



Farmland Sales Specialists

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

118.13 Acres, Nemaha County, KS

This really nice farm, on the south side of US 36 and the east side of W Rd. is very accessible to markets. It has had exceptional care, is very productive and lays real nice. It has been really hard to find land in this part of Nemaha County and here is one that is ready for 2022 and priced right. It can fit right into your existing operation and is also a "ready to go farm" for the investor in a strong cash rent location. Give us a chance to show it to you or just do a drive by and see what you think.

LOCATION:

Southeast corner of US 36 and W Rd. south of Sabetha.

PRICE:

\$8,635.00 per acre or \$1,020,000.00 Total

FSA INFORMATION:

Farmland Acres: 114.49
Tillable Acres: 106.03
See Attached

IMPROVEMENTS:

No Improvements

RENTAL STATUS:

Available for the 2022 crop year

TAXES:

2020 taxes were \$3,084.68

LISTING AGENT:

Roger Aberle
Cell: 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 oneself with the information presented and to determine the information to be true and accurate and the property to be suited for its intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject 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.



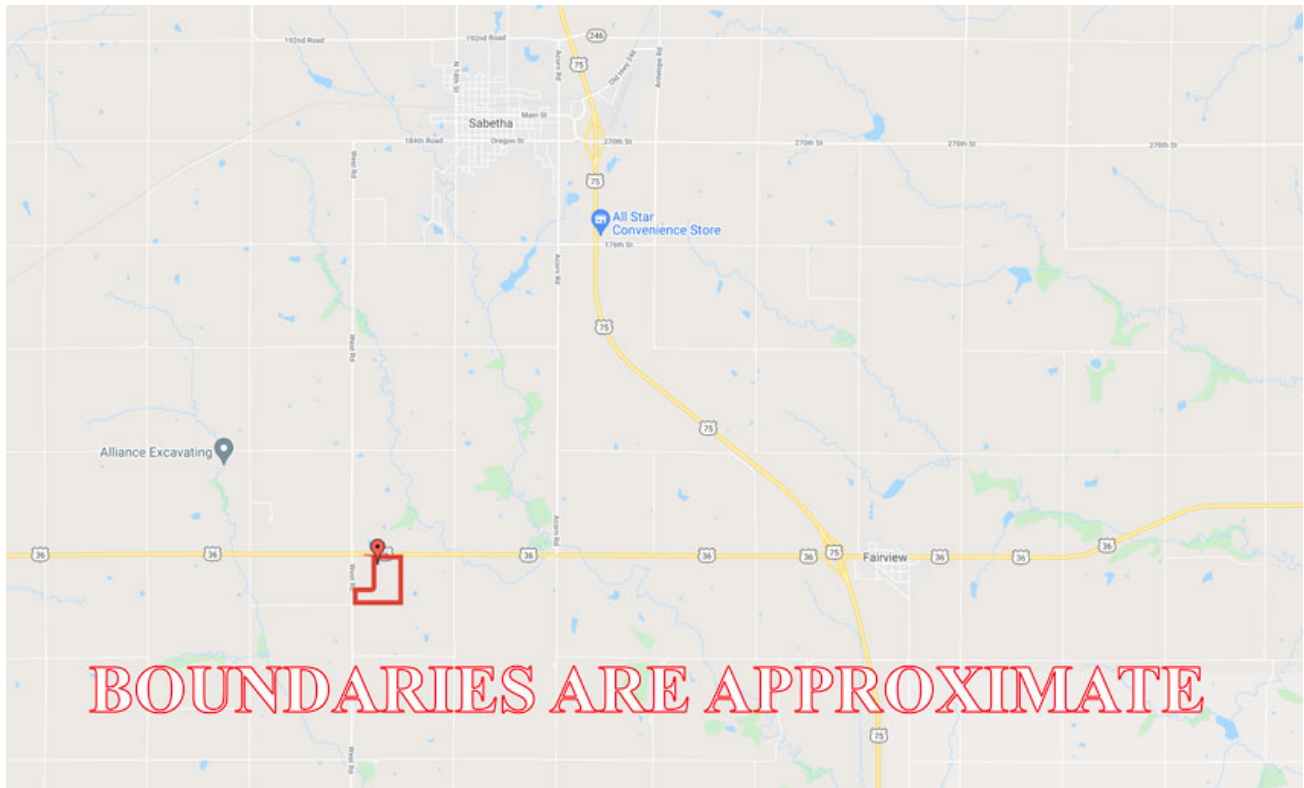
118.13 Acres, Nemaha County, KS
Google Aerial Map



General Location Map



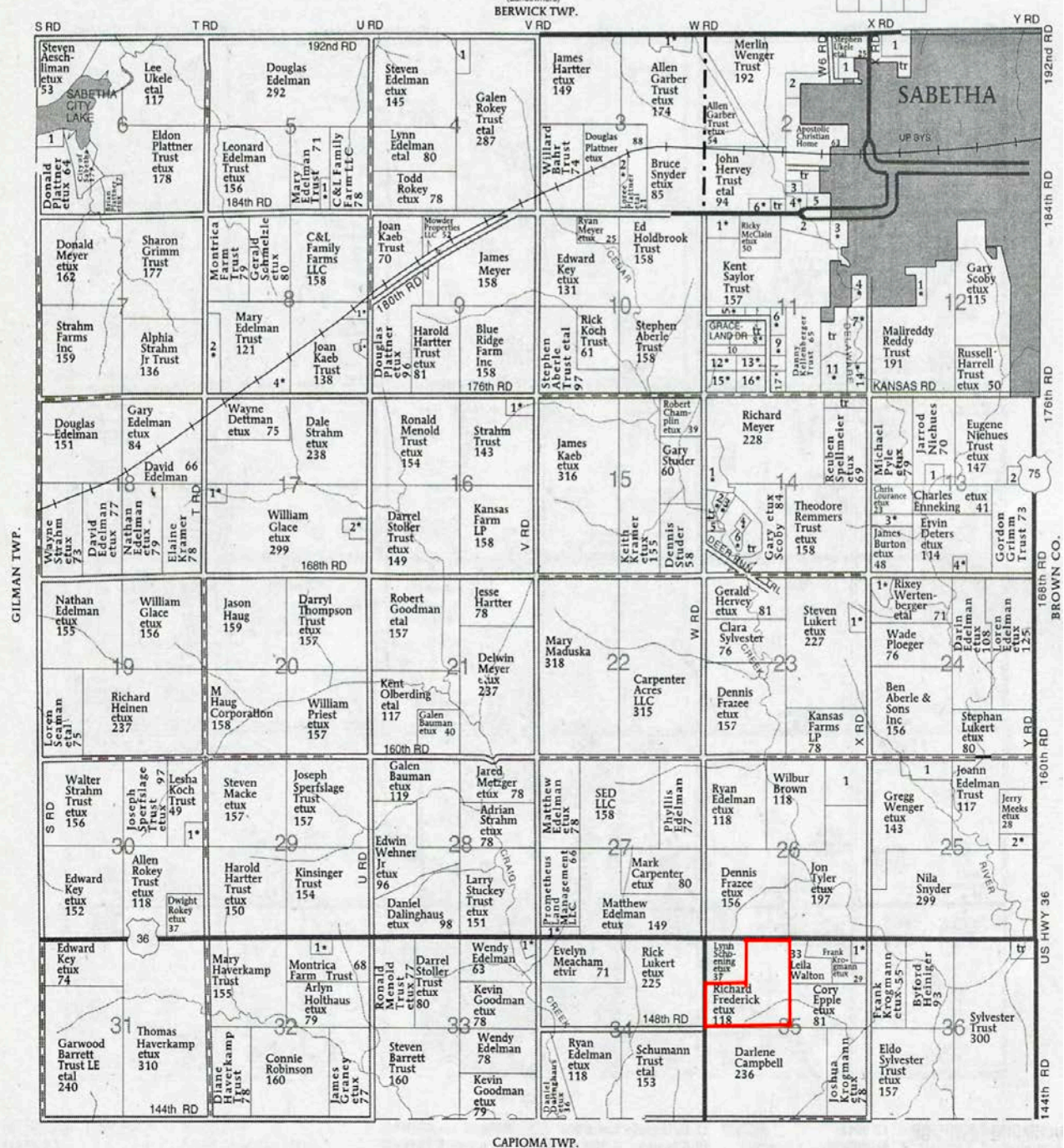
118.13 Acres, Nemaha County, KS
Driving Map



Tax Map

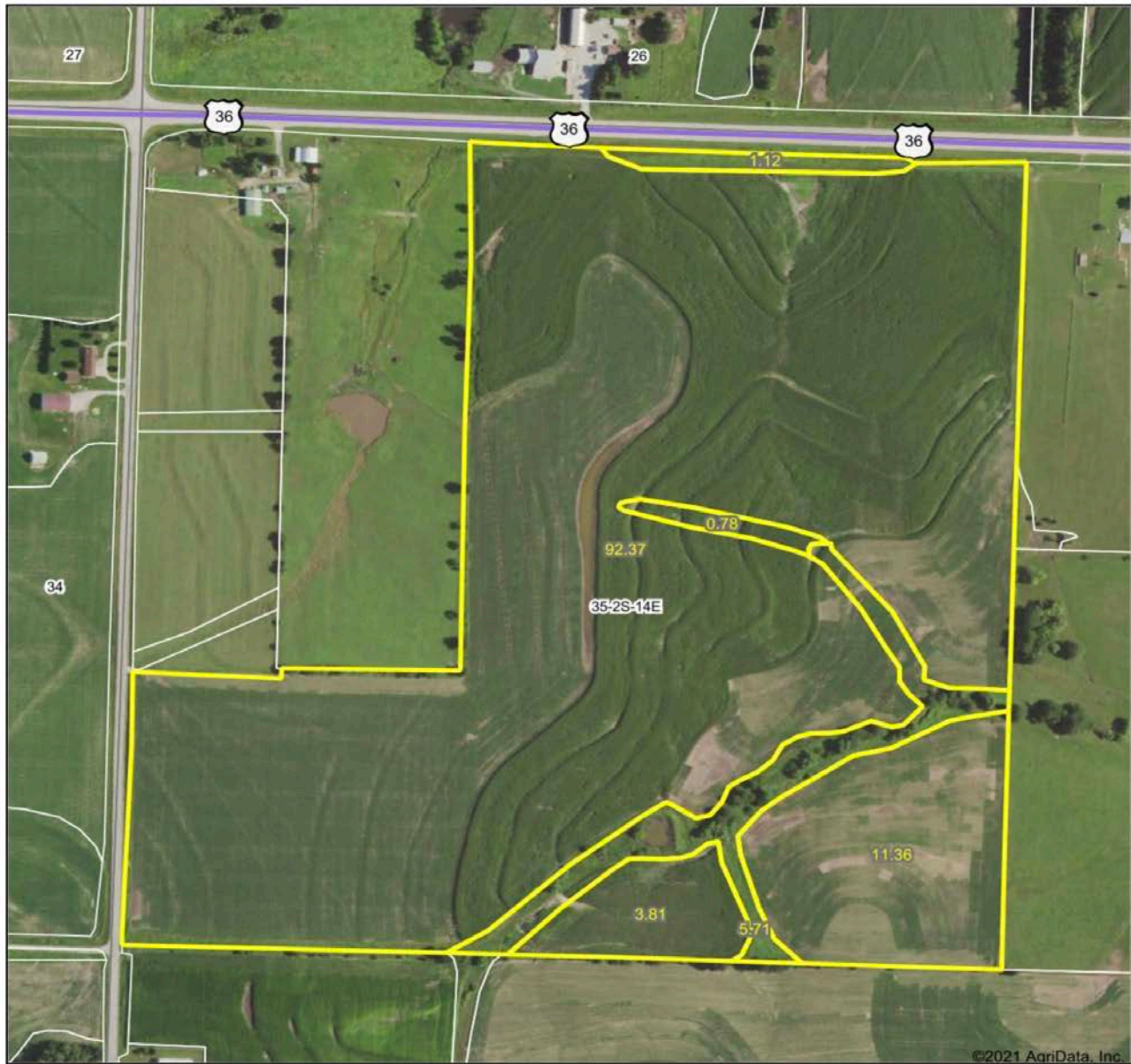


R-14-E



118.13 Acres, Nemaha County, KS
Surety Map

Aerial Map



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Maps Provided By



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Map Center: 39° 50' 17, -95° 49' 17.9

0ft 476ft 953ft

35-2S-14E
Nemaha County
Kansas



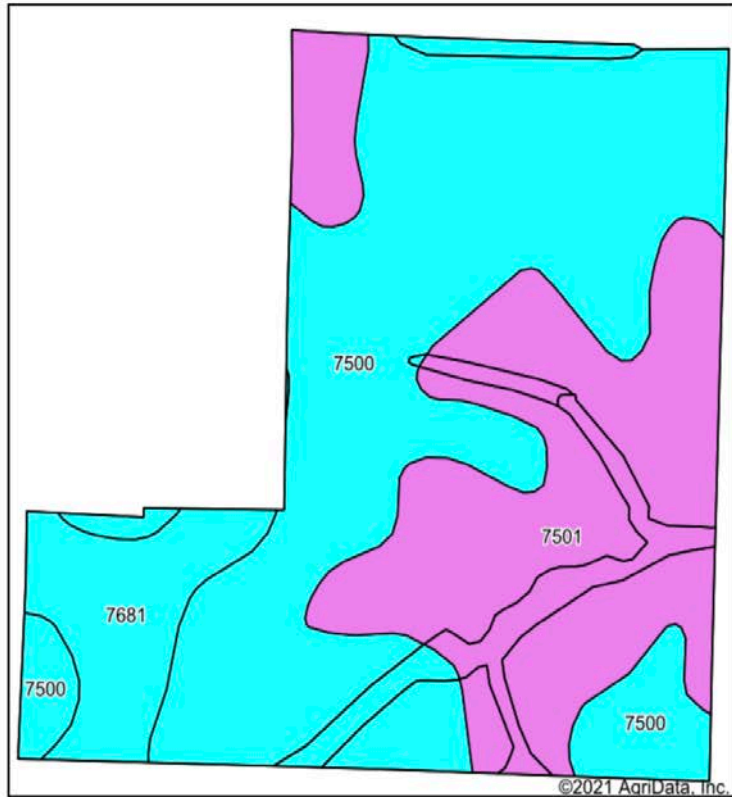
10/4/2021

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

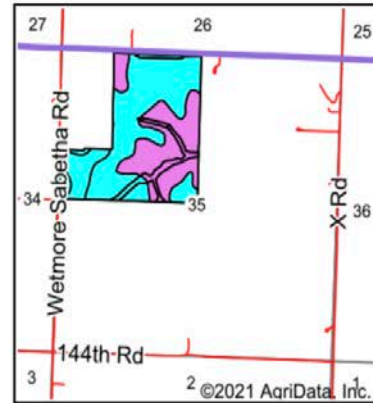
118.13 Acres, Nemaha County, KS

Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Nemaha**
 Location: **35-2S-14E**
 Township: **Rock Creek**
 Acres: **115.15**
 Date: **10/4/2021**



Maps Provided By:



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Area Symbol: KS131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7500	Pawnee clay loam, 1 to 4 percent slopes	63.76	55.4%		Ile	IIle	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	41.34	35.9%		IIle		43
7681	Wymore silty clay loam, 1 to 3 percent slopes	10.05	8.7%		Ile	Ile	64
Weighted Average							*n 47

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

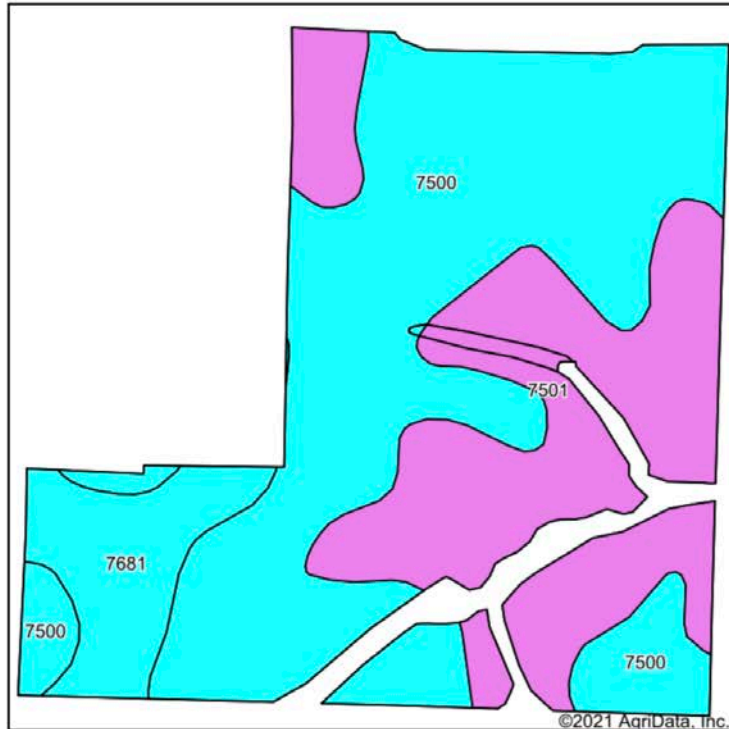
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

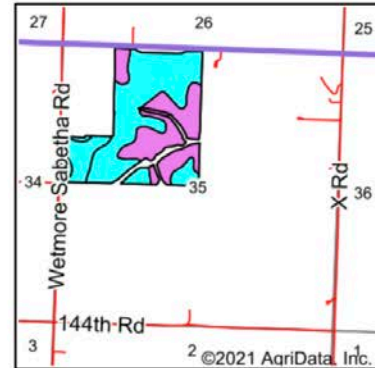
118.13 Acres, Nemaha County, KS

Soil Map Tillable

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Nemaha**
 Location: **35-2S-14E**
 Township: **Rock Creek**
 Acres: **108.32**
 Date: **10/4/2021**



Maps Provided By:



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Area Symbol: KS131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7500	Pawnee clay loam, 1 to 4 percent slopes	61.14	56.4%		Ile	IIle	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	37.13	34.3%		IIle		43
7681	Wymore silty clay loam, 1 to 3 percent slopes	10.05	9.3%		Ile	Ile	64
Weighted Average							*n 47.2

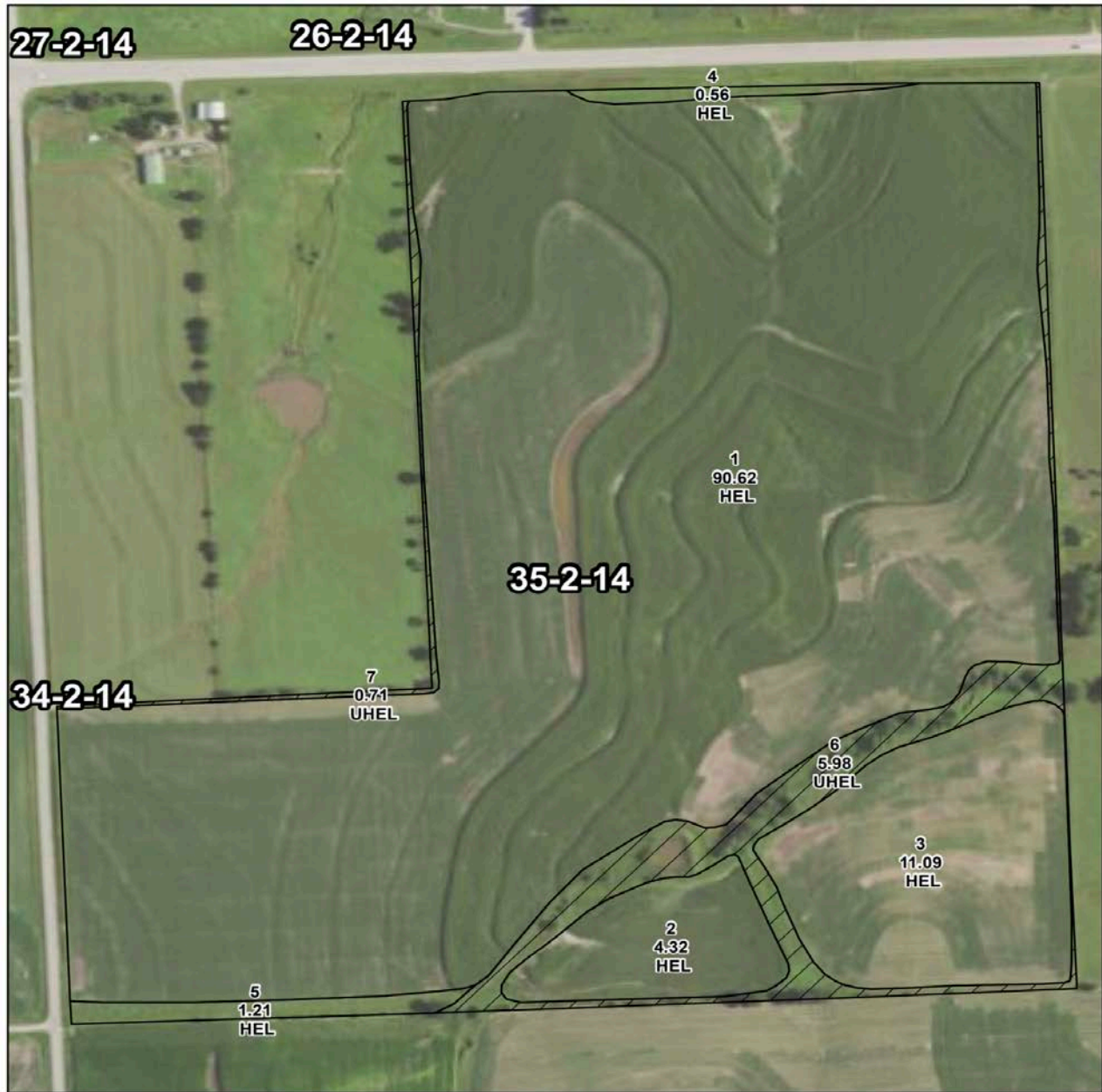
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

118.13 Acres, Nemaha County, KS

FSA Map



United States Department of Agriculture
Farm Service Agency

Farm: 3954
Tract: 276

Nemaha County, KS

1:4,336

March 04, 2021

*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/SMO/GZ
Grass/SMO/LS

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

118.13 Acres, Nemaha County, KS

FSA 156 EZ

Kansas U.S. Department of Agriculture FARM: 3954
Nemaha Farm Service Agency Prepared: 10/8/21 1:11 PM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022
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
2001 DIV OF 1919

Farms Associated with Operator:
157, 282, 2369, 4417, 4619

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
114.49	107.8	107.8	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	107.8	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	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	30.56	118	0.00	0
SOYBEANS	30.14	39	0.00	
Total Base Acres:	60.7			

Tract Number: 276 Description N7/2A NW1/4 LESS 17AC 35-2-14

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
114.49	107.8	107.8	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	107.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.56	118	0.00
SOYBEANS	30.14	39	0.00
Total Base Acres:	60.7		

Owner_

118.13 Acres, Nemaha County, KS

FSA 158

Nemaha, Kansas

FSA - 578 (09-13-16)

Farm Number: 3954

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2021

DATE: 10/08/2021
PAGE: 1

Original: JLB
Revision: _____
Cropland: 107.80
Farmland: 114.49

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sed	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
276	1A	SOYBN	COM	GR		N	C	N	I	A	34.00		Yes		N	5/1/2021	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	1B	CORN	YEL	GR		N	C	N	I	A	46.62		Yes		N	4/25/2021	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	1C	SOYBN	COM	GR		N	C	N	I	A	10.00		Yes		N	5/1/2021	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	2	CORN	YEL	GR		N	C	N	I	A	4.32		Yes		N	4/25/2021	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	3	SOYBN	COM	GR		N	C	N	I	A	11.09		Yes		N	5/1/2021	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	4	GRASS	SMO	FG		N	C	N	I	A	0.56		Yes		N	3/1/2000	01	
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			
	5	GRASS	SMO	FG		N	C	N	I	A	1.21		Yes		O	10/10/1990	01	2099
	Producer					Share 100.00		FSA Physical Location Nemaha, Kansas							NAP Unit 1759			

Tract 276 Summary

PP Cr/Ce	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr	Rpt Unit	Rpt Qty
01 GRASS	SMO	FG	N	A	1.77	01 SOYBN	COM	GR	N	A	55.09	01 CORN	YEL	GR	N	A	50.94

Photo Number/Legal Description: N7/2A NW1/4 LESS 17AC 35-2-14

Cropland: 107.80

Reported on Cropland: 107.80

Difference: 0.00

Reported on Non-Cropland: 0.00

Aerial Photos Coming Soon!