



Farm Home on 28.8 Acres

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

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
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(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

1589 340th Street, Hiawatha, Brown County, Kansas



What everyone is looking for, that home in the country with acreage. The home is modern with lots of updates, new roof, new siding, new flooring, new bathroom, and neat décor. The exterior has new tile around it for a dry basement. Not only do you get country living, but there is also a large, detached garage, 22'X 40', and a very nice barn that has a new tin exterior and structural reinforcement, a very nice smaller barn. What really sets this property apart is it is on a blacktop road, halfway between Hiawatha and Falls City, NE. and is surrounded by huge Shade Trees. The home site and the farmland can be purchased separately, if you are only needing a home, or if you are just wanting to expand your farming operation. The farmland is the highest indexing land we have ever sold with a 90.7 NCCPI rating. It has an excellent yield history and is in an excellent area with good access.

Price: \$400,000.00 *as a unit*

Bedrooms: 4

Baths: 1 ½

Taxes: 2020 Taxes were \$658.76

Foundation: Concrete & Block

Basement: Partial, Dry, Unfinished

Lot size: 28.8 Acres

Water: Rural Water

Sewer: Septic tank with laterals

Exterior: Vinyl Siding

Garage: Detached 22' X 40'

Barn: 38' X 51'

LISTING AGENT: Roger Aberle; 785-547-6289; Email: 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 The listing may be withdrawn with or without approval.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.

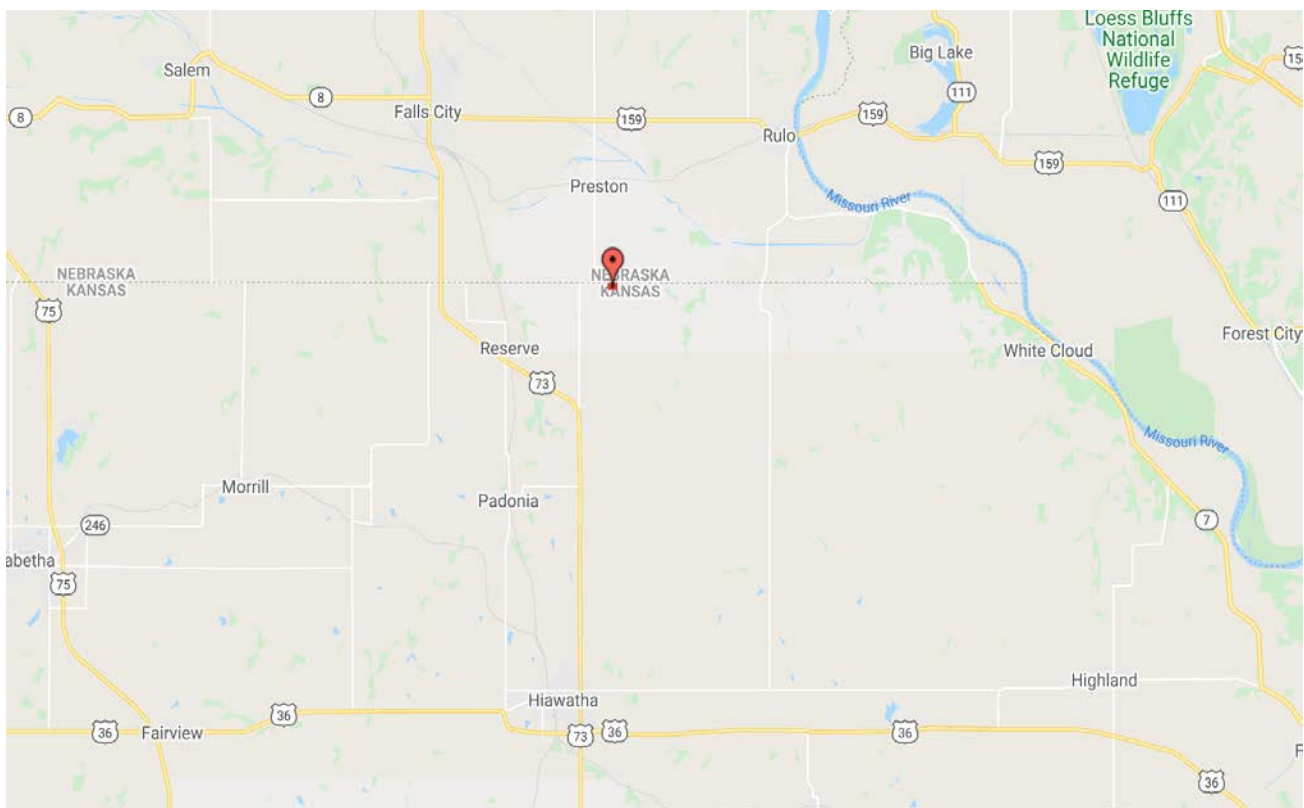
All inquiries, inspections, appointments, and offers must be sent through:

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

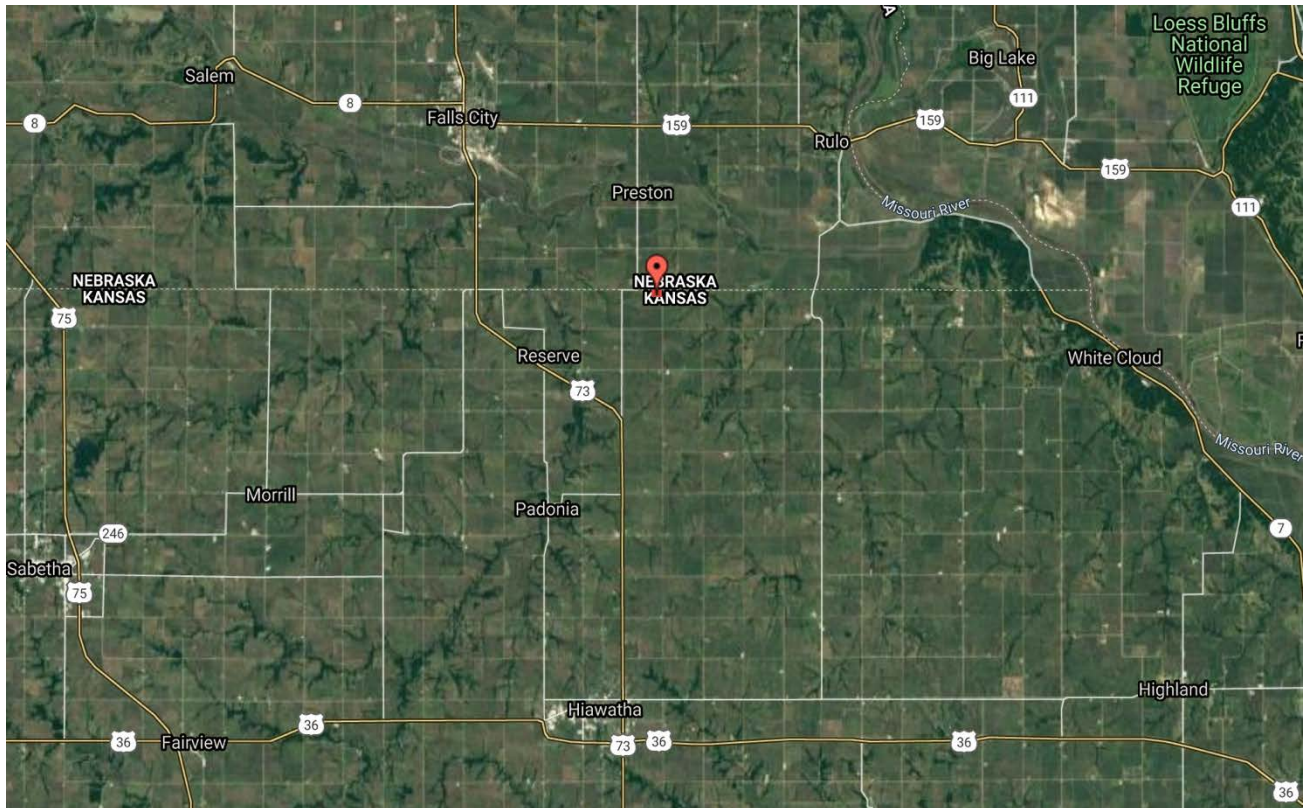
1589 340th Street, Hiawatha, Brown County, Kansas
Google Aerial Map



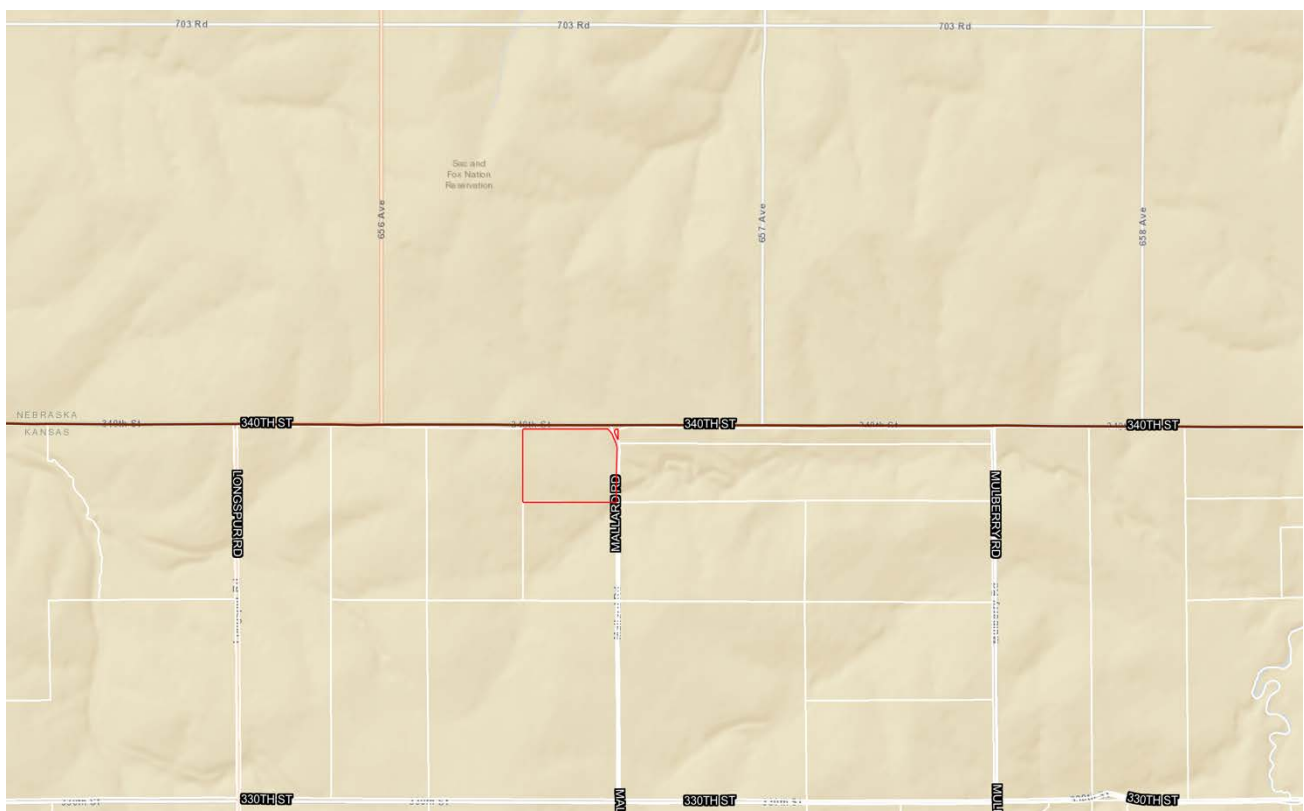
Driving Map



1589 340th Street, Hiawatha, Brown County, Kansas
General Location Map



Tax Map

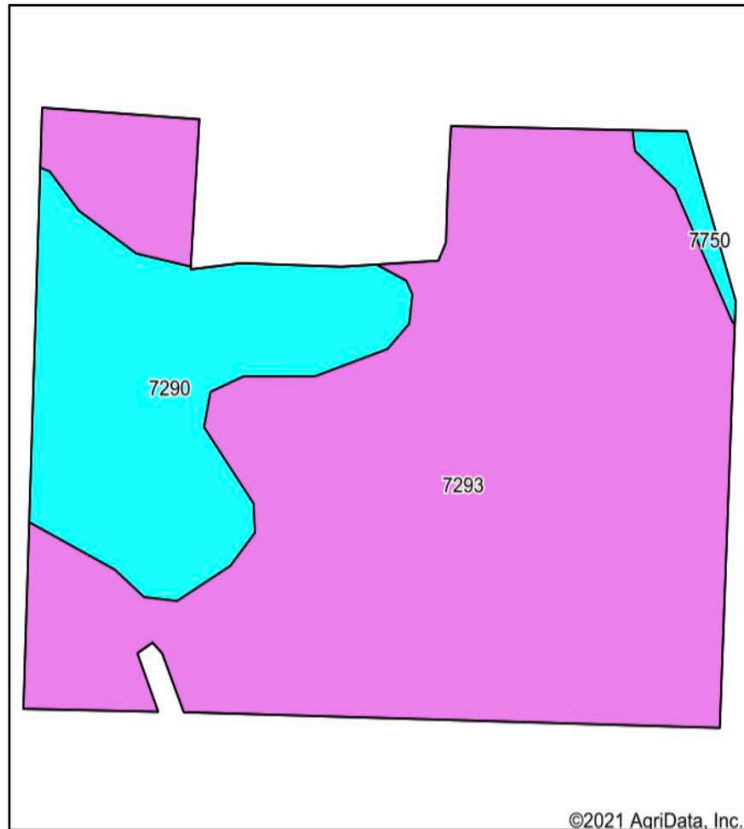


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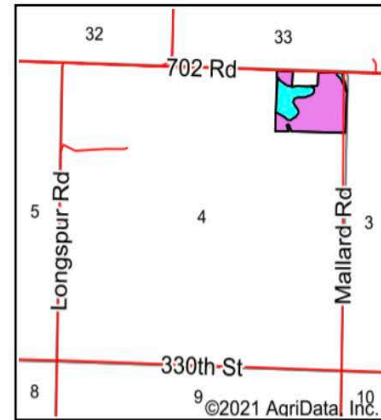
1589 340th Street, Hiawatha, Brown County, Kansas

Soil Map- Tillable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **4-1S-17E**
 Township: **Padonia**
 Acres: **26.93**
 Date: **5/10/2021**



Maps Provided By:



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surety
 CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com



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
7293	Marshall silty clay loam, 5 to 9 percent slopes	20.53	76.2%		IIIe		125	36	90
7290	Marshall silt loam, 2 to 5 percent slopes	6.03	22.4%		Ile				93
7750	Nodaway silt loam, occasionally flooded	0.37	1.4%		IIw	IIw			94
Weighted Average							95.3	27.4	*n 90.7

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

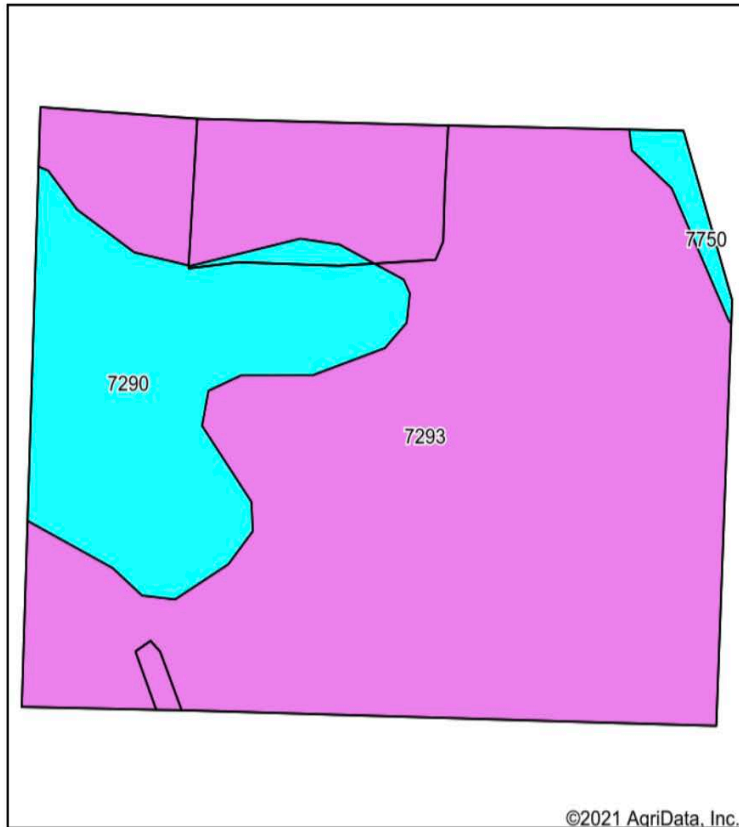
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

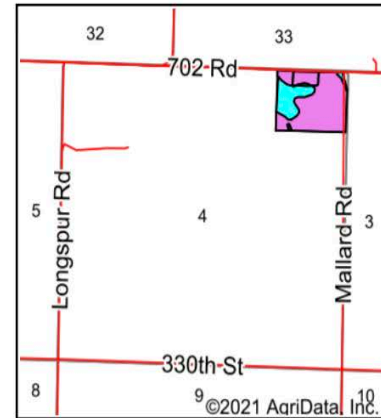
1589 340th Street, Hiawatha, Brown County, Kansas

Soil Map- Total Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **4-1S-17E**
 Township: **Padonia**
 Acres: **29.63**
 Date: **5/10/2021**



Maps Provided By:



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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
7293	Marshall silty clay loam, 5 to 9 percent slopes	23.04	77.8%		IIIe		125	36	90
7290	Marshall silt loam, 2 to 5 percent slopes	6.22	21.0%		Ile				93
7750	Nodaway silt loam, occasionally flooded	0.37	1.2%		IIw	IIw			94
Weighted Average							97.2	28	*n 90.7

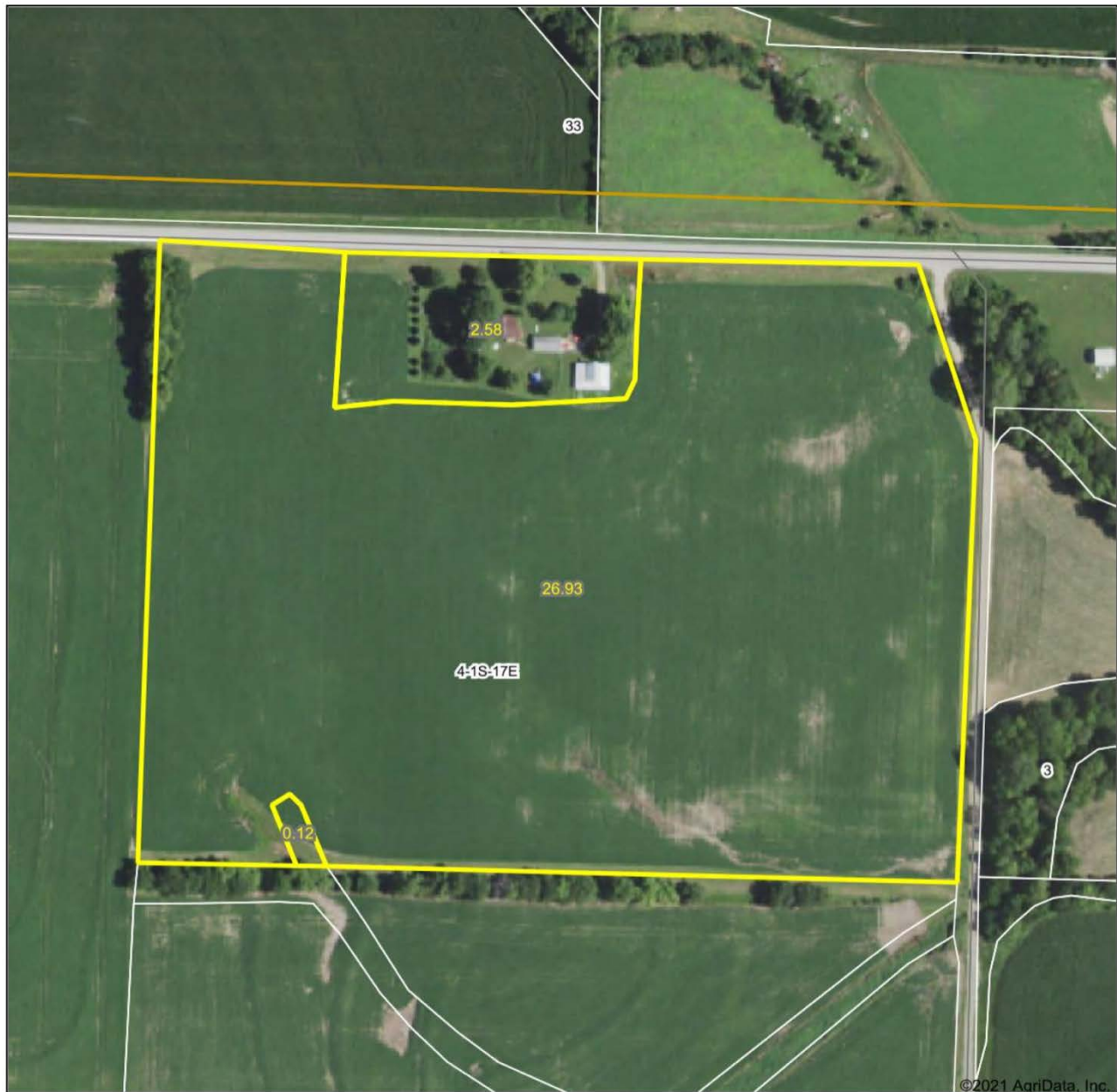
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

1589 340th Street, Hiawatha, Brown County, Kansas
Surety Map

Aerial Map



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Maps Provided By:

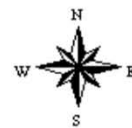


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Map Center: 39° 59' 55.68, -95° 30' 40.06

0ft 252ft 504ft

4-1S-17E
Brown County
Kansas



5/10/2021

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

1589 340th Street, Hiawatha, Brown County, Kansas

FSA Acreage Map



Brown County, Kansas



Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri

2021 Crop Year

Farm 922
 Tract 2031



Tract 1 of 1

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1589 340th Street, Hiawatha, Brown County, Kansas

FSA Aerial Map



Farm: 922
Tract: 2031

United States Department of
Agriculture Farm Service Agency

Brown County KS

1:2, 165



May 10, 2021

*Unless noted, Corn, Oats, Soybeans, Sunflowers and Wheat have Intended Use (IU) of Grain (GR) and Practice of Non-Irrigated (NI).

*Unless noted, Hay is Brom e Grass with IU of Forage (FG) and Practice of NI.

*Unless noted, LS is Brom e Grass with IU of Left Standing (LS) and Practice of NI.

*C=Corn; B/Soy=Soybeans

Cropland/Wetlands

- Cropland
- Not Cropland
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

Maps are for FSA acreage reporting purposes only.

1589 340th Street, Hiawatha, Brown County, Kansas
FSA 156EZ
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Kansas

Brown

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 922

Prepared: 5/12/21 12:23 PM

Crop Year: 2021

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

Farms Associated with Operator:

883, 915

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
29.31	27.77	27.77	0.0	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	27.77	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN , SORGH	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.0	41	0.00
CORN	5.8	91	0.00
GRAIN SORGHUM	15.2	85	0.00
Total Base Acres:	27.0		

Tract Number: 2031 Description I1 2B NE4 NE4 4-1-17

FSA Physical Location : Brown, KS

ANSI Physical Location: Brown, KS

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
29.31	27.77	27.77	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	27.77	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.0	41	0.00
CORN	5.8	91	0.00

1589 340th Street, Hiawatha, Brown County, Kansas
FSA 156EZ
Page 2 of 2

Kansas

U.S. Department of Agriculture

FARM: 922

Brown

Farm Service Agency

Prepared: 5/12/21 12:23 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	15.2	85	0.00
Total Base Acres:	27.0		

Owners:

Other Producers: None

FSA 578

Brown, Kansas

REPORT OF COMMODITIES

PROGRAM YEAR: 2020

FSA - 578 (09-13-16)

FARM AND TRACT DETAIL LISTING

DATE: 05/12/2021

Farm Number: 922

PAGE: 1

Operator Name and Address

Original: KAL

Revision: _____

Cropland: 27.05

Farmland: 29.63

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
2031	1A	GRASS	SMO	LS		N	C	N	I	A	1.40		Yes		N	1/1/2018	01	2080
	Producer					Share 33.33	FSA Physical Location	Brown, Kansas							NAP Unit 3692	Signature Date 08/03/2020		
						66.67		Brown, Kansas										
	1B	GRASS	SMO	LS		N	C	N	I	A	0.03		Yes		N	5/2/2000	01	2050
	Producer					Share 33.33	FSA Physical Location	Brown, Kansas							NAP Unit 3692	Signature Date 08/03/2020		
						66.67		Brown, Kansas										
	1C	CORN	YEL	GR		N	C	N	I	A	25.50		Yes		N	5/2/2020	01	
	Producer					Share 33.33	FSA Physical Location	Brown, Kansas							NAP Unit 3692	Signature Date 08/03/2020		
						66.67		Brown, Kansas										
	2	GRASS	SMO	LS		N	C	N	I	A	0.12		Yes		O	5/30/2015	01	2025
	Producer					Share 33.33	FSA Physical Location	Brown, Kansas							NAP Unit 3692	Signature Date 08/03/2020		
						66.67		Brown, Kansas										
	3B	CORN	YEL	GR		N	C	N	I	A	0.50		No		N	5/2/2020	01	
	Producer					Share 33.33	FSA Physical Location	Brown, Kansas							NAP Unit 3692	Signature Date 08/03/2020		
						66.67		Brown, Kansas										

Tract 2031 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01 GRASS	SMO	LS	N	A	1.55	01 CORN	YEL	GR	N	A	26.00						
Photo Number/Legal Description: 11 2B NE4 NE4 4-1-17						Reported on Cropland: 27.05						Difference: 0.00					
Cropland: 27.05						Reported on Non-Cropland: 0.50											

1589 340th Street, Hiawatha, Brown County, Kansas
Photos



1589 340th Street, Hiawatha, Brown County, Kansas
Photos

