



# Auction Home & Land

**158.4 Acres +/- Nemaha County, KS**

**March 5, 2021 at 10:30 am**

**On Site, 2337 W Rd., Sabetha, KS**

*Barnes Realty is proud to offer this excellent, well maintained farm and homestead just 1 ½ miles southwest of Sabetha, KS on a blacktop road. It is a great place to raise a family, yet close to schools and amenities. The farm will sell in two tracts. **Tract 1:** Approximately 150 acres that has great fertility with all the conservation in place. It is mostly tillable with some hay acres, a great opportunity to expand your operation. There is even a newly established runway if you are into planes and flying. **Tract 2:** The home and buildings (approximately 8.6 acres) are excellent. The house is a ranch brick, like new, totally remodeled in the last 10 years, **1,676 sq. ft.** on the main level with a new full finished basement. This is a rare opportunity to move to the country. Don't miss this public auction! Call now for a showing.*

## **LOCATION:**

Property is on W Rd. just 1½ mile southwest of Sabetha, Kansas.

## **FSA INFORMATION:**

Farmland: 158.45 acres

Cropland: 127.41 acres

Tillable: 120.75 acres

See Detailed Info. Below

## **IMPROVEMENTS:**

Home: 4 BR, 3 BA, Attached Garage

Septic: Lagoon. House: on Well Water

Detached Garage: 20'X 30'/Upstairs Apt.

Shop: Heated, 42'X 48'/20'Lean-to

Machine Shed: 40'X 160'

Barn, Storage: 34'X 80'

Grain Bins: 1-14000 bu. heat/dryer fan

2-7000 bu. 1-3300 bu. with fans.

## **TAXES/TAXABLE ACRES:**

2020 taxes were \$5,834.26 on

158.4 taxable acres.

## **RENTAL STATUS:**

Possession at time of closing.

## **LISTING AGENT:**

Roger Aberle (785) 547-6289

Email: [roger@barnesrealty.com](mailto:roger@barnesrealty.com)



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

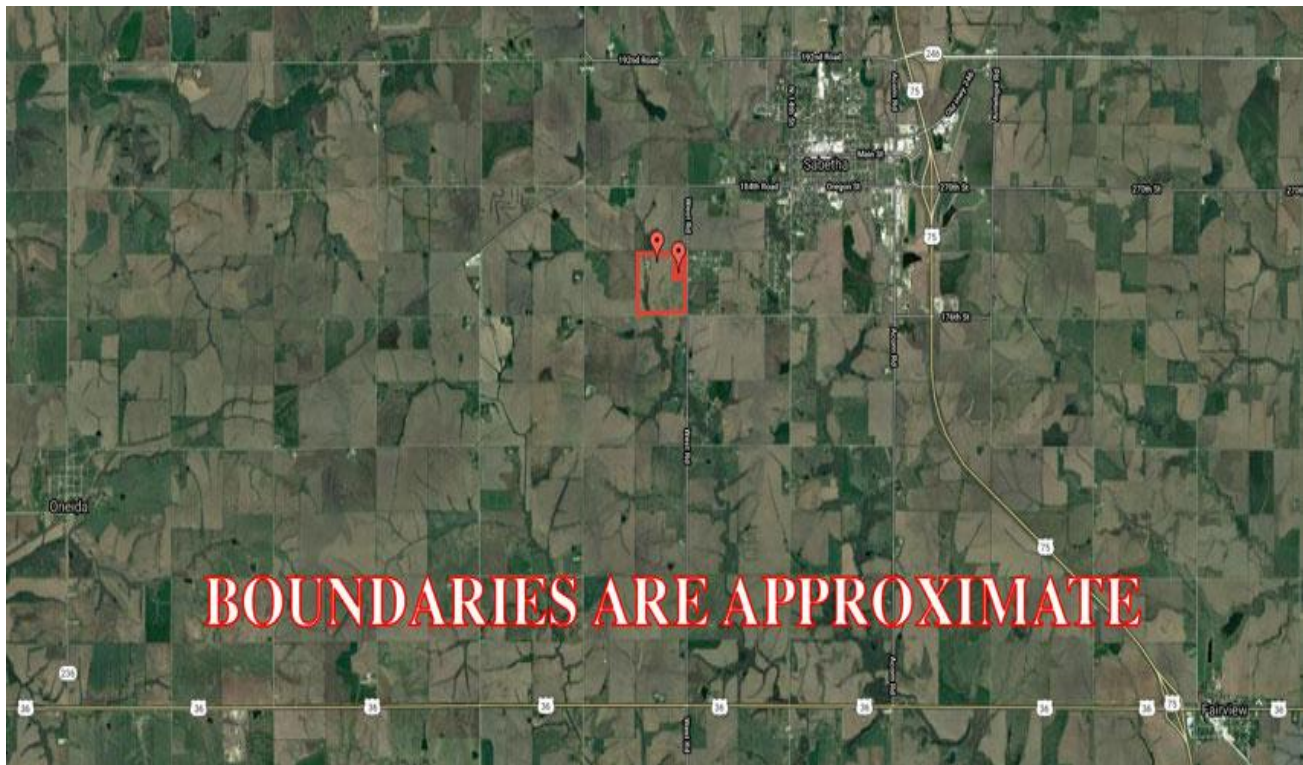
**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, **subject to Seller's confirmation.** Announcements made on the day of sale take precedence. Possession at closing. Closing will occur on or before **March 31, 2021** at the **Nemaha County Abstract & Title, 507 Main St., Seneca, KS.** 2020 taxes will be paid by the Seller. 2021 taxes will be prorated on the home and paid by the Buyer on the land. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer. **Barnes Realty is agent for the Seller.**

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

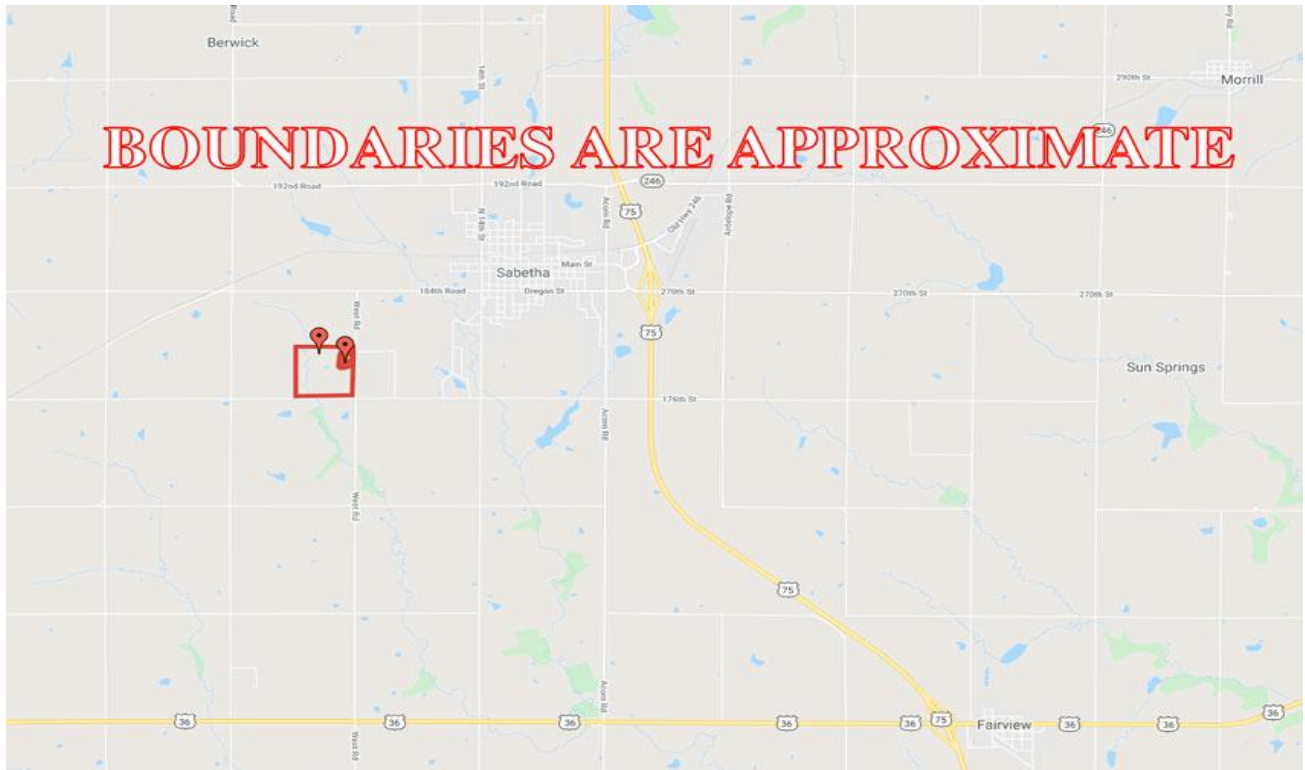
***158.4 Acres +/- Nemaha County, KS***  
***Google Aerial Map***



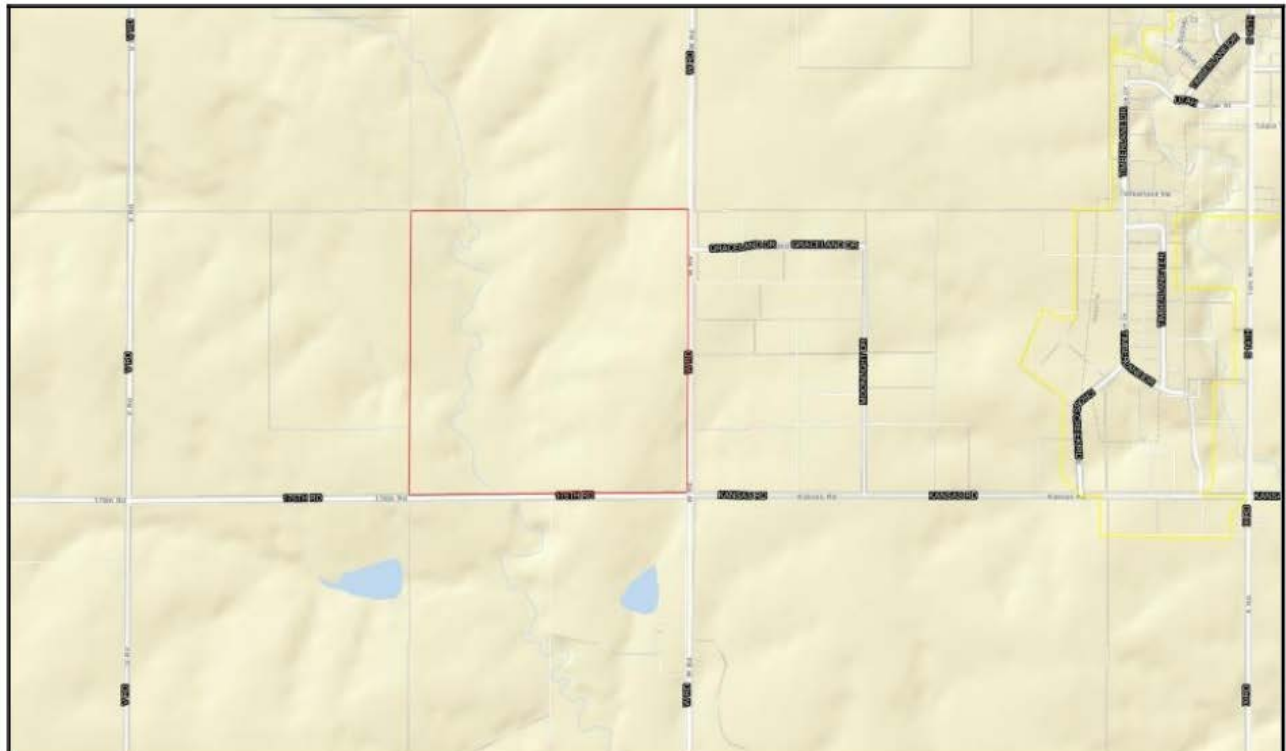
### *General Location Map*



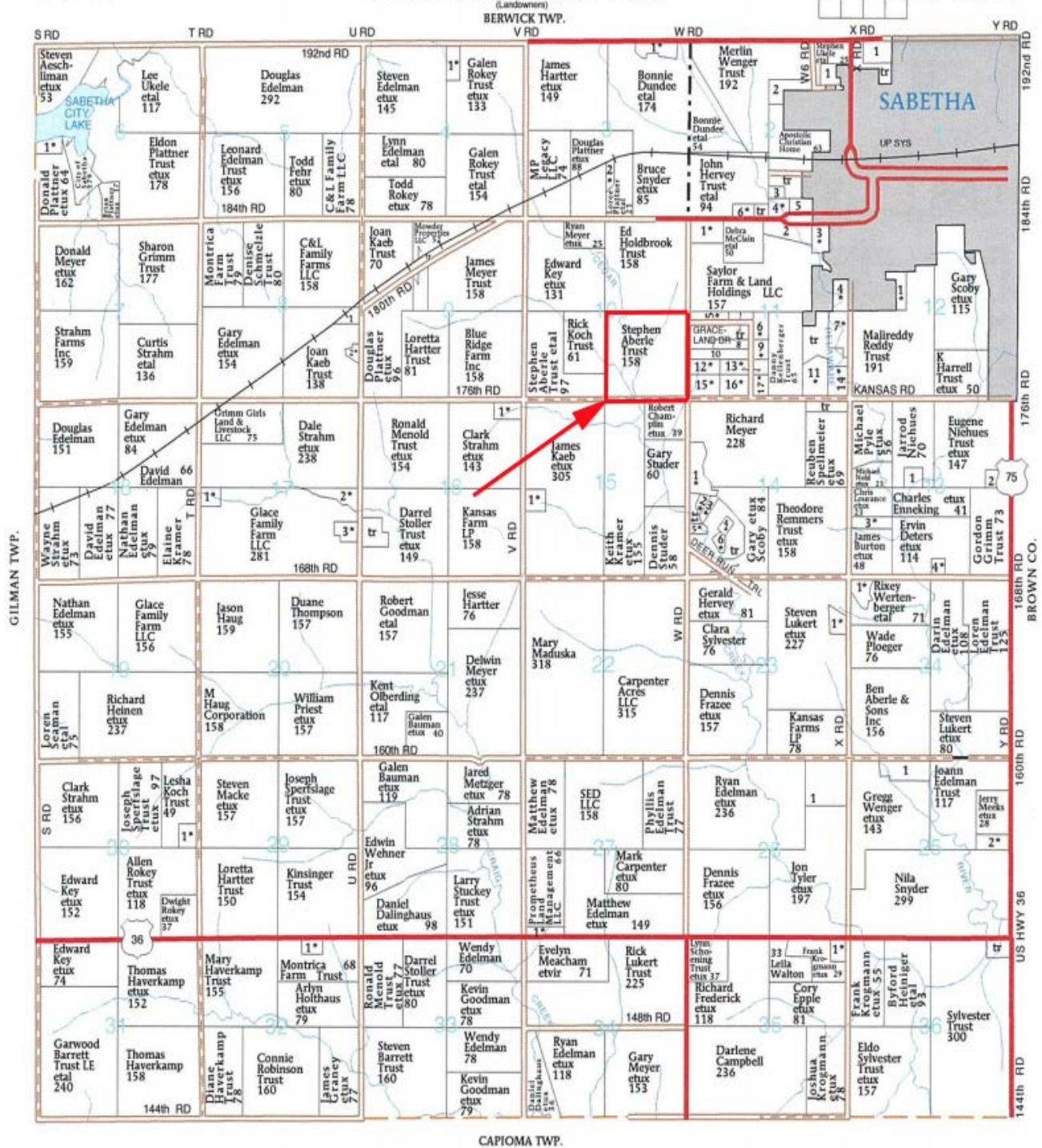
***158.4 Acres +/- Nemaha County, KS***  
***Driving Map***



***Tax Map***



R-14-E



# 158.4 Acres +/- Nemaha County, KS

## Surety Map

### Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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Map Center: 39° 53' 19.77, -95° 49' 52.04

0ft 466ft 931ft

10-2S-14E  
Nemaha County  
Kansas



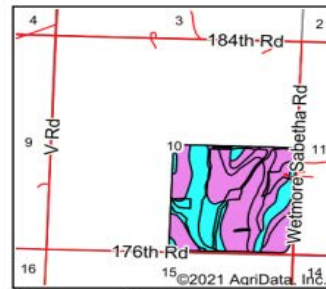
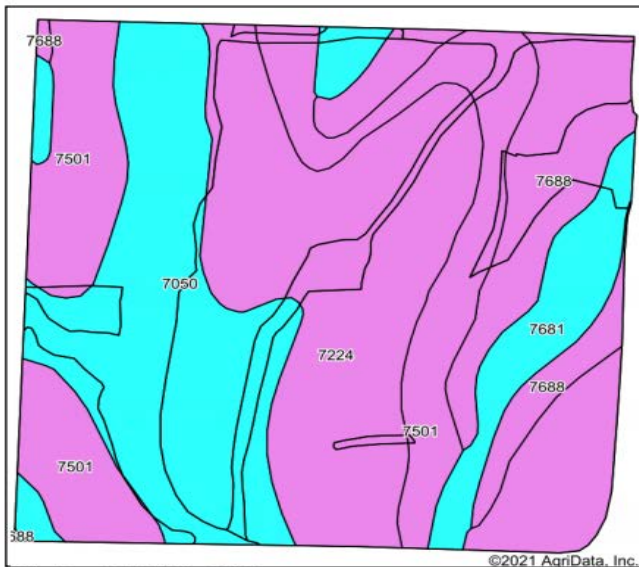
1/9/2021

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

# 158.4 Acres +/- Nemaha County, KS

## Soil Map- Total Acres

### Soils Map



State: **Kansas**  
 County: **Nemaha**  
 Location: **10-2S-14E**  
 Township: **Rock Creek**  
 Acres: **157.79**  
 Date: **1/9/2021**



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Soils data provided by USDA and NRCS.

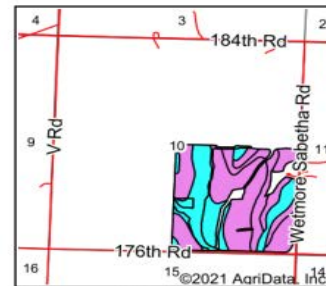
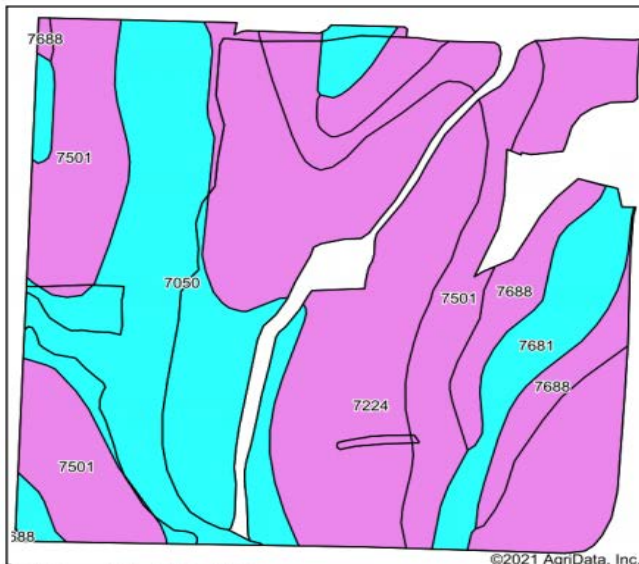
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	44.08	27.9%		Ille				43
7224	Burchard-Steinauer clay loams, 6 to 12 percent slopes	41.75	26.5%		Ille				59
7050	Kennebec silt loam, occasionally flooded	36.96	23.4%		Ilw		114	38	89
7688	Wymore-Baileyville complex, 3 to 6 percent slopes, eroded	21.34	13.5%		Ille	Ille			55
7681	Wymore silty clay loam, 1 to 3 percent slopes	13.66	8.7%		Ille	Ille			64
Weighted Average							26.7	8.9	*n 61.4

\*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.

## Soil Map- Tillable Acres

### Soils Map



State: **Kansas**  
 County: **Nemaha**  
 Location: **10-2S-14E**  
 Township: **Rock Creek**  
 Acres: **145.94**  
 Date: **1/9/2021**



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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Overall
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	42.35	29.0%		Ille				43
7224	Burchard-Steinauer clay loams, 6 to 12 percent slopes	39.24	26.9%		Ille				59
7050	Kennebec silt loam, occasionally flooded	35.13	24.1%		Ilw		114	38	89
7688	Wymore-Baileyville complex, 3 to 6 percent slopes, eroded	16.39	11.2%		Ille	Ille			55
7681	Wymore silty clay loam, 1 to 3 percent slopes	12.83	8.8%		Ille	Ille			64
Weighted Average							27.4	9.1	*n 61.6

\*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.

# 158.4 Acres +/- Nemaha County, KS FSA 156 EZ

Kansas  
Nemaha

U.S. Department of Agriculture  
Farm Service Agency

FARM: 7484

Prepared: 1/14/21 8:31 AM

Crop Year: 2021

Page: 2 of 3

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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.

Tract Number: 179 Description N5/1A SE1/4 10-2-14

FSA Physical Location: Nemaha, KS

ANSI Physical Location: Nemaha, KS

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
158.45	127.41	127.41	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	127.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	24.75	46	0.00
OATS	0.4	46	0.00
CORN	30.29	114	0.00
SOYBEANS	37.76	39	0.00
DRY PEAS	0.08	1292	0.00
Total Base Acres:	93.28		

Owners

Other Producers: None

## FSA 578 Summary

Nemaha, Kansas

FSA - 578 (09-13-16)

Farm Number: 7484

Operator Name and Address

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020

DATE: 01/14/2021

PAGE: 1

Original: MRW

Revision: \_\_\_\_\_

Cropland: 281.17

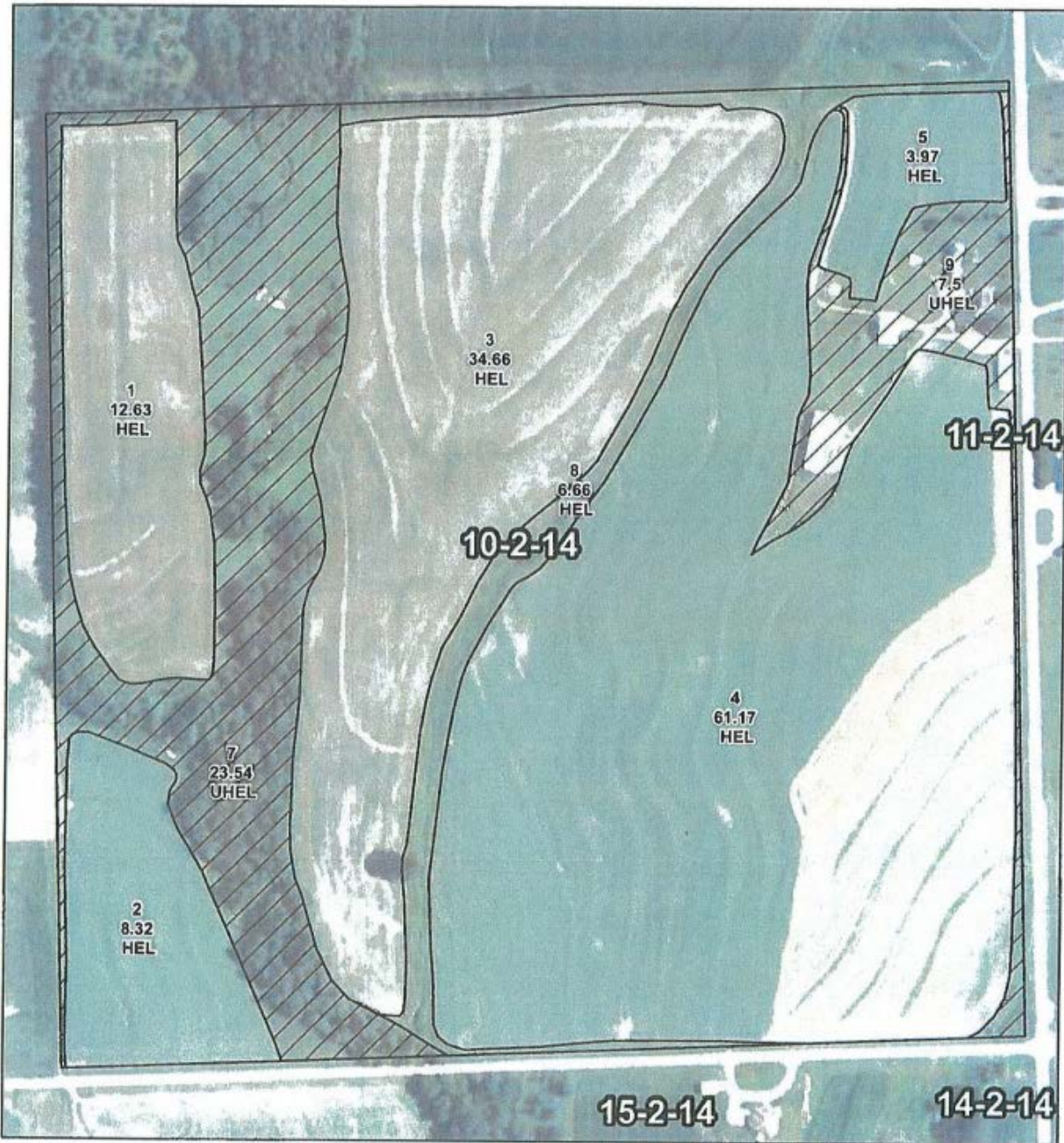
Farmland: 316.00

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
179	1	RYE		SD		N	C	N	I	A	12.63		Yes		N	10/28/2019	01	
	Producer						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 11/20/2019	
	1	SOYBN	COM	GR		N	C	N	J	A	12.63		Yes		N	7/8/2020	01	
	Producer						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 07/09/2020	
	2	SOYBN	COM	GR		N	C	N	I	A	8.32		Yes		N	5/1/2020	01	
	Produce						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 07/06/2020	
	3	SOYBN	COM	GR		N	C	N	I	A	34.66		Yes		N	4/23/2020	01	
	Produce						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 07/06/2020	
	4	SOYBN	COM	GR		N	C	N	I	A	61.17		Yes		N	5/1/2020	01	
	Producer						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 07/06/2020	
	5	SOYBN	COM	GR		N	C	N	I	A	3.97		Yes		N	5/1/2020	01	
	Producer						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 07/06/2020	
	8	GRASS	SMO	LS		N	C	N	I	A	6.66		Yes		N	1/1/2020	01	
	Producer						Share 100.00	FSA Physical Location Nemaha, Kansas							NAP Unit 2200		Signature Date 11/20/2019	

Tract 179 Summary

PP	Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	SOYBN	COM	GR	N	A	120.75	01	GRASS	SMO	LS	N	A	6.66	01	RYE	SD	N	A		12.63

**158.4 Acres +/- Nemaha County, KS**  
**FSA Aerial Map**



United States Department of Agriculture  
 Farm Service Agency

April 10, 2020

Farm: 7484  
 Tract: 179

**Nemaha County, KS**  
 1:4,454

\*Unless noted on field, all corn is Yellow; Grain Sorghum/Milo is Grain; Oats are Spring; Soybeans are Common; Sunflowers are Oil; and Wheat is Hard Red Winter. These crops have Intended Use of Grain (GR) and Irrigated Practice of Non-irrigated (NI) unless otherwise noted on the map.

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.

Grass/SMO/FG	Grass/NAG/FG
Grass/SMO/GZ	Grass/NAG/GZ
Grass/SMO/LS	Grass/NAG/LS

***158.4 Acres +/- Nemaha County, KS***  
***Aerial Photos***



*158.4 Acres +/- Nemaha County, KS*



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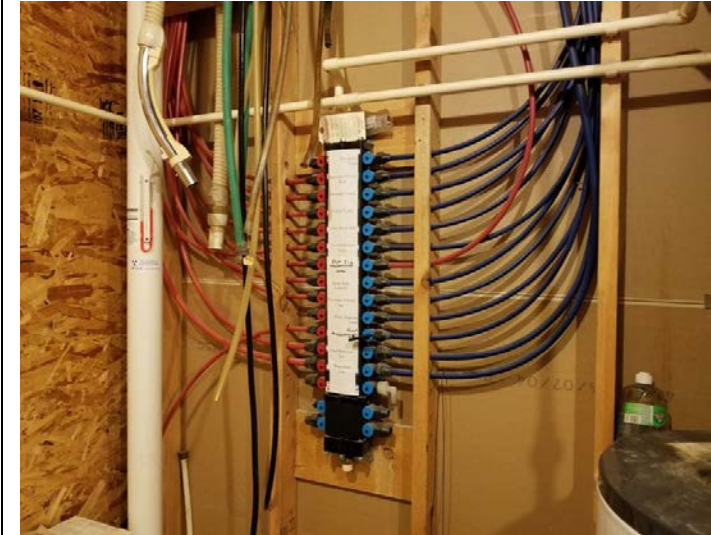
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***158.4 Acres +/- Nemaha County, KS***  
***Interior Photos***



*158.4 Acres +/- Nemaha County, KS*



*158.4 Acres +/- Nemaha County, KS*



*158.4 Acres +/- Nemaha County, KS*



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