



Commercial Land For Sale

147.84+/- Acres PRIME Development Property in Lansing, KS!

*Wow, property like this does not become available often. Talk about Location, ½ mile west of artery US 73 Hwy where over 20,000 cars pass each day! Here are the perks: **Excellent opportunity for new housing in a HIGH DEMAND AREA. With great shopping, dining, and amenities at the Legends at the back door. Commutes are easy with access to I-70, 435, or 92 Hwy all close by. **The beautiful Lansing High School is just across the road southwest and housing developments border on 3 sides. **A new and expanded Gilman Rd is platted for the south boundary and 4H Road is on the north side of the property. **The west side of the property is bordered by a minor-arterial Desoto Rd./147th St.*

This is an ideal real estate investment for someone with a short-run investment horizon and welcomes growth!

LOCATION: Address: 811 4H. Rd. Desoto Rd. is on the west side of the property & 4H Rd. on the north side, US 73 is ½ mile to the east, and the proposed Gilman Rd. is on the south side of the property.

PRICE: \$2,500,000.00 Total

ZONING: A-1 Agriculture District
Future land use: Single-Family Residential

IMPROVEMENTS:

This property is unimproved, except for an old abandoned home and building site.

TAXES/TAXABLE ACRES:

2020 taxes were \$3,173.16 on 147.84 taxable acres.

RENTAL STATUS:

Under farmland lease for 2021.

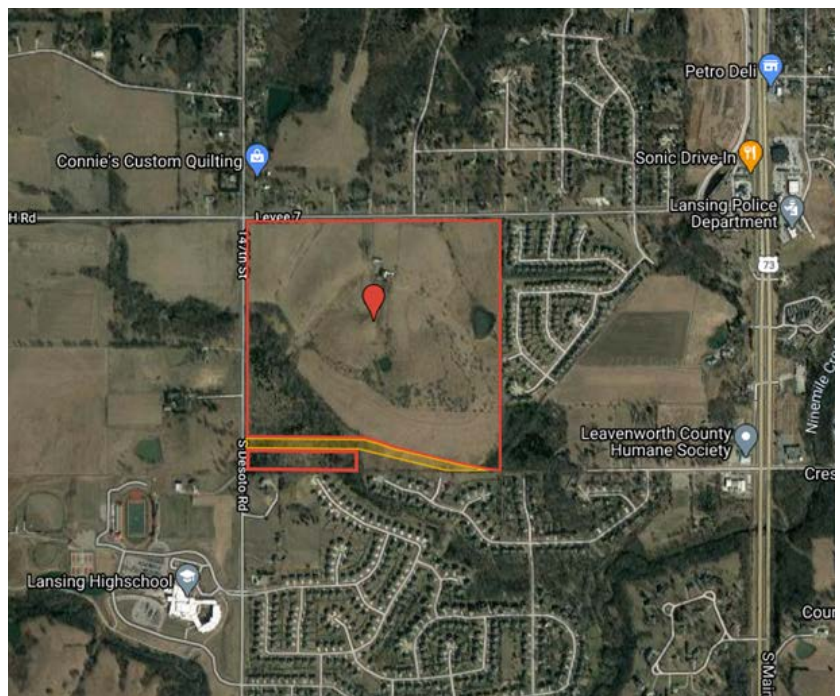
LISTING AGENTS:

Roger Aberle: 785-547-6289

Lynn Hennigan: 785-285-1208

Roger: roger@barnesrealty.com

Lynn: 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.

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 NUMBER: 1-660-442-3177.

Resources

147.84+/- Acres PRIME Development Property in Lansing, KS!

About the City of Lansing, KS: <https://www.lansingks.org/comm-econ-dev/page/lansing-demographics-customized-buttons-and-features>

Matthew R. Schmitz, Community & Economic Development Director, 913-727-5488, mschmitz@lansingks.org

We have found Matthew to be very helpful so do not hesitate to reach out to him with questions.

Excellent GIS Map: <https://gis.lansingks.org/> OR <https://arcg.is/uXvnW>

There are almost 20 layers to learn from. zoning, land use, topo, cell towers, bedrock, etc

Water District: Lan-Del 601 Holiday Plaza, Lansing, KS 66043 (913) 727-3350
Ron Patterson, Field Supervisor

Electricity: Evergy District CR-5 <https://www.evergyed.com/contact-us/staff-listing/>

Zoning: The property is currently zoned A-1 Agricultural. The future land use for this property is designated single-family residential. For more information, please contact Matthew Schmitz with the City of Lansing.

School District: Lansing Unified School District 469. Elementary 1.2 miles, Middle 1.5 miles, High 0.25 mile

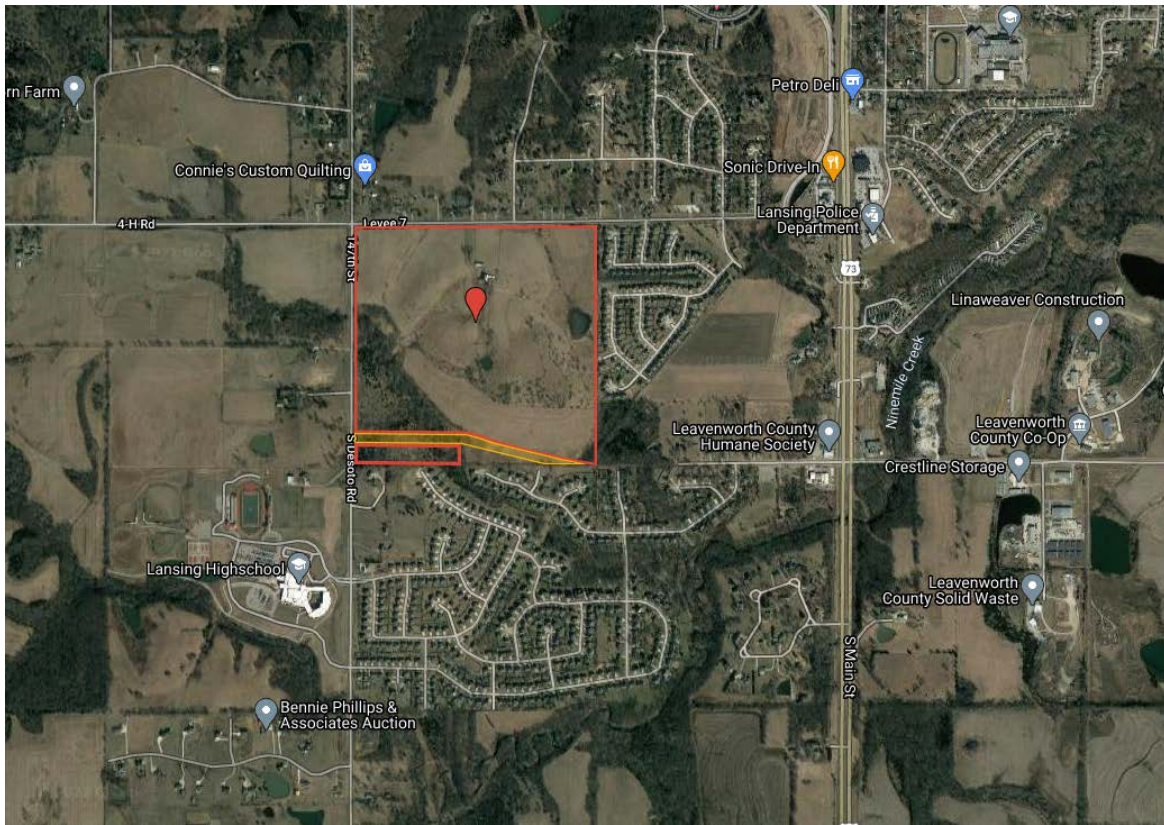
Trails: <https://gis.lansingks.org/app/ac4ab48c624a4c6b8ec8eeaebbe2146b>

The city of Lansing has its own unique **building standards** for construction, but is considering shifting to APWA. This is the KCMetro chapter for APWA: <http://kcmetro.apwa.net/PageDetails/439>. For more information, please contact Matthew Schmitz with the City of Lansing.

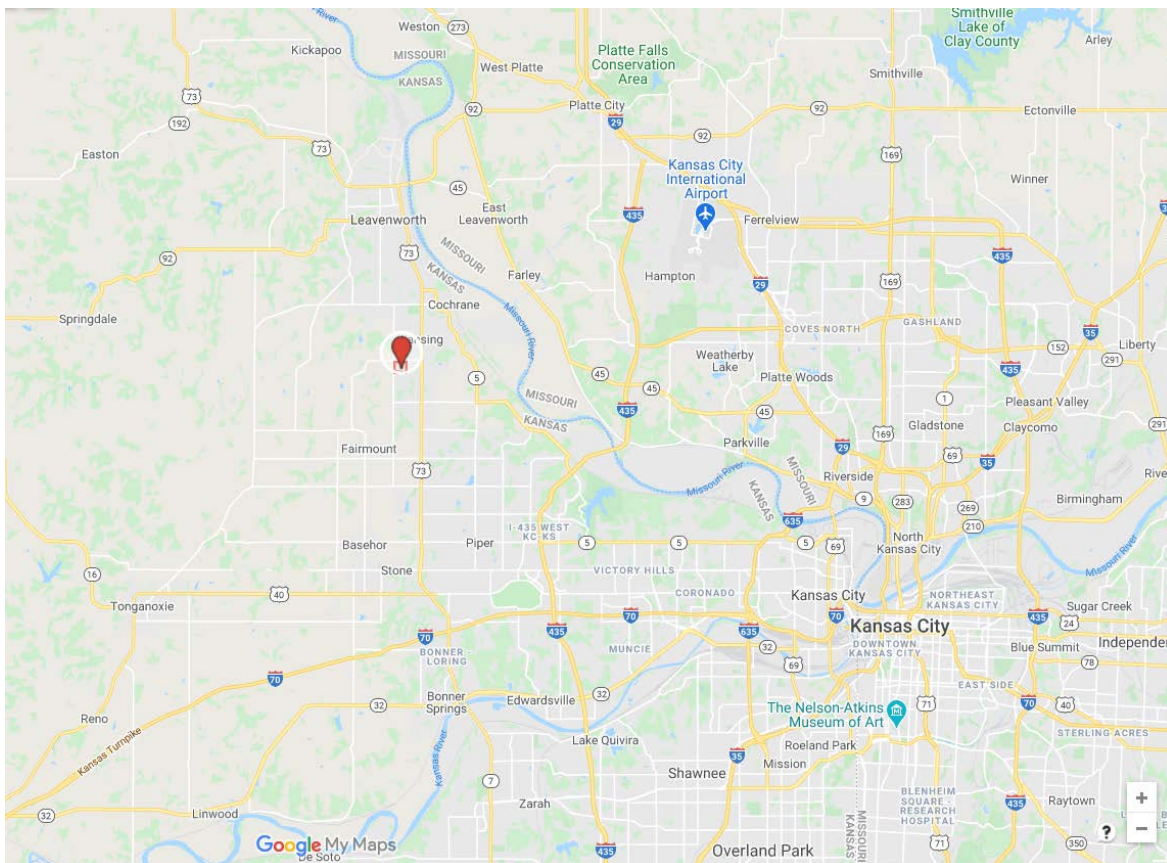
Street Fees: The City of Lansing street fees to develop along Gilman Road, 147th/Desoto Road & 4-H Road are estimated to total \$1,7 million. This cost should be budgeted into development. Direct any questions to Matthew Schmitz with the City of Lansing.

Also see the red buttons on this web listing on www.BarnesRealty.com. Files too large for this brochure are available for download.

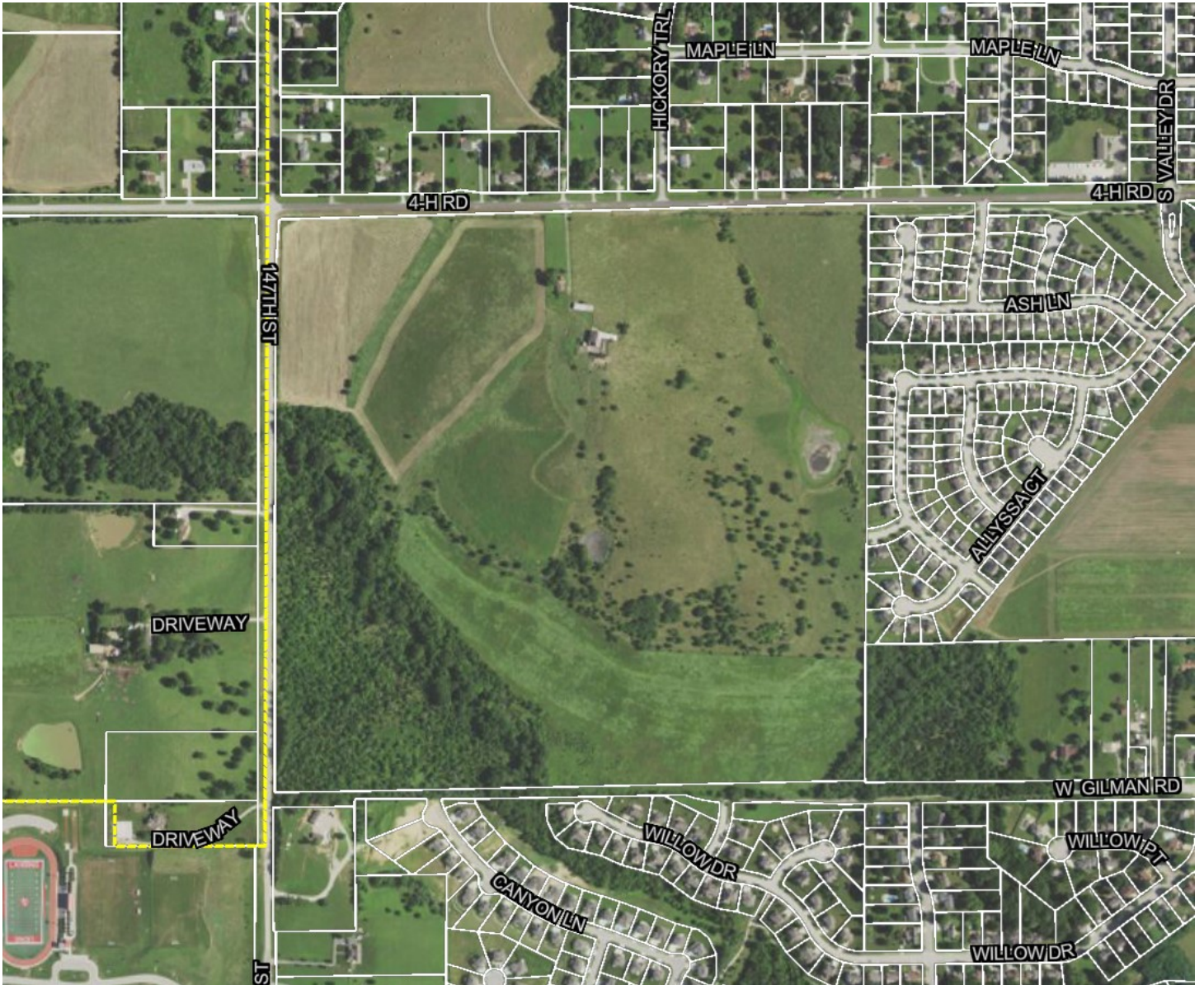
Google Aerial Map



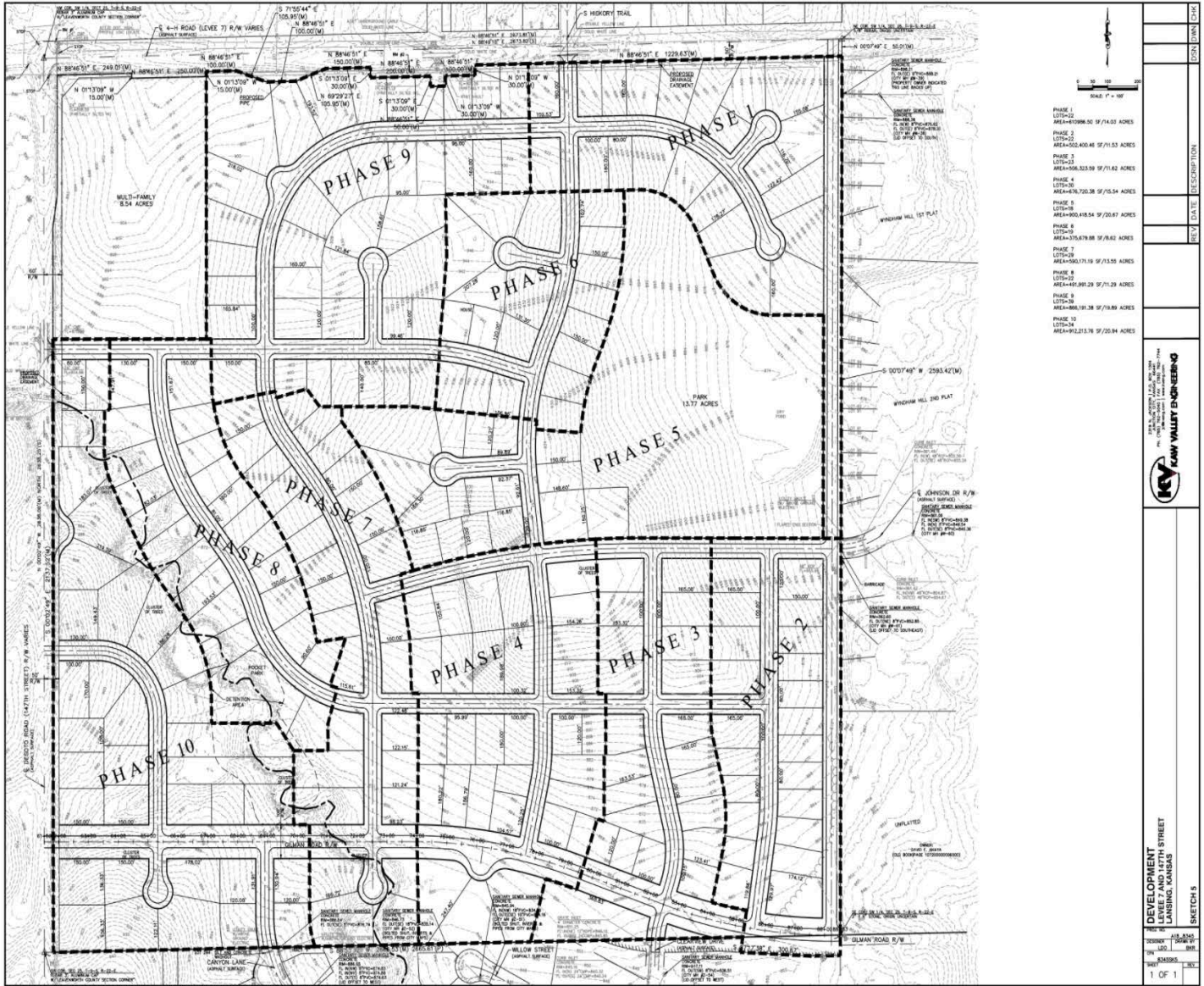
General Location Map



Leavenworth County GIS Map



Platted Map



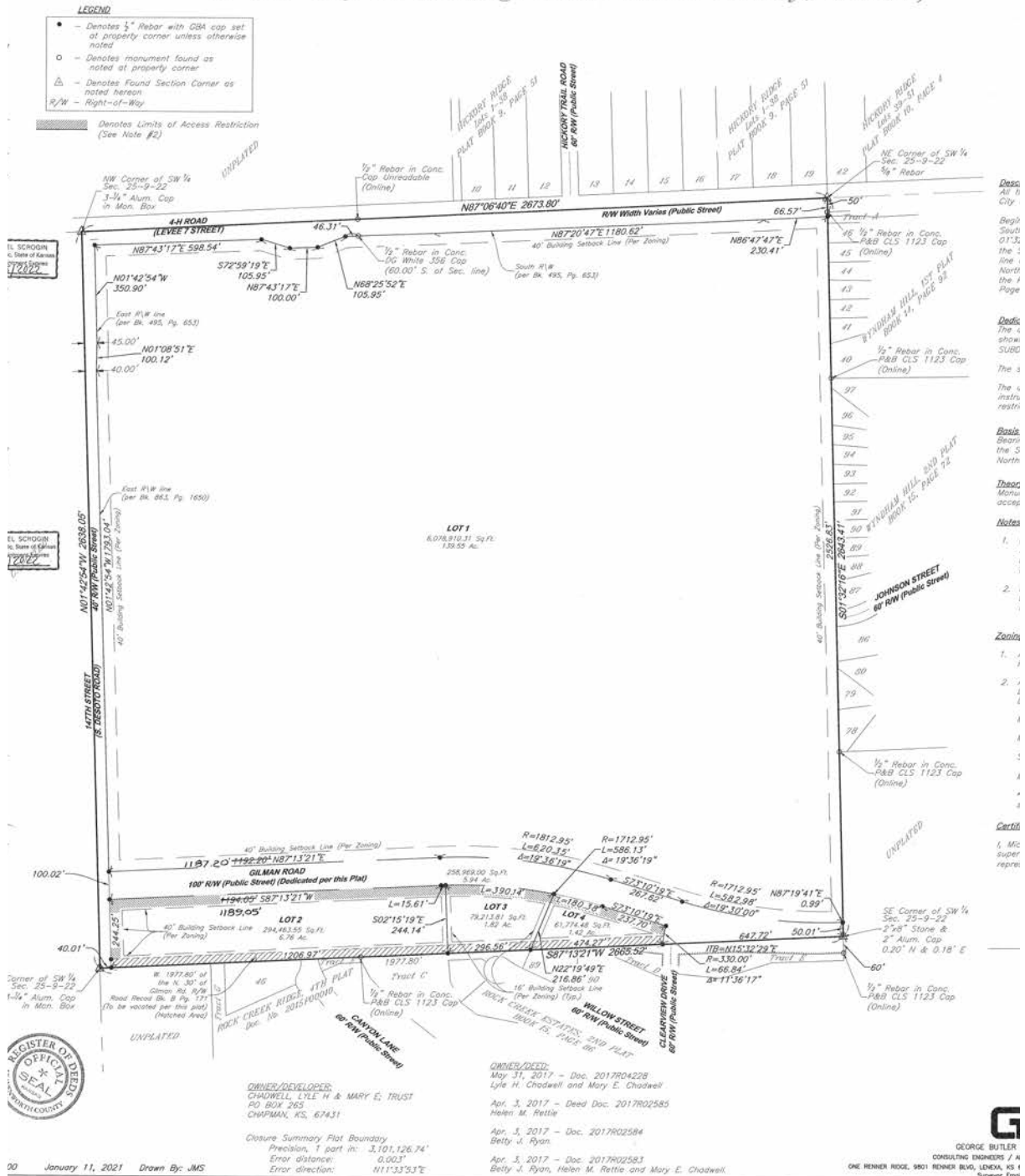
DEVELOPMENT
LEVEL 7 AND 14TH STREET
LANDING, KANSAS

SKETCH 5

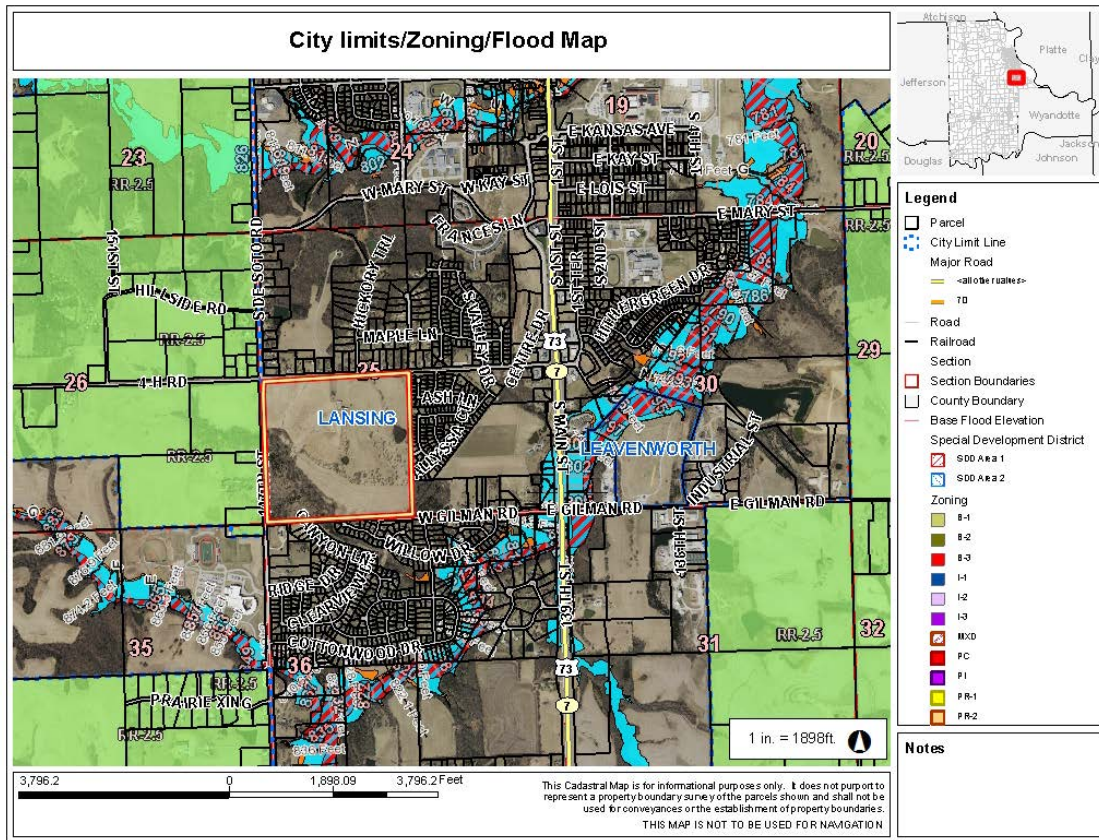
1 OF 1

This is an excerpt from the recorded deed

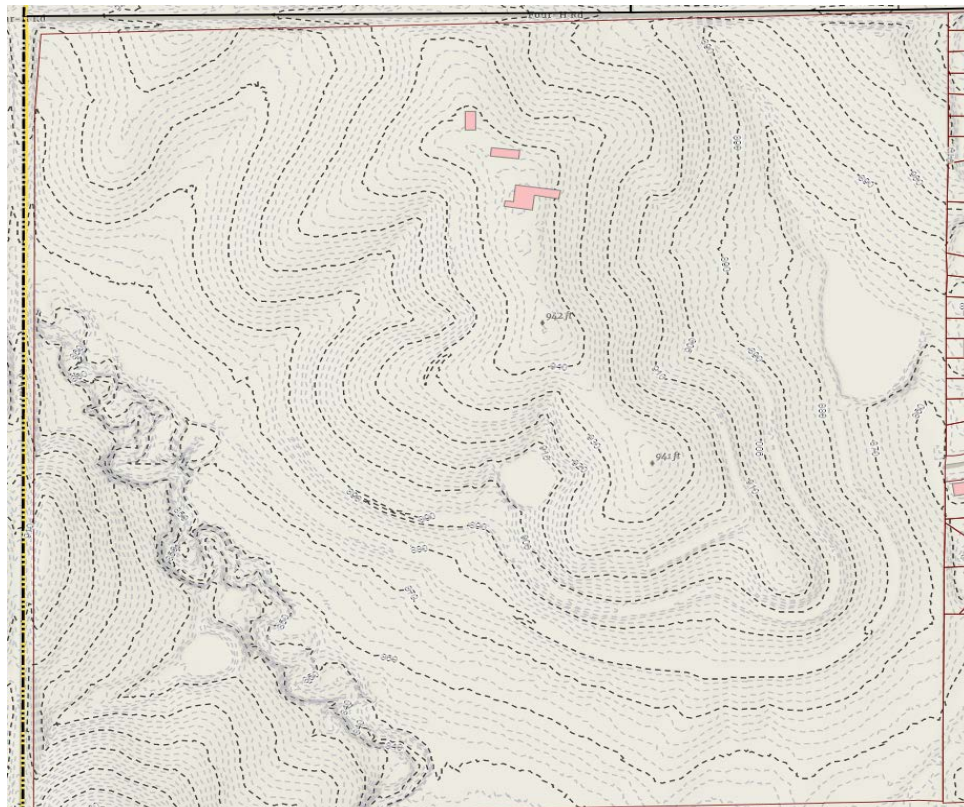
(A plat of the Southwest Quarter of Section 25, Township 9, Range
in the City of Lansing, Leavenworth County, Kansas)



Zoning and Flood Map

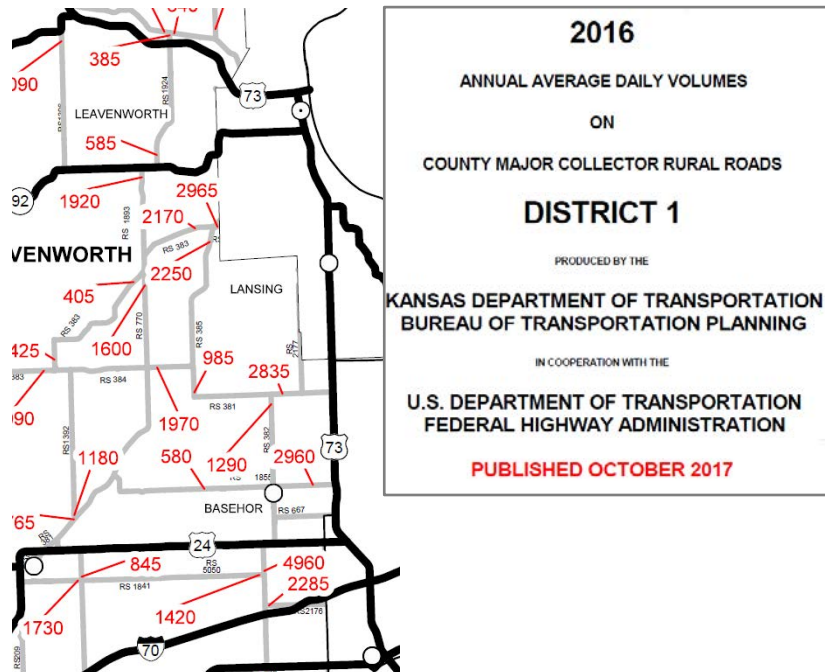
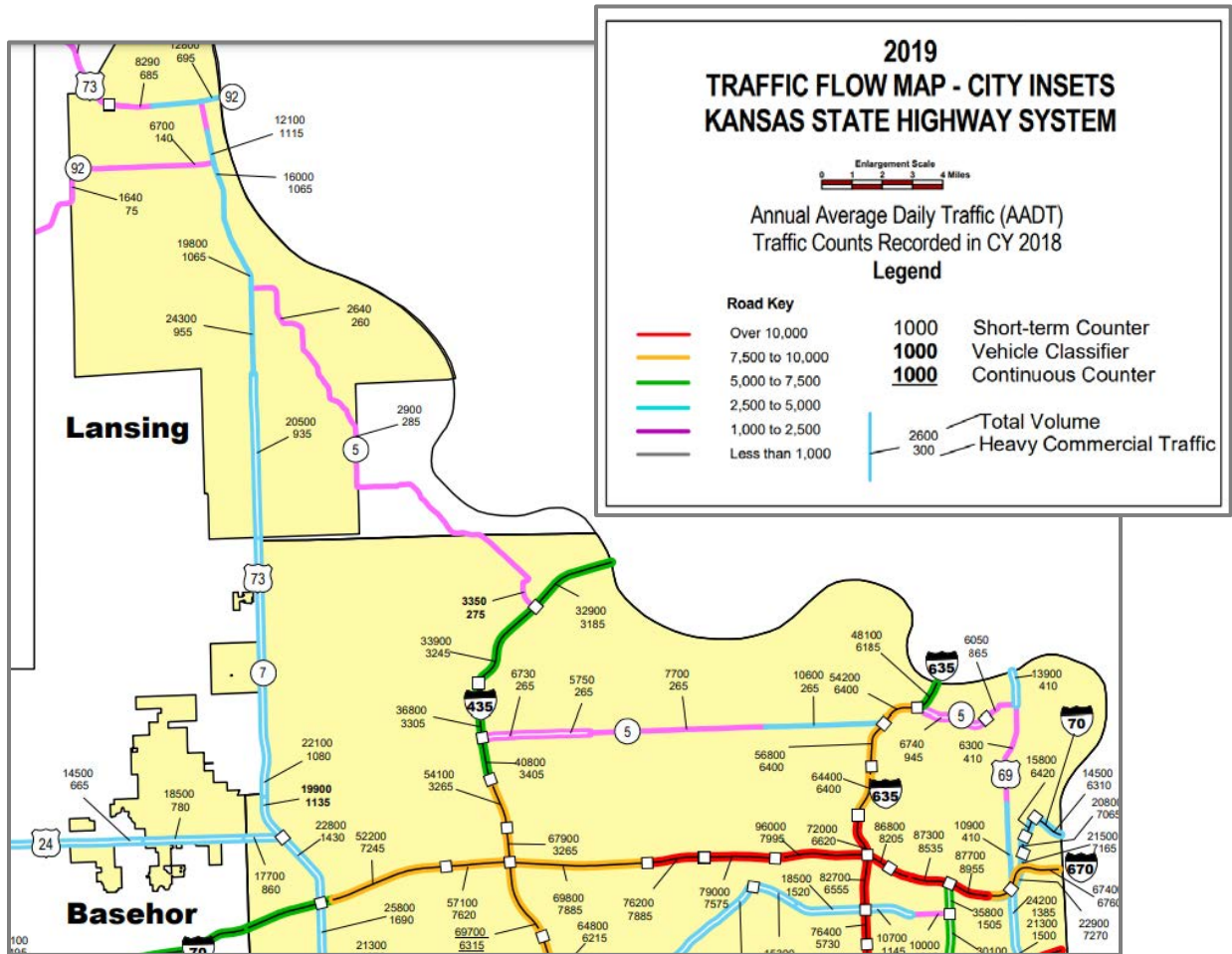


Topography Map



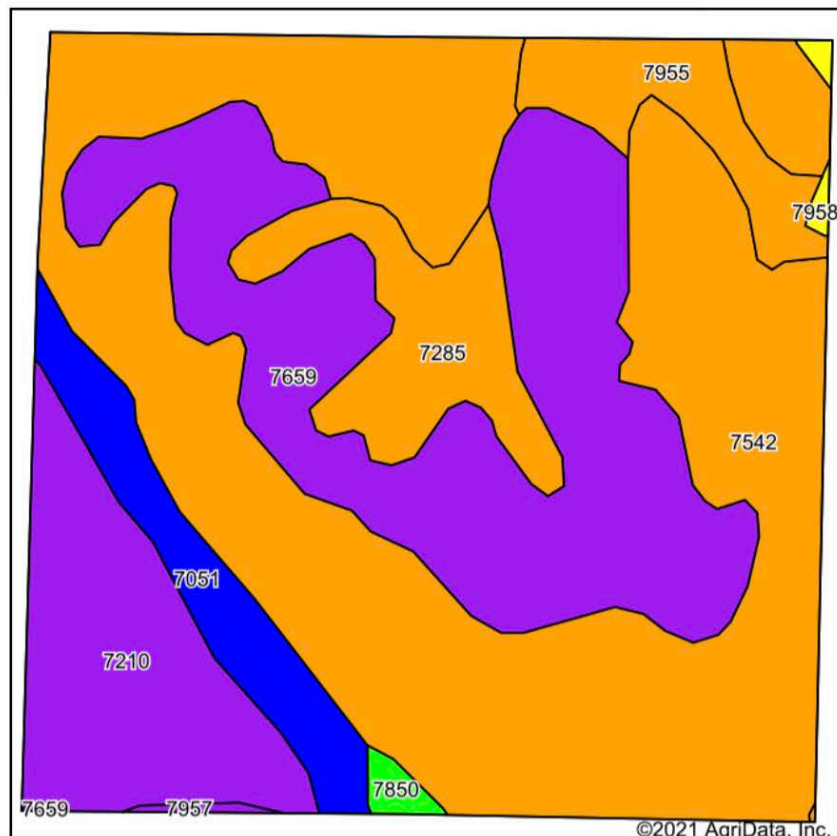
Traffic Maps

Source: <https://www.ksdot.org/burtransplan/maps/mapstrafficdist.asp>

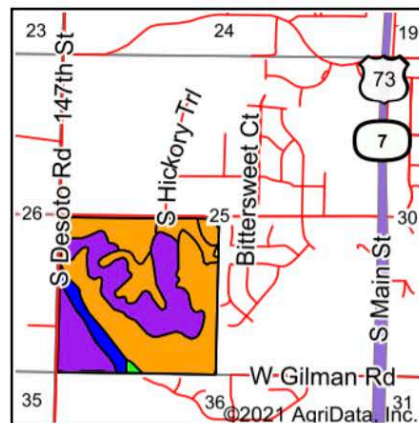


Soil Map- Total Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Leavenworth**
 Location: **25-9S-22E**
 Township: **Lansing**
 Acres: **154.6**
 Date: **4/19/2021**



Maps Provided By:



Area Symbol: KS103, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7542	Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded	72.52	46.9%		IIIe	IVe	3995	64	64	57	55
7659	Vinland-Sibleyville complex, 5 to 12 percent slopes	38.94	25.2%		VIe		2925	53	53	52	45
7210	Basehor complex, 5 to 30 percent slopes	16.73	10.8%		VIIs		2800	37	37	31	20
7285	Ladoga silt loam, 3 to 8 percent slopes	10.00	6.5%		IIIe		3960	86	86	73	71
7051	Kennebec silt loam, frequently flooded	8.29	5.4%		IIW		6500	75	75	64	64
7955	Knox silt loam, 7 to 12 percent slopes	6.57	4.2%		IIIe		225	85	85	70	66
7850	Judson silt loam, 0 to 1 percent slopes	0.79	0.5%		IW		4810	91	91	82	83
7958	Knox silty clay loam, 7 to 12 percent slopes, eroded	0.49	0.3%		IVe		225	80	80	65	58
7957	Knox complex, 18 to 30 percent slopes	0.27	0.2%		VIe		875	40	40	28	24
Weighted Average							3554.8	*n 61.4	*n 61.4	*n 55	*n 50.8

*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.

FSA 156EZ

KANSAS
LEAVENWORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 76

Prepared : 3/19/21 9:32 AM

Crop Year : 2021

Operator Name : AUFDEMBERGE FARMS LLC
20-103-34, 20-209-57, 20-103-76, 20-209-86, 20-103-346, 20-103-447, 20-103-558, 20-103-830, 20-103-1535, 20-103-2876, 20-103-3324, 20-103-3340, 20-103-3983, 20-103-4349, 20-103-4550, 20-103-4721, 20-103-4806, 20-103-4888, 20-103-4989, 20-103-5106, 20-103-5644, 20-103-5647, 20-103-5715, 20-103-5802, 20-103-5961, 20-103-5962, 20-103-6025, 20-087-6923

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.92	49.82	49.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	49.82	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 131

Description : I6/2B SW4 25-9-22

FSA Physical Location : KANSAS/LEAVENWORTH

ANSI Physical Location : KANSAS/LEAVENWORTH

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : HELEN M RETTIE REVOCABLE TRUST AGREEMENT, BETTY J RYAN TRUST, LYLE H CHADWELL AND MARY E CHADWELL REVOCABLE LIVING TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.92	49.82	49.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	49.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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FSA Aerial Map



United States Department of Agriculture Farm Service Agency

Farm: 76

Tract: 131

Leavenworth County, KS

Crop Year 2021



Y = HEL
N = N HEL
= UHEL

**UNLESS NOTED ON FIELD, ALL
(C) = CORN/YEL/GR (M, GS) = GRAIN SORGHUM
(B, SB) = SOYBEANS/COM/GR & (W, WHT) = Wheat,
(HRW) = Hard Red Winter (SRW) = Soft Red Winter
ALL HAVE INTENDED USE OF GRAIN (GR)
PRACTICE IS (NI) NON-IRRIGATED
WHEN NOTED (IRR) = IRRIGATED

Grass /SMO/FG ___ O ___
Grass /SMO/GZ ___ * ___
Grass /SMO/LS ___ . ___
Grass /N AG/GZ ___ # ___
Grass /N AG/FG ___ + ___
Grass /N AG/LS ___ √ ___
Grass Plant date if not labeled = 10-01-2001

Aerial Photos of Bordering Properties



