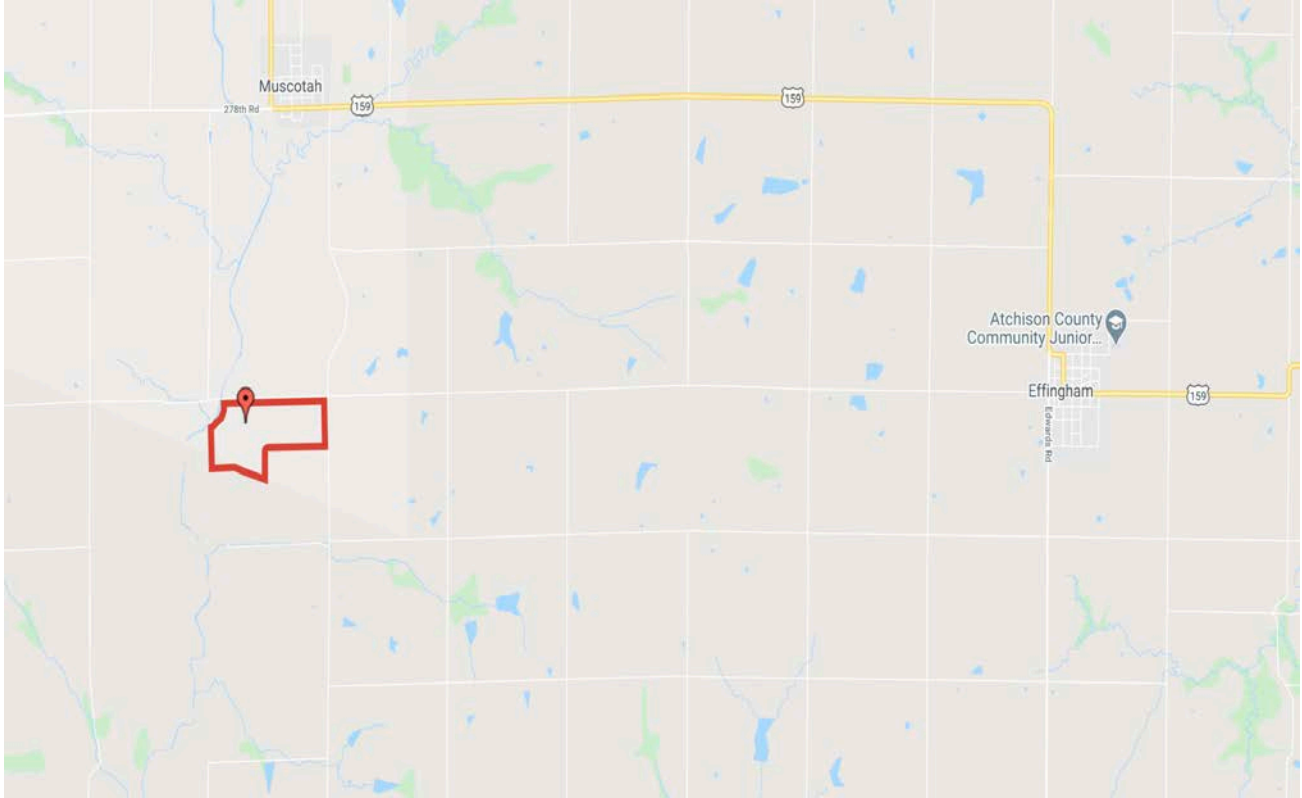


***General Location Map***





***279 Acres +/- Atchison County, KS***  
***Driving Map***

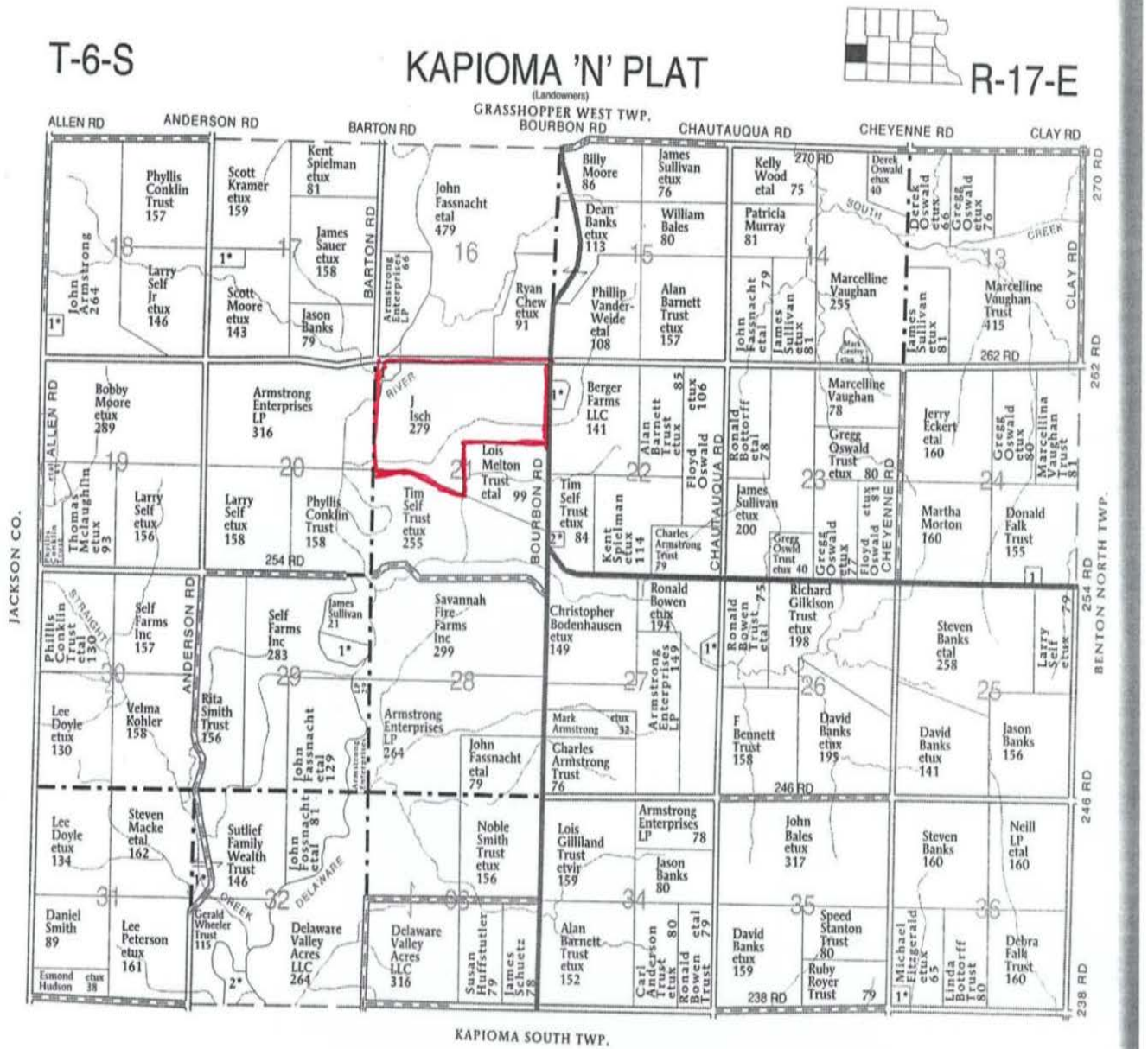


***Tax Map***

**Tax Map**

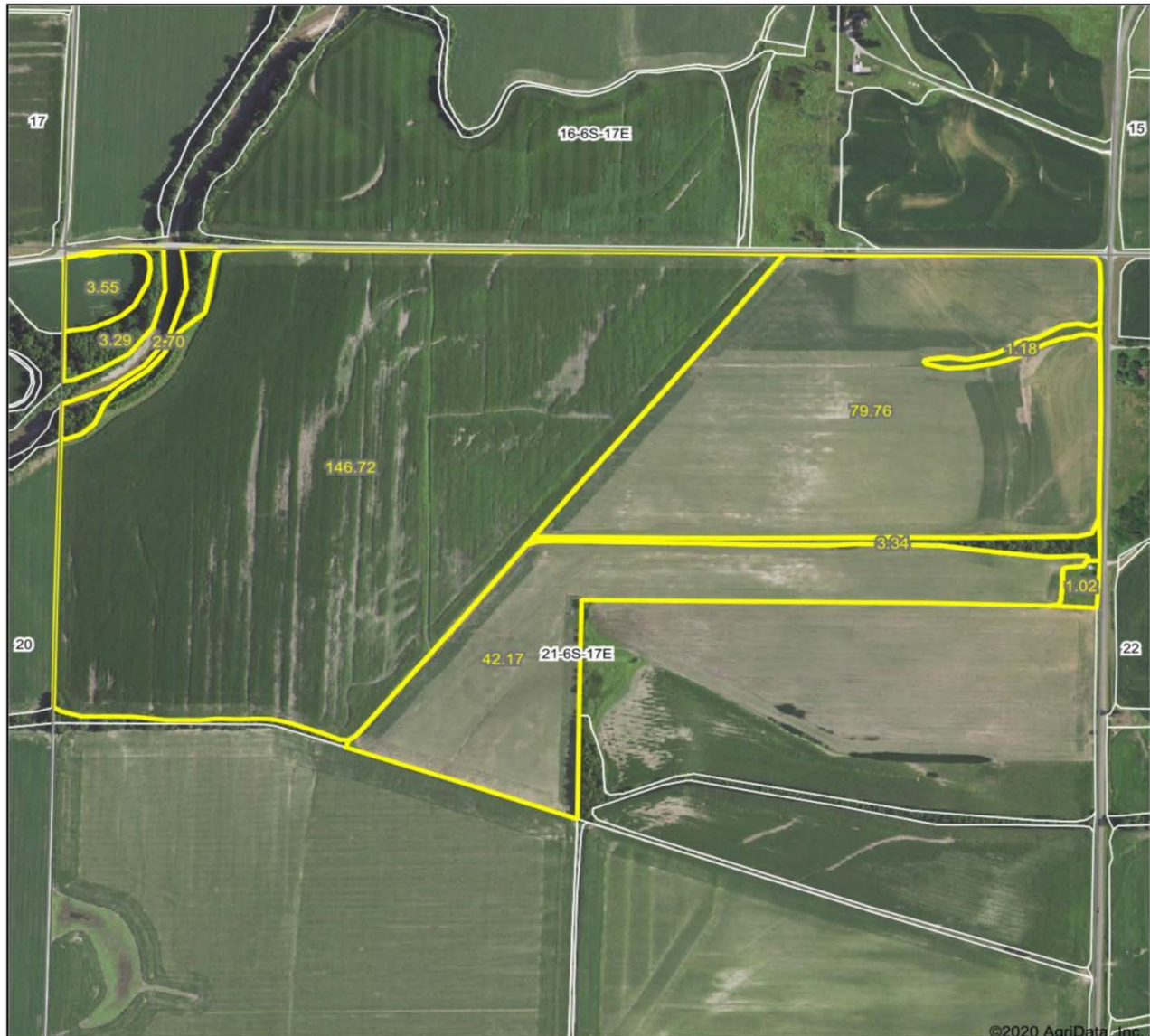


# 279 Acres +/- Atchison County, KS Plat Map



# 279 Acres +/- Atchison County, KS Surety Map

## Aerial Map



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Maps Provided By:



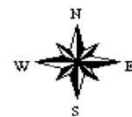
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 39° 31' 2.21, -95° 31' 30.31

0ft 827ft 1653ft

**21-6S-17E**  
**Atchison County**  
**Kansas**



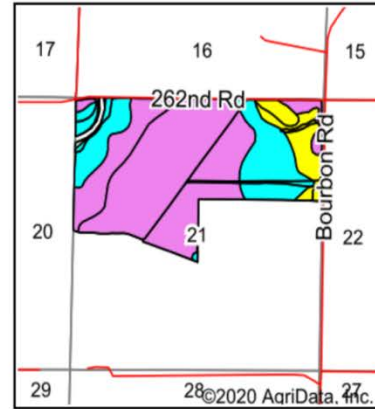
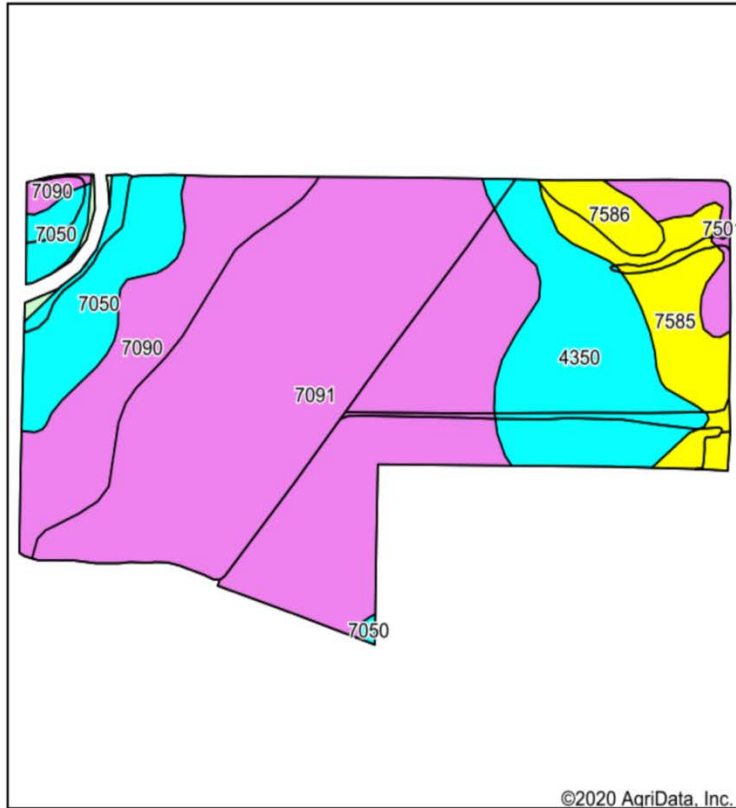
12/14/2020



# 279 Acres +/- Atchison County, KS

## Soil Map

### Soils Map



State: **Kansas**  
 County: **Atchison**  
 Location: **21-6S-17E**  
 Township: **Kapioma**  
 Acres: **283.73**  
 Date: **12/14/2020**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7091	Wabash silty clay, occasionally flooded	148.87	52.5%		IIIw				45
4350	Chase silty clay loam, rarely flooded	40.57	14.3%		IIw	IIw			72
7090	Wabash silty clay loam, occasionally flooded	34.39	12.1%		IIIw				55
7050	Kennebec silt loam, occasionally flooded	25.91	9.1%		IIw		114	38	89
7585	Shelby clay loam, 7 to 12 percent slopes	20.79	7.3%		IVe				66
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.70	2.4%		IIIe				43
7586	Shelby clay loam, 7 to 15 percent slopes, eroded	5.59	2.0%		IVe				61
9999	Water	0.91	0.3%						
Weighted Average							10.4	3.5	*n 55.8

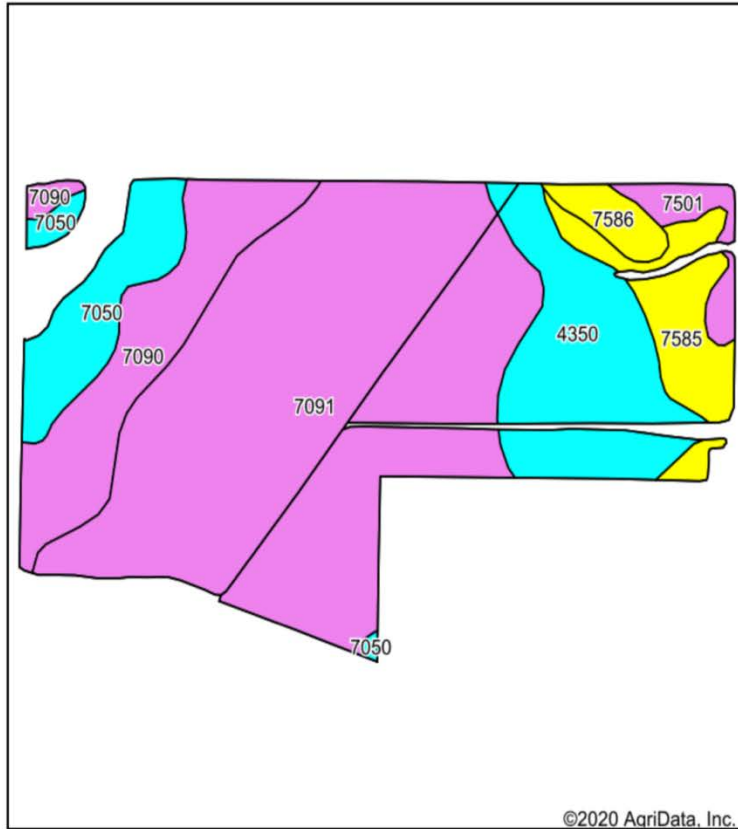
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

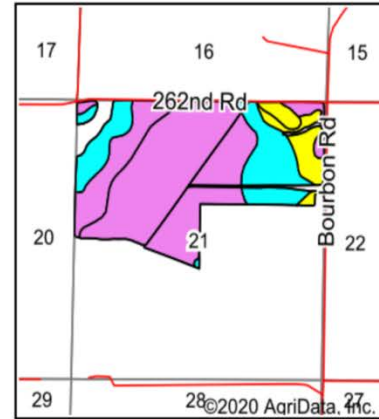
Soils data provided by USDA and NRCS.

# 279 Acres +/- Atchison County, KS Soil Map Tillable

## Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Atchison**  
Location: **21-6S-17E**  
Township: **Kapioma**  
Acres: **272.2**  
Date: **12/14/2020**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7091	Wabash silty clay, occasionally flooded	148.16	54.4%		IIIw				45
4350	Chase silty clay loam, rarely flooded	38.44	14.1%		IIw	IIw			72
7090	Wabash silty clay loam, occasionally flooded	34.19	12.6%		IIIw				55
7050	Kennebec silt loam, occasionally flooded	21.03	7.7%		IIw		114	38	89
7585	Shelby clay loam, 7 to 12 percent slopes	18.27	6.7%		IVe				66
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.52	2.4%		IIIe				43
7586	Shelby clay loam, 7 to 15 percent slopes, eroded	5.59	2.1%		IVe				61
Weighted Average							8.8	2.9	*n 55.2

\*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.

***279 Acres +/- Atchison County, KS***

***FSA Map***

**COMING SOON!**

***FSA 156 EZ***

**COMING SOON!**

***FSA 158***

**COMING SOON!**

***Aerial Photos***





***279 Acres +/- Atchison County, KS***

