



Land Sales Specialists

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

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Platte City, MO 64079
(816) 219-3010

156.5 Acres, Brown County, Kansas

Here are 2 excellent upland 80-acre tracts, that are 78.6% Wymore & 21.4% Grundy soils. They are split by a good blacktop road and less than 1 mile from the Powhattan elevator. This farm can be split into two.

LOCATION: Goldfinch Rd. & 180th Street, ½ mile north of Powhattan, Kansas

PRICE:

\$8,400.00/Taxable Acre or \$1,314,600.00 Total

FSA INFORMATION:

Farmland: 154.29 acres

Cropland: 148.72 acres

Tillable: 143.18 acres

Tract 1: 75.49 Tillable (Sec. 20)

Tract 2: 67.69 Tillable (Sec. 21)

IMPROVEMENTS:

This property is unimproved.

TAXES/TAXABLE ACRES:

2020 taxes were \$5,422.28 on
156.5 taxable acres.

RENTAL STATUS:

Property is available for
possession at time of closing.

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.

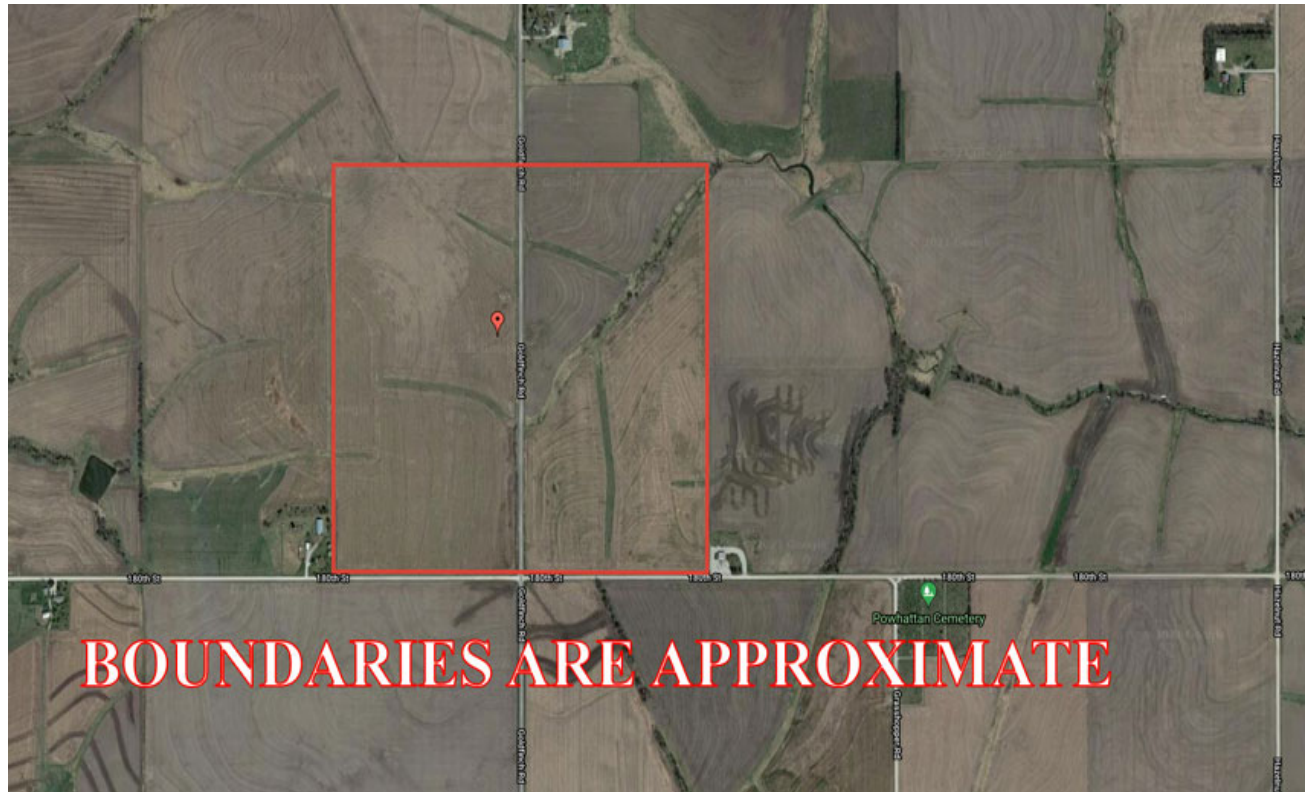
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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 The listing may be withdrawn with or without approval.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 COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



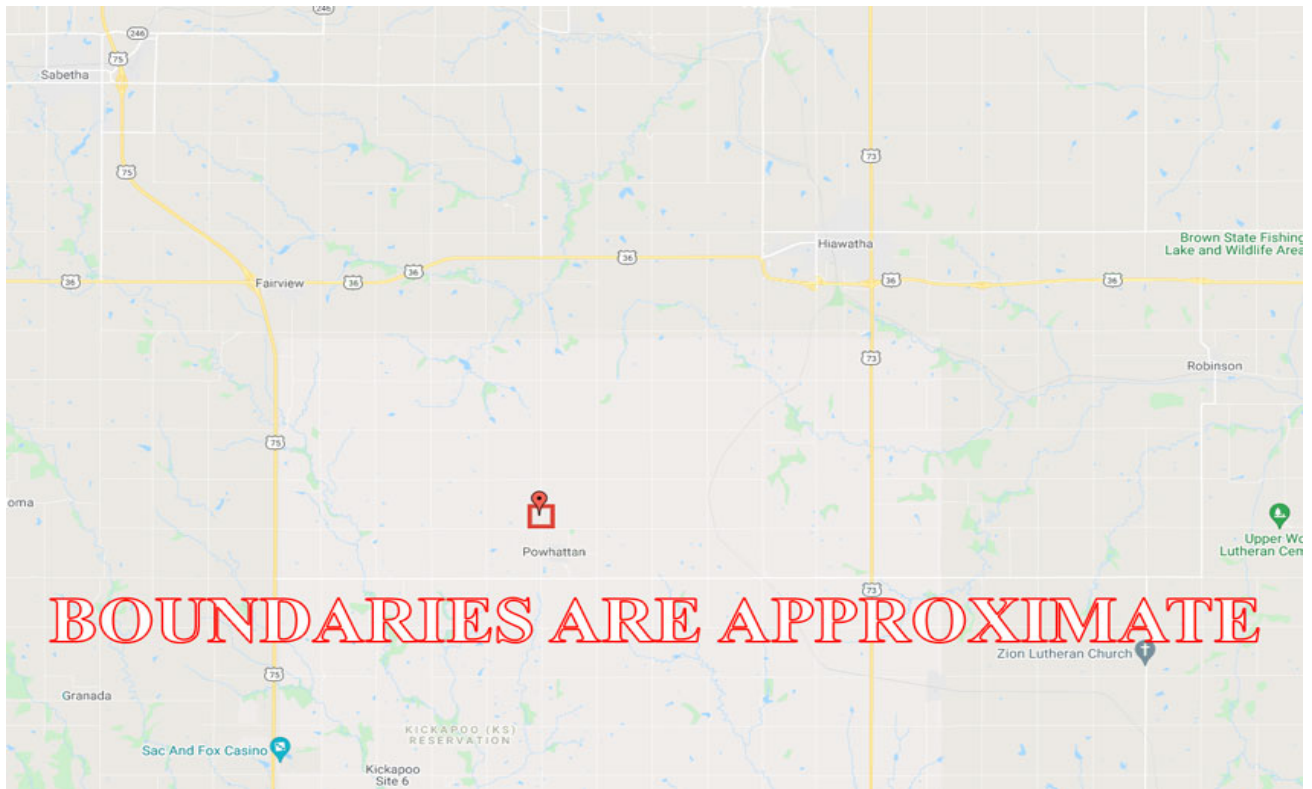
156.5 Acres, Brown County, Kansas
Google Aerial Map



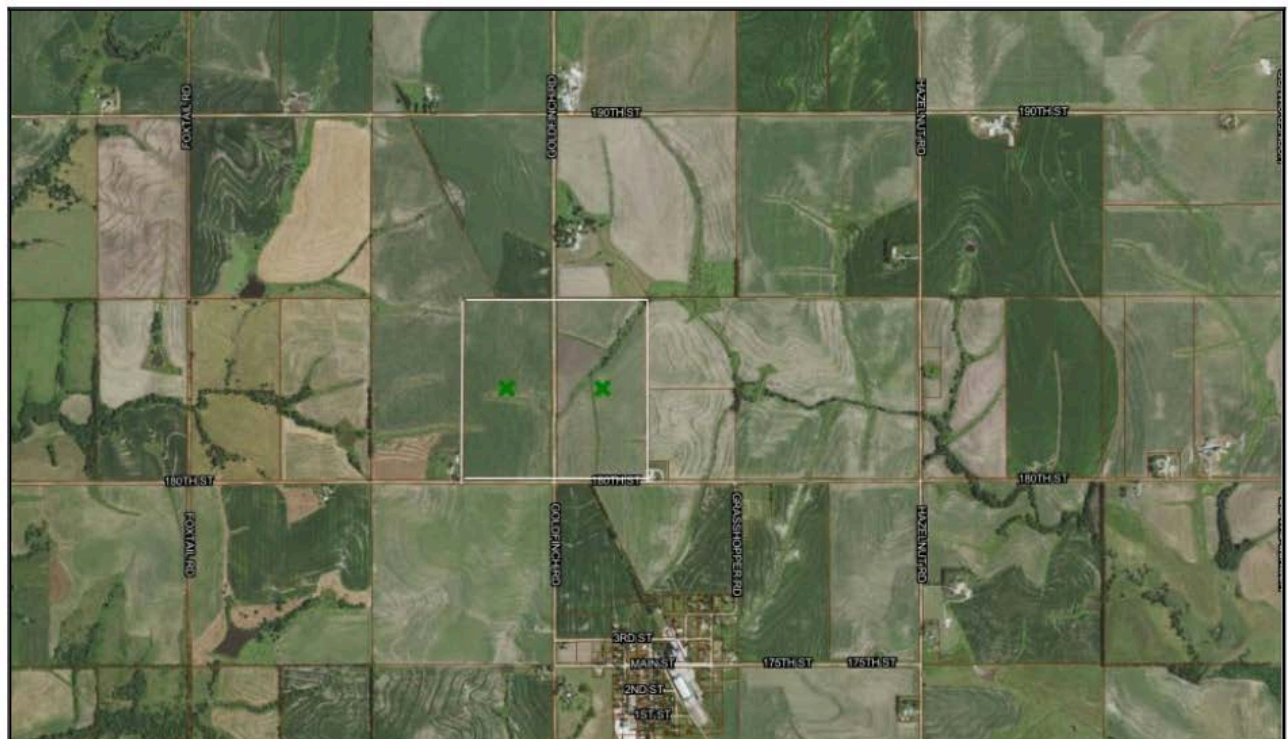
General Location Map



156.5 Acres, Brown County, Kansas
Driving Map



Tax Map



POWHATTAN, NEB.

POWHATTAN N TWP.

T-3-4-S

R-15-16-E

R-15-16-E

156.5 Acres, Brown County, Kansas

Surety Map

Aerial Map



Map Center: 39° 46' 20.79, -95° 38' 21.32

0ft 469ft 939ft



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(800) 648-3177

Maps Provided By:



Field boundaries provided by Farm Service Agency as of 6/21/2008

20-3S-16E
Brown County
Kansas

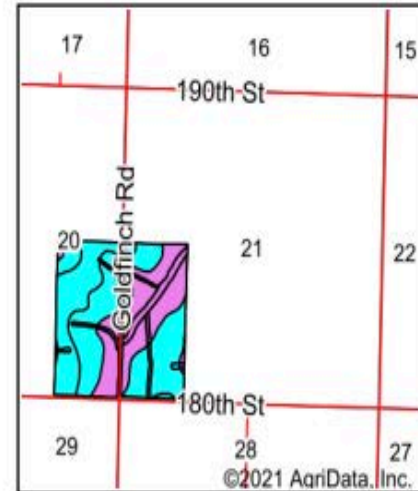
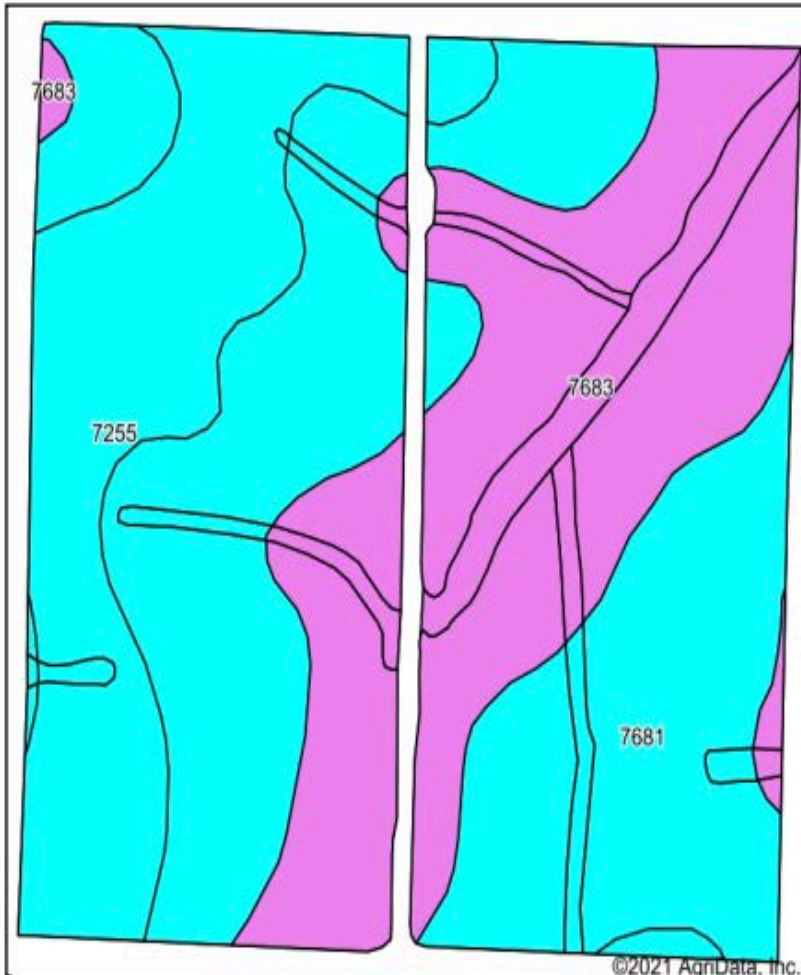


4/19/2021

156.5 Acres, Brown County, Kansas

Soil Map- Total Acres

Soils Map



State: **Kansas**
 County: **Brown**
 Location: **20-3S-16E**
 Township: **Powhattan**
 Acres: **154.29**
 Date: **4/19/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

| 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 | *n NCCPI Overall |
| 7681 | Wymore silty clay loam, 1 to 3 percent slopes | 69.30 | 44.9% | | Ile | Ile | 64 |
| 7683 | Wymore silty clay loam, 3 to 6 percent slopes | 51.94 | 33.7% | | IIle | IIle | 63 |
| 7255 | Grundy silt loam, 0 to 1 percent slopes | 33.05 | 21.4% | | Ilw | | 61 |
| Weighted Average | | | | | | | *n 63 |

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

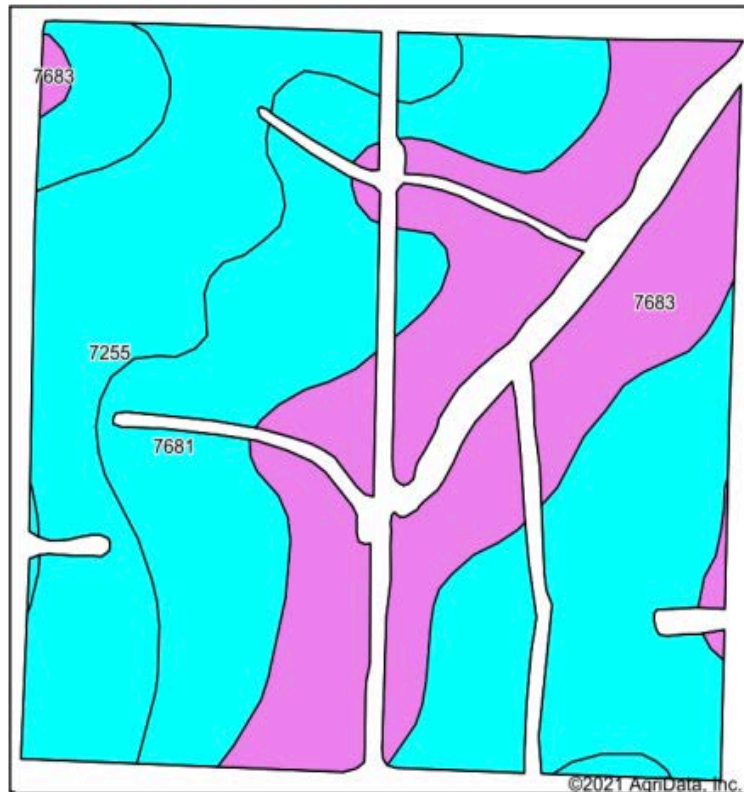
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

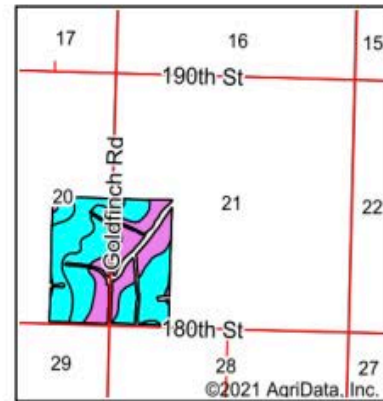
156.5 Acres, Brown County, Kansas

Soil Map- Tillable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **20-3S-16E**
 Township: **Powhattan**
 Acres: **143.18**
 Date: **4/19/2021**



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 | *n NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|------------------|--------------|------------------|
| 7681 | Wymore silty clay loam, 1 to 3 percent slopes | 66.74 | 46.6% | | Ile | Ile | 64 |
| 7683 | Wymore silty clay loam, 3 to 6 percent slopes | 43.80 | 30.6% | | IIle | IIle | 63 |
| 7255 | Grundy silt loam, 0 to 1 percent slopes | 32.64 | 22.8% | | IIw | | 61 |
| Weighted Average | | | | | | | *n 63 |

*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.

156.5 Acres, Brown County, Kansas

FSA 156 EZ

Kansas
Brown

U.S. Department of Agriculture
Farm Service Agency

FARM: 1187

Prepared: 9/29/21 3:42 PM

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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:

4390, 4443

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 |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 154.29 | 148.72 | 148.72 | 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 | 148.72 | 0.0 | 0.0 | 0.0 | | | | |

| ARC/PLC | | | | | |
|---------|--------------|--------|-------------|----------------|----------------|
| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
| NONE | CORN , SOYBN | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction | HIP |
|-------------------|--------------|-----------|-----------------------|-----|
| CORN | 69.65 | 131 | 0.00 | 0 |
| SOYBEANS | 69.65 | 45 | 0.00 | 0 |
| Total Base Acres: | 139.3 | | | |

Tract Number: 1081 Description E8 1B&2B E2 SE4 20 3 16 W2 SW4 21 3 16

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: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 154.29 | 148.72 | 148.72 | 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 | 148.72 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN | 69.65 | 131 | 0.00 |
| SOYBEANS | 69.65 | 45 | 0.00 |
| Total Base Acres: | 139.3 | | |

Owners:

156.5 Acres, Brown County, Kansas

FSA 578 Summary Page 1

Brown, Kansas

FSA - 578 (09-13-16)

Farm Number: 1187

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2021

DATE: 09/29/2021
PAGE: 1

Original: AMK
Revision: AMK
Cropland: 148.72
Farmland: 154.29

| 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 |
|--------------|-----------|----------------|----------|---------|---------|----------|----------|----------|----------|-------------------------------------|---------|---------|-----------|----------|-------------------|---------------|---------------------------|----------|
| 1081 | 1 | CORN | YEL | GR | | N | C | N | I | A | 75.49 | | Yes | | N | 5/3/2021 | 01 | |
| | Producer | | | | Share | 50.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 3376 | | Signature Date 07/13/2021 | |
| | | | | | 50.00 | | | | | Brown, Kansas | | | | | | | | |
| | 2 | SOYBN | COM | GR | | N | C | N | I | A | 14.31 | | Yes | | N | 5/10/2021 | 01 | |
| | Producer | | | | Share | 50.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 3376 | | Signature Date 07/13/2021 | |
| | | | | | 50.00 | | | | | Brown, Kansas | | | | | | | | |
| | 3 | SOYBN | COM | GR | | N | C | N | I | A | 8.88 | | Yes | | N | 5/10/2021 | 01 | |
| | Producer | | | | Share | 50.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 3376 | | Signature Date 07/13/2021 | |
| | | | | | 50.00 | | | | | Brown, Kansas | | | | | | | | |
| | 4 | SOYBN | COM | GR | | N | C | N | I | A | 30.96 | | Yes | | N | 5/10/2021 | 01 | |
| | Producer | | | | Share | 50.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 3376 | | Signature Date 07/13/2021 | |
| | | | | | 50.00 | | | | | Brown, Kansas | | | | | | | | |
| | 5 | GRASS | SMO | FG | | N | C | N | I | A | 0.53 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | Producer | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |
| | | | | | N | C | N | I | A | | 1.39 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | Produce | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |
| | | | | | N | C | N | I | A | | 0.44 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | 8 | GRASS | SMO | GZ | | N | C | N | I | A | 0.65 | | Yes | | O | 9/20/2013 | 01 | 2030 |
| | Producer | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |
| | | | | | N | C | N | I | A | | 5.57 | | No | | O | 9/20/2013 | 01 | 2025 |
| | Produce | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |
| | | | | | N | C | N | I | A | | 0.53 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | 10 | GRASS | SMO | LS | | N | C | N | I | A | 0.53 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | Producer | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |
| | | | | | N | C | N | I | A | | 13.54 | | Yes | | N | 5/10/2021 | 01 | |
| | 11 | SOYBN | COM | GR | | N | C | N | I | A | 13.54 | | Yes | | N | 5/10/2021 | 01 | |
| | Producer | | | | Share | 50.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 3376 | | Signature Date 07/13/2021 | |
| | | | | | 50.00 | | | | | Brown, Kansas | | | | | | | | |
| | 12 | GRASS | SMO | FG | | N | C | N | I | A | 2.00 | | Yes | | O | 9/20/2013 | 01 | 2025 |
| | Producer | | | | Share | 100.00 | | | | FSA Physical Location Brown, Kansas | | | | | NAP Unit 2673 | | Signature Date 07/13/2021 | |

FSA 578 Summary Page 2

Brown, Kansas

FSA - 578 (09-13-16)

Farm Number: 1187

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2021

DATE: 09/29/2021
PAGE: 2

| PAGE: 2 | | | | | | | | | | | | | | | | | | | |
|--|-----------|----------------|----------|----------|------------------------------|----------|----------|----------|----------|------------------|---------|----------|-----------|----------|--------------------------------|---------------|-----------------|----------|--|
| 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 | |
| ract 1081 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 | FG | N | A | 4.36 | 01 GRASS | SMO | GZ | N | A | 6.22 | 01 SOYBN | COM | GR | N | A | 67.69 | | |
| 01 GRASS | SMO | LS | N | A | 0.53 | 01 CORN | YEL | GR | N | A | 75.49 | | | | | | | | |
| Photo Number/Legal Description: E8 1B&2B E2 SE4 20 3 16 W2 SW4 21 3 16 | | | | | | | | | | | | | | | | | | | |
| Cropland: 148.72 | | | | | Reported on Cropland: 148.72 | | | | | Difference: 0.00 | | | | | Reported on Non-Cropland: 5.57 | | | | |

156.5 Acres, Brown County, Kansas FSA Aerial Map



United States Department of
Agriculture Farm Service Agency

Brown County KS

Farm: 1187

Tract: 1081 1:4,412



*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 Bromie Grass with IU of Forage (FG) and Practice of NI.

*Unless noted, LS is Bromie 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-025 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Maps are for FSA acreage reporting purposes only.

May 10, 2021