



# Farmland Sales Specialists

*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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Hiawatha, KS 66434  
(785) 742-4580

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

## ***121 Acres +/- Brown County, Kansas***

*This Southeast Brown County farm has good soils with some bottom ground and some tile outlet terraces in place. It is available for the 2018 farming season, so you can add it to your existing farming operation. The farm was planted to corn in 2017 and can be planted to soybeans with very little preparation for this season. (As this farm is a division of the entire quarter section, the acres & tax numbers listed are approximate.)*

### **LOCATION:**

Property is 1 mile East of Everest, KS, on Hwy 20 to Sagebrush Rd., then 1¼ mile North on East side of road.

### **PRICE:**

\$640,000.00

### **FSA INFORMATION:**

Estimated Tillable on the 121 acres: 94.5 ac.  
(FSA information attached is for the entire 161 acre farm, acres will be updated after farm is reconstituted.)

### **IMPROVEMENTS:**

No buildings are included in this tract.

### **TAXES/TAXABLE ACRES:**

Approx. 2017 taxes were \$1,976.91 on 121 taxable acres. *Actual taxes to be determined*

### **RENTAL STATUS:**

Farm is available for the 2018 season.

### **LISTING AGENT:**

Roger Aberle  
(785) 547-6289 or 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.

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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.

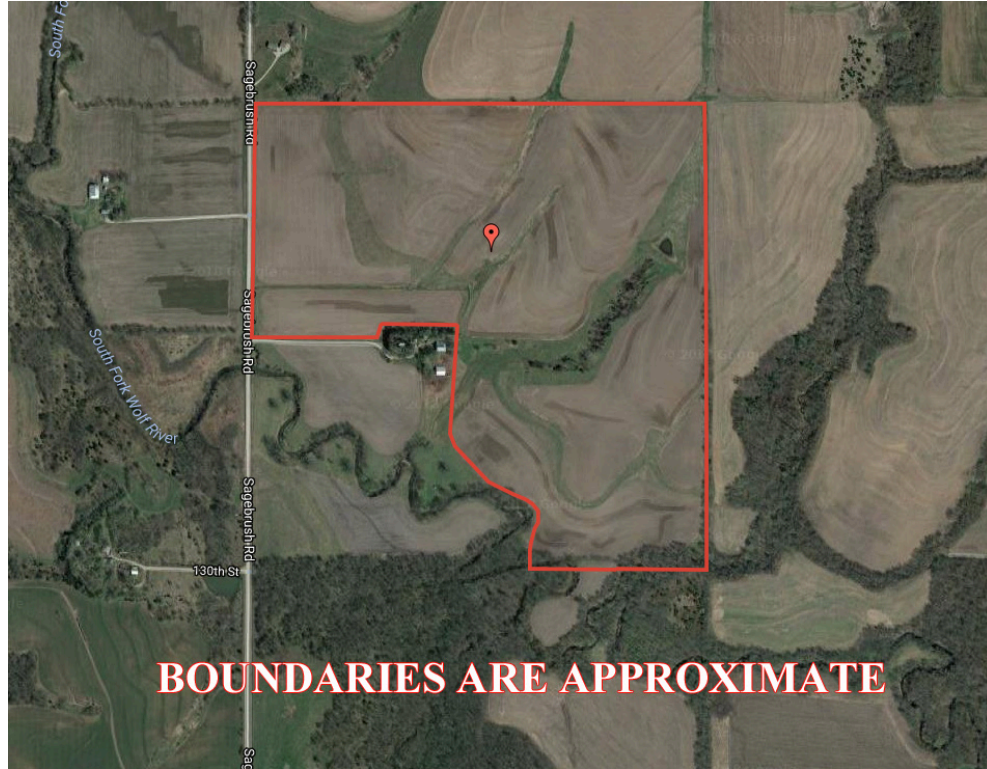
It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

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

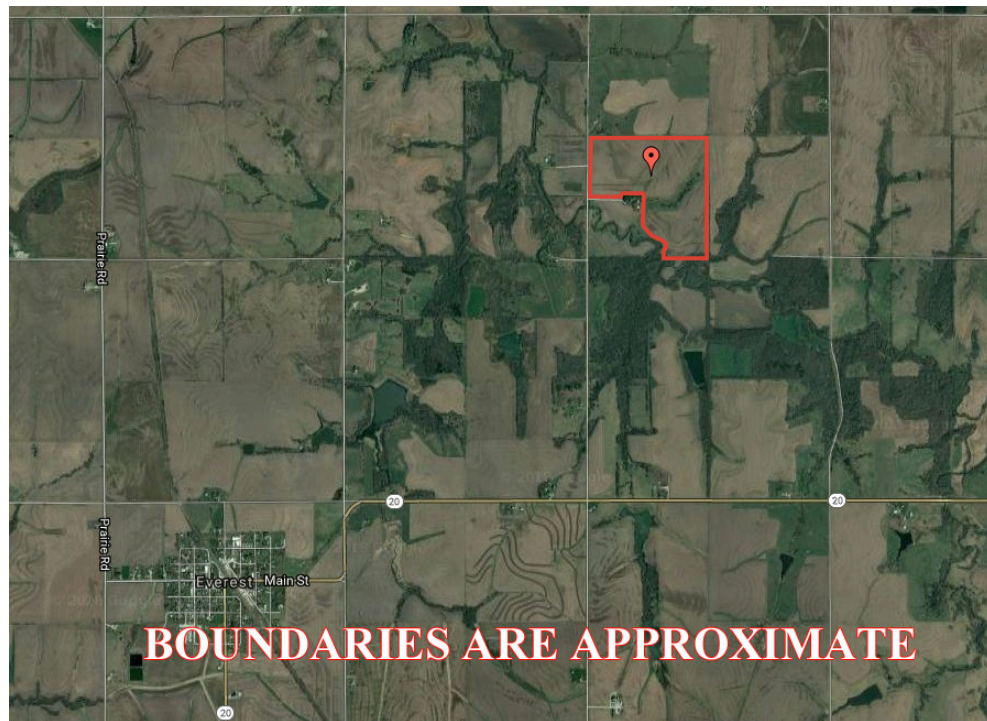
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177**



***121 Acres +/- Brown County, Kansas***  
***Google Aerial Map***



***General Location Map***

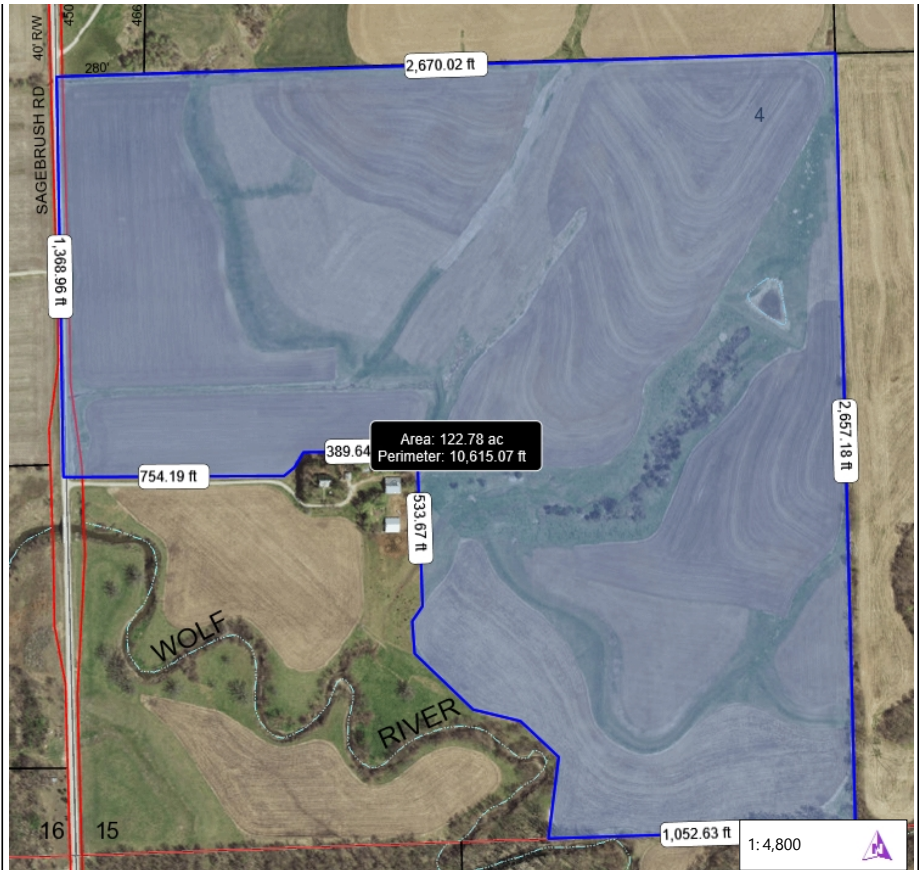




*121 Acres +/- Brown County, Kansas  
Driving Map*

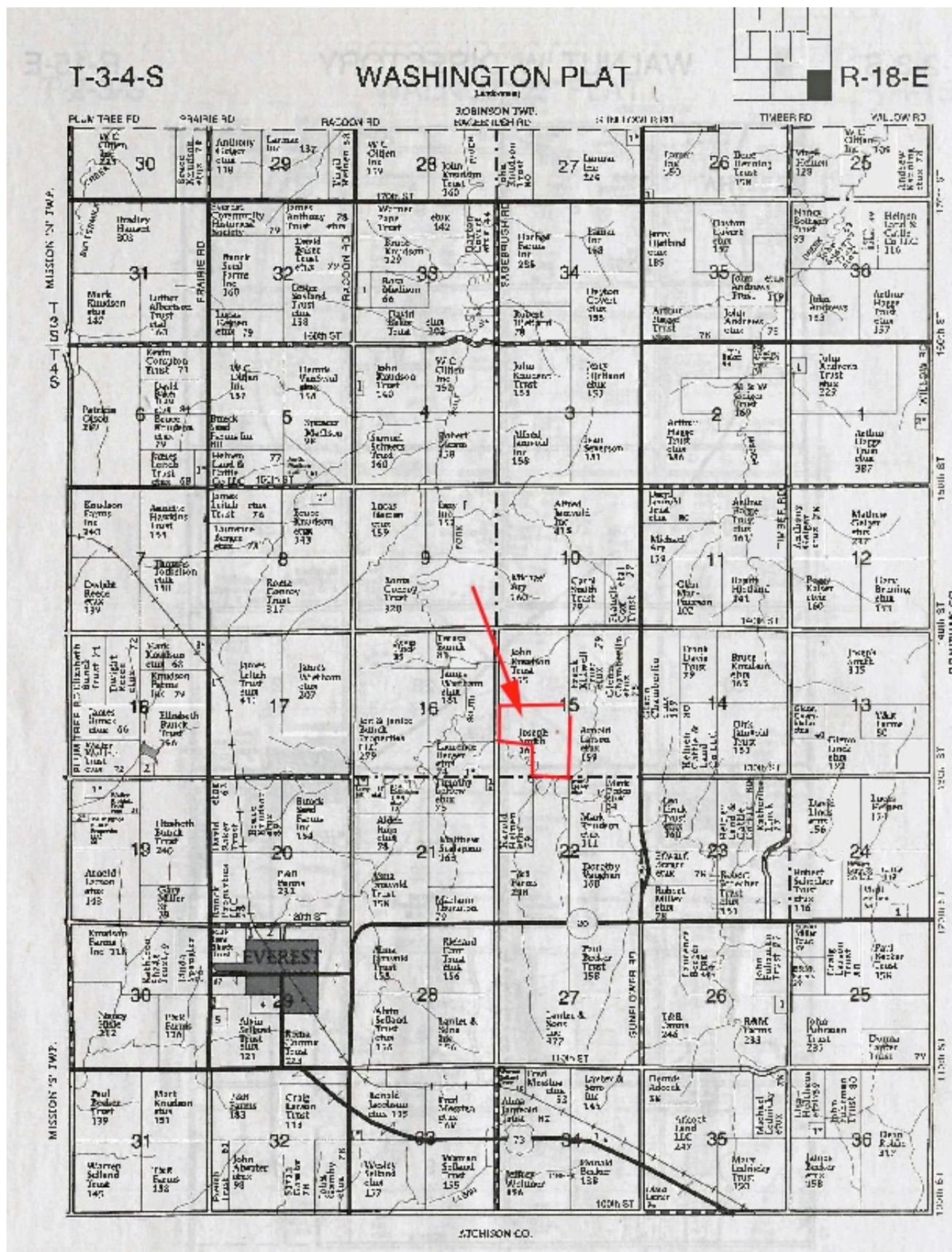


*Tax Map*





# 121 Acres +/- Brown County, Kansas Plat Map





***121 Acres +/- Brown County, Kansas***  
***Surety Map***

**Aerial Map**



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Maps Provided By:



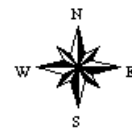
© AgriData, Inc. 2018

**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 39° 42' 1.01, -95° 23' 30.18

0ft 505ft 1010ft

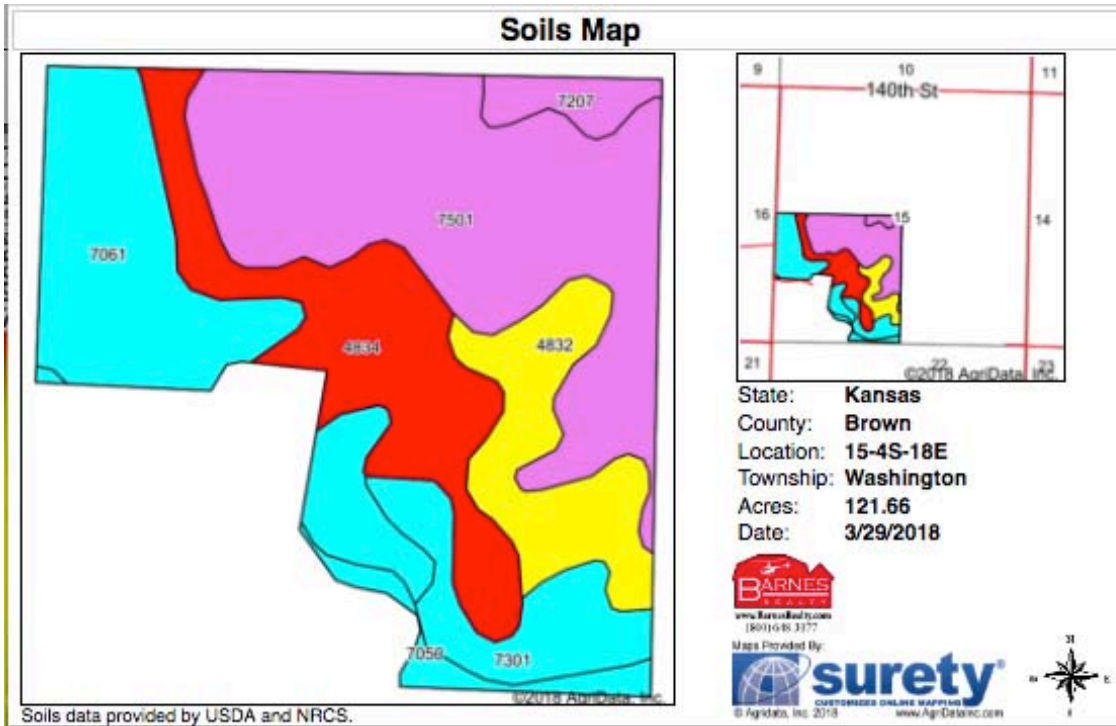
**15-4S-18E**  
**Brown County**  
**Kansas**



3/26/2018

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

# 121 Acres +/- Brown County, Kansas Soil Map



Area Symbol: KS013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Corn	Grain sorghum	Smooth bromegrass	Soybeans	Winter wheat	Common bermudagrass	Caucasian bluestem	Warm season grasses	Orchardgrass red clover	Tall fescue	NCCPI Overall
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	44.11	36.3%		IIIe													37
7061	Muscotah silty clay loam, occasionally flooded	25.66	21.1%		IIw		3	110	80	5	31	31						74
4834	Wamego-Vinland silty clay loams, 3 to 15 percent slopes	22.13	18.2%		VIe													45
4832	Wamego silty clay loam, 3 to 7 percent slopes	13.66	11.2%		IVe	IVe												52
7301	Martin silty clay loam, 1 to 3 percent slopes	9.38	7.7%		IIe													47
7050	Kennebec silt loam, occasionally flooded	3.46	2.8%		IIw			114			38							89
7207	Aksarben silty clay loam, 6 to 11 percent slopes	3.26	2.7%		IIIe	IVe	4						6	7	7	7	6	67
<b>Weighted Average</b>								<b>0.7</b>	<b>26.4</b>	<b>16.9</b>	<b>1.1</b>	<b>7.6</b>	<b>6.5</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>51</b>

\*c: Using Capabilities Class Dominant Condition Association Method



# 121 Acres +/- Brown County, Kansas FSA Map



Farm: 5332  
Tract: 536



November 30, 2015

United States Department of  
Agriculture Farm Service Agency

**Brown County KS**

1:4,427

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.

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

\* Unless noted, Hay is Brome Grass with an Intended Use of Forage (FG) and Practice of Non-Irrigated (NI).

## Wetlands

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

70.71  
62.69  
Tillable

# 121 Acres +/- Brown County, Kansas

## FSA 156 EZ



**Tract Number:** 536      **Description:** M12 1B SW4 15 4 18

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
162.24	123.81	123.81	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	123.81	0.0	0.0	0.0	

**(Final Farm Acres will adjusted for determined tracts)**

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.12		137	0.0
SOYBEANS	40.58		43	0.0
<b>Total Base Acres:</b>	76.7			

**Owners:**

**Other Producers:** None



***121 Acres +/- Brown County, Kansas***  
***Aerial Photos***





***121 Acres +/- Brown County, Kansas***





***121 Acres +/- Brown County, Kansas***





***121 Acres +/- Brown County, Kansas***





***121 Acres +/- Brown County, Kansas***



***121 Acres +/- Brown County, Kansas***

