



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
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

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

55 Acres +/- Doniphan County, KS

Looking for something special? CAMP, HUNT (Whitetail + Turkey + Waterfowl), BOAT the MO River & enjoy seclusion. Cover of the running stream draws wildlife onto the property. The 30-acres of farmed land boasts very-productive soils and provides great income. All within a 50-minute drive of the KC airport.

During extreme river levels, the property will gently flood with little damage.

Please clarify boundaries with our agent. The county's GIS boundaries are not accurate.

LOCATION:

Property is located approx. 7 miles northeast of the intersection of Hwy 7 and 330th Rd. Take 330th Rd 1 mile east then north on Sedgewick Rd that will turn into 100th Rd. Then take Mineral Point Rd north 1 mile to 110th Rd and east 2.5 miles, tract is on the south side of the road. **ADDRESS: 428 Monument Rd, Atchison, KS.**

PRICE:

\$325,000.00

TAXES:

2020 taxes were \$424.68

IMPROVEMENTS:

- *Rural Water
- *Electricity
- *Driveway to River
- *Heavy-Duty Boat Ramp
- *River Lookout
- *Fishing Aprons

AGENTS:

Roger Aberle
(785) 547-6289 or Roger@barnesrealty.com
Jamie Barnes
(660) 851-1125 or Jamie@barnesrealty.com



BOUNDARIES ARE APPROXIMATE

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 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 The listing may be withdrawn with or without approval.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.

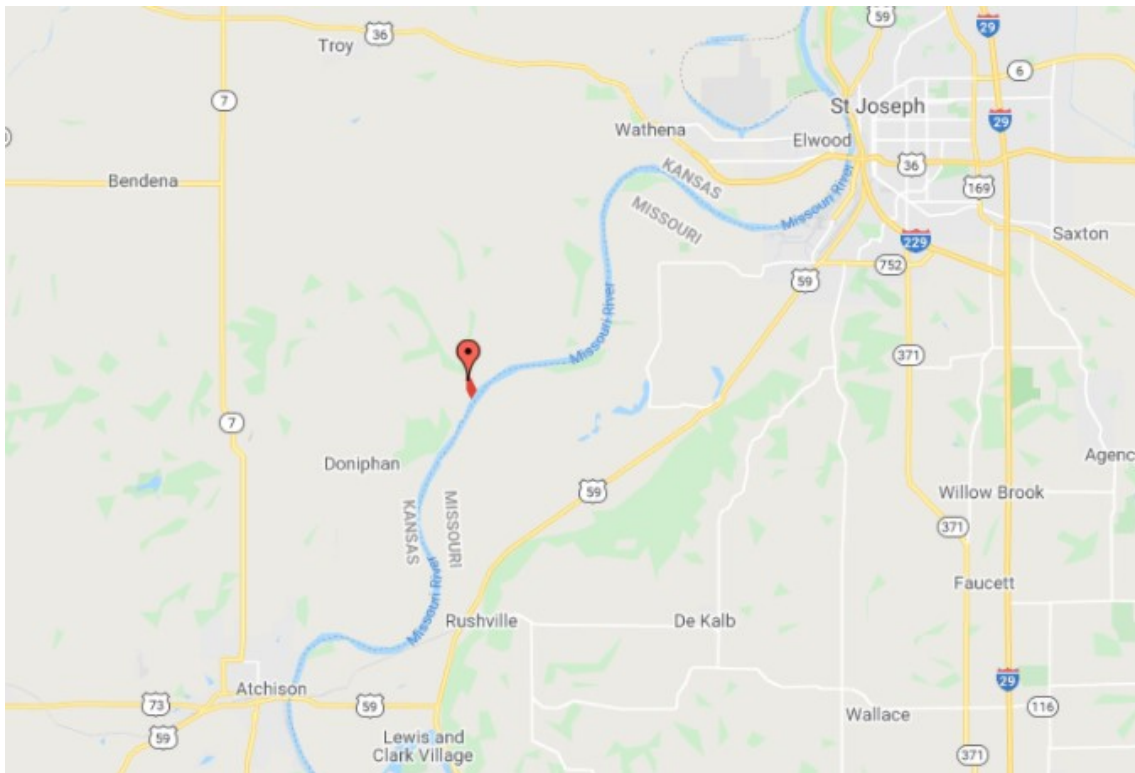
All inquiries, inspections, appointments, and offers must be sent through:

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

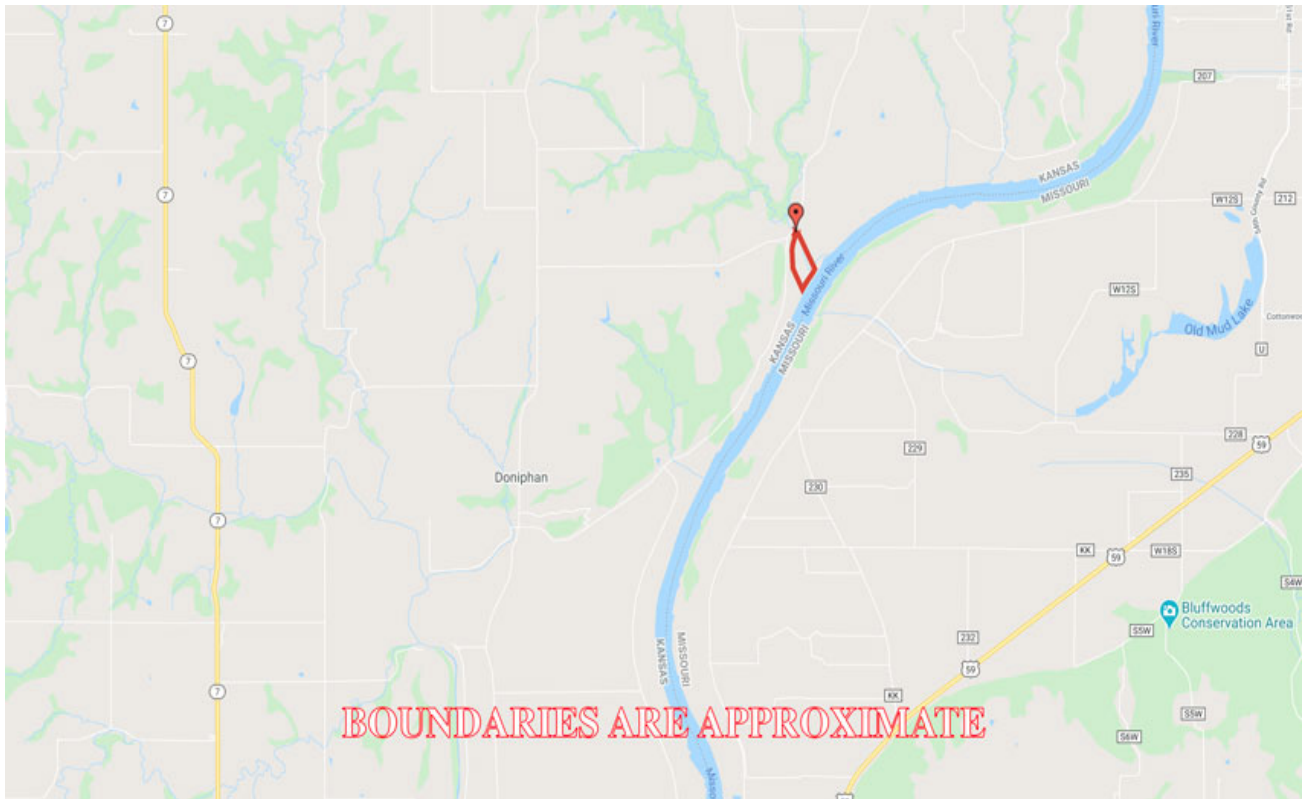
55 Acres +/- Doniphan County, KS
Google Aerial Map



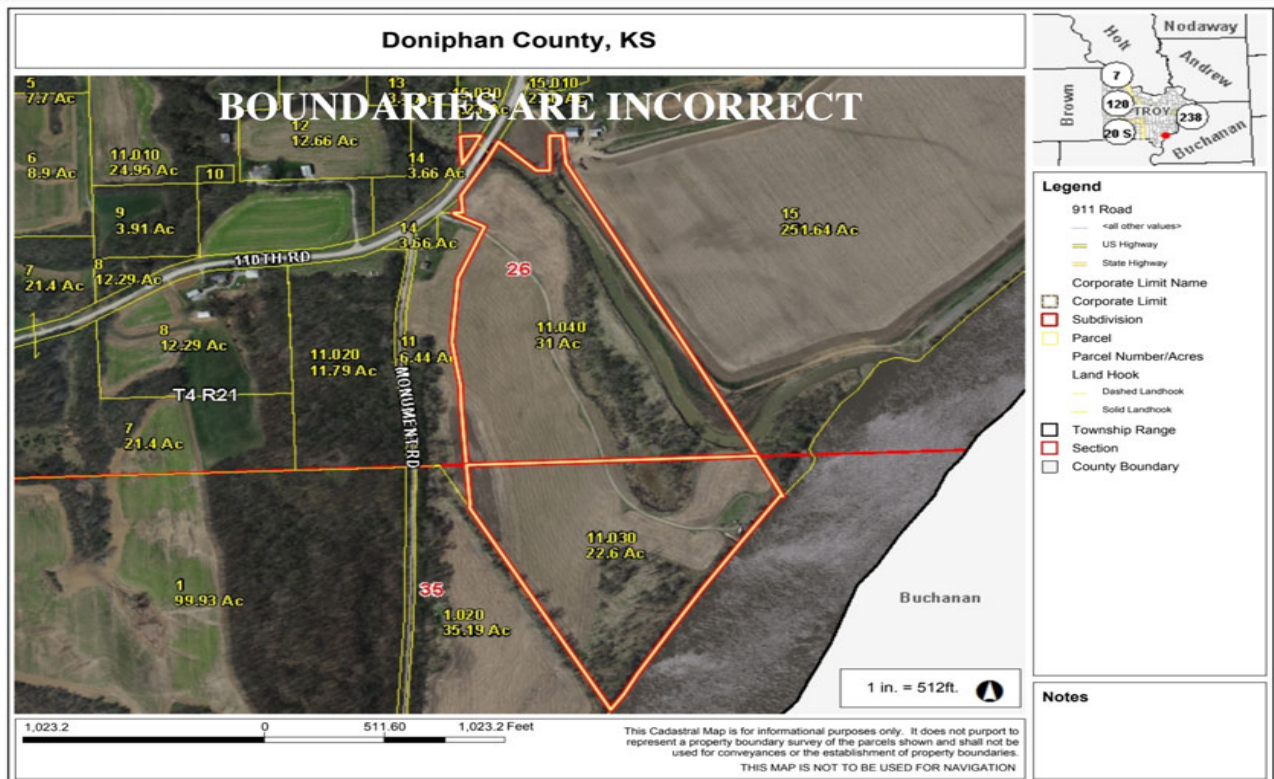
General Location Map



55 Acres +/- Doniphan County, KS Driving Map



Tax Map



55 Acres +/- Doniphan County, KS
Surety Map

Aerial Map



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Maps Provided By



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Map Center: 39° 40' 5.22, -95° 1' 57.22

0ft 525ft 1051ft

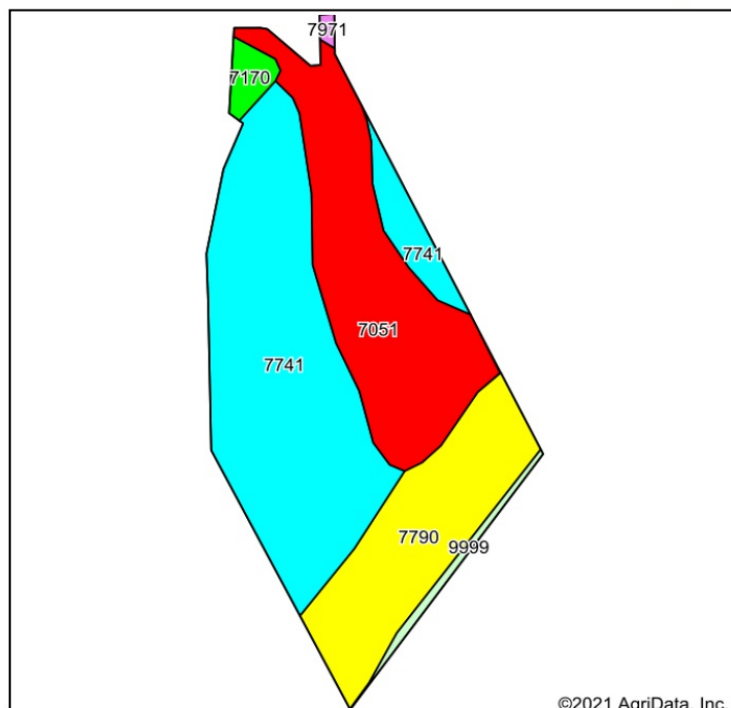
0-0-0
Doniphan County
Kansas



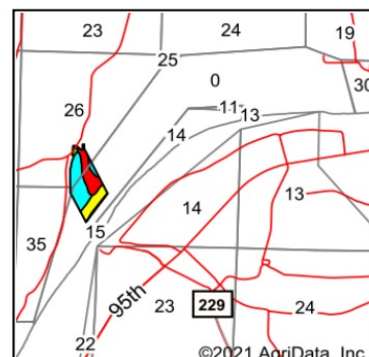
9/27/2021

55 Acres +/- Doniphan County, KS Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Doniphan**
Location: **0-0-0**
Township: **Wayne**
Acres: **55.4**
Date: **9/27/2021**



Maps Provided By



Area Symbol: KS043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Corn Irrigated	Soybeans	*n NCCPI Overall
7741	Haynie silt loam, occasionally flooded	25.79	46.6%		Ilw	Ilw	124	154	42	79
7051	Kennebec silt loam, frequently flooded	15.90	28.7%		Vw					81
7790	Wathena-Haynie complex, occasionally flooded	11.67	21.1%		IVw		77	147	27	57
7170	Reading silt loam, rarely flooded	1.07	1.9%		Iw	Iw				90
9999	Water	0.79	1.4%							
7971	Palermo-Knox complex, 10 to 18 percent slopes	0.18	0.3%		Ille		93		31	81
Weighted Average							74.2	102.7	25.3	*n 74

*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.

55 Acres +/- Doniphan County, KS
Surety Map

Aerial Map



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surety
CUSTOMIZED ONLINE MAPPING

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Map Center: 39° 40' 5.47, -95° 1' 53.81

0-0-0
Doniphan County
Kansas

0ft 434ft 868ft

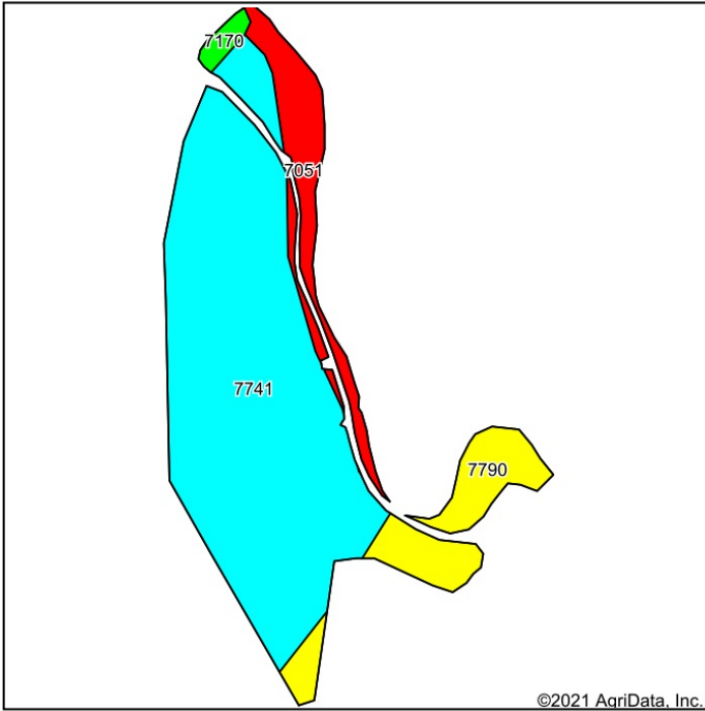


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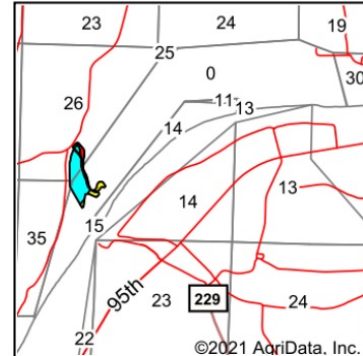
55 Acres +/- Doniphan County, KS

Soil Map- 30.38 Tillable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Doniphan**
 Location: **0-0-0**
 Township: **Wayne**
 Acres: **30.38**
 Date: **9/27/2021**



Maps Provided By



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Area Symbol: KS043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Corn Irrigated	Soybeans	*n NCCPI Overall
7741	Haynie silt loam, occasionally flooded	22.63	74.5%		Ilw	Ilw	124	154	42	79
7790	Wathena-Haynie complex, occasionally flooded	3.94	13.0%		IVw		77	147	27	57
7051	Kennebec silt loam, frequently flooded	3.38	11.1%		Vw					81
7170	Reading silt loam, rarely flooded	0.43	1.4%		Iw	Iw				90
Weighted Average							102.4	133.8	34.8	*n 76.5

*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.

55 Acres +/- Doniphan County, KS

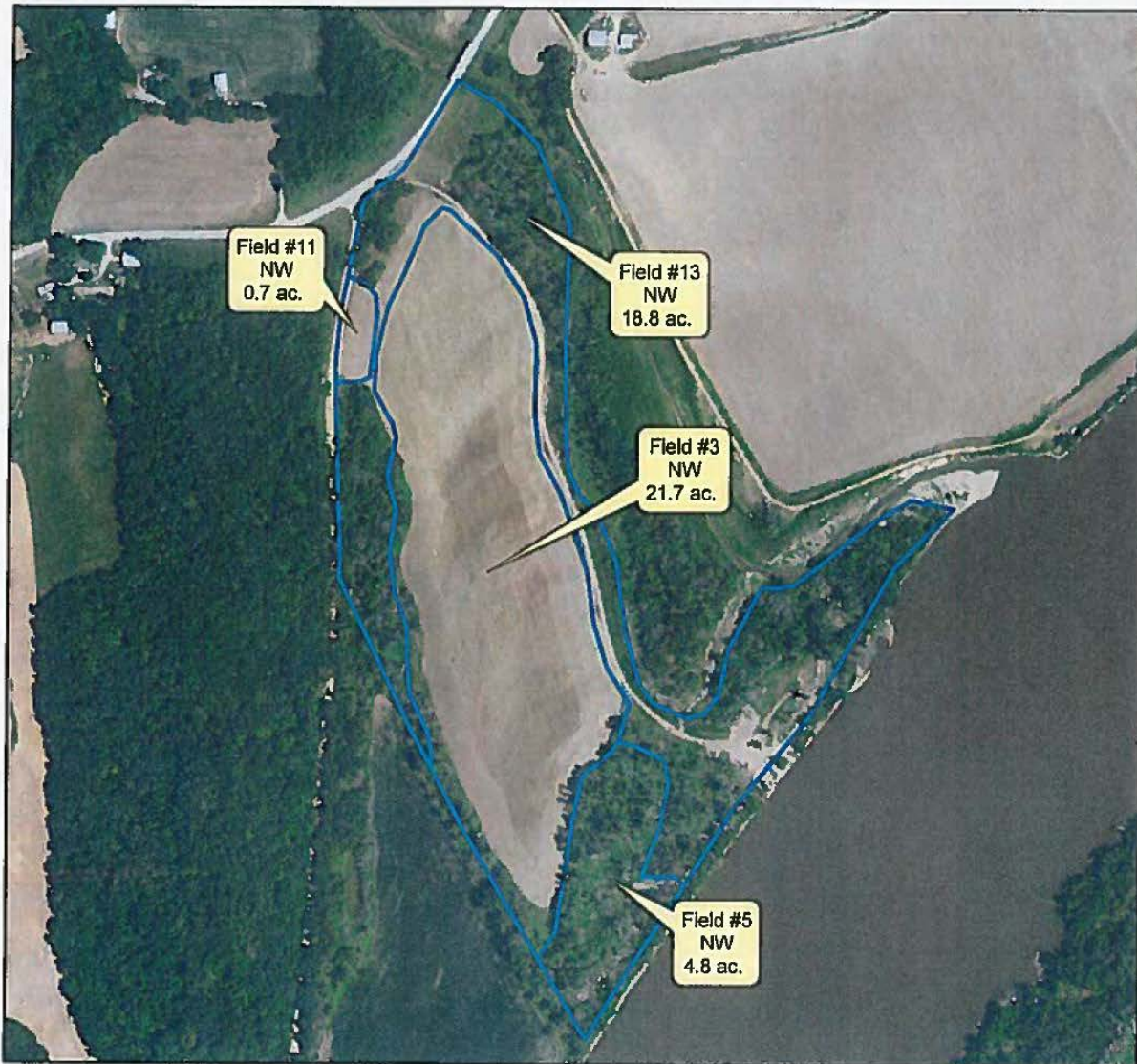
Wetlands Determination

Wetland Determination Map

Date: 3/8/2017

Legal Description: 26-4-21 and 35-4-21
Doniphan County

Field Office: Troy Service Center
Agency: USDA-NRCS
Assisted By: DAVID KOHAKE



Legend

WD3190

NW = non-wetland



55 Acres +/- Doniphan County, KS
Aerial Photos
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