



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

38.7 Taxable Acres, Brown County, Kansas

Here is a small affordable farm that is 90.5% tillable with mostly Wymore Soils. The tillable is all in one field with only one waterway (that can easily be tilled out) and with good terraces. There is even a small, developed deer hunting area in the NW corner. It has good gravel roads on two sides with Rural Water lines on the south and west roads. Land in Brown County is hard to find so don't wait in making this farm yours!

LOCATION:

250th & Horned Owl Rd. 2-mile W. of Hiawatha on Hwy. 36 then 1.5-mile N. on Horned Owl Rd.
Legal: SW ¼ of SW ¼, Section 14, Township 2, Range 16E, Brown Co. KS

PRICE:

\$400,000.00 Total

PRICE REDUCED! \$385,000.00 Total

FSA INFORMATION:

Farmland Acres: 39.21

Tillable Acres: 33.51

IMPROVEMENTS:

None

TAXES/TAXABLE ACRES:

Taxes; 2021: \$1,319.14

Taxable acres: 38.7

RENTAL STATUS:

Available for 2023

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:

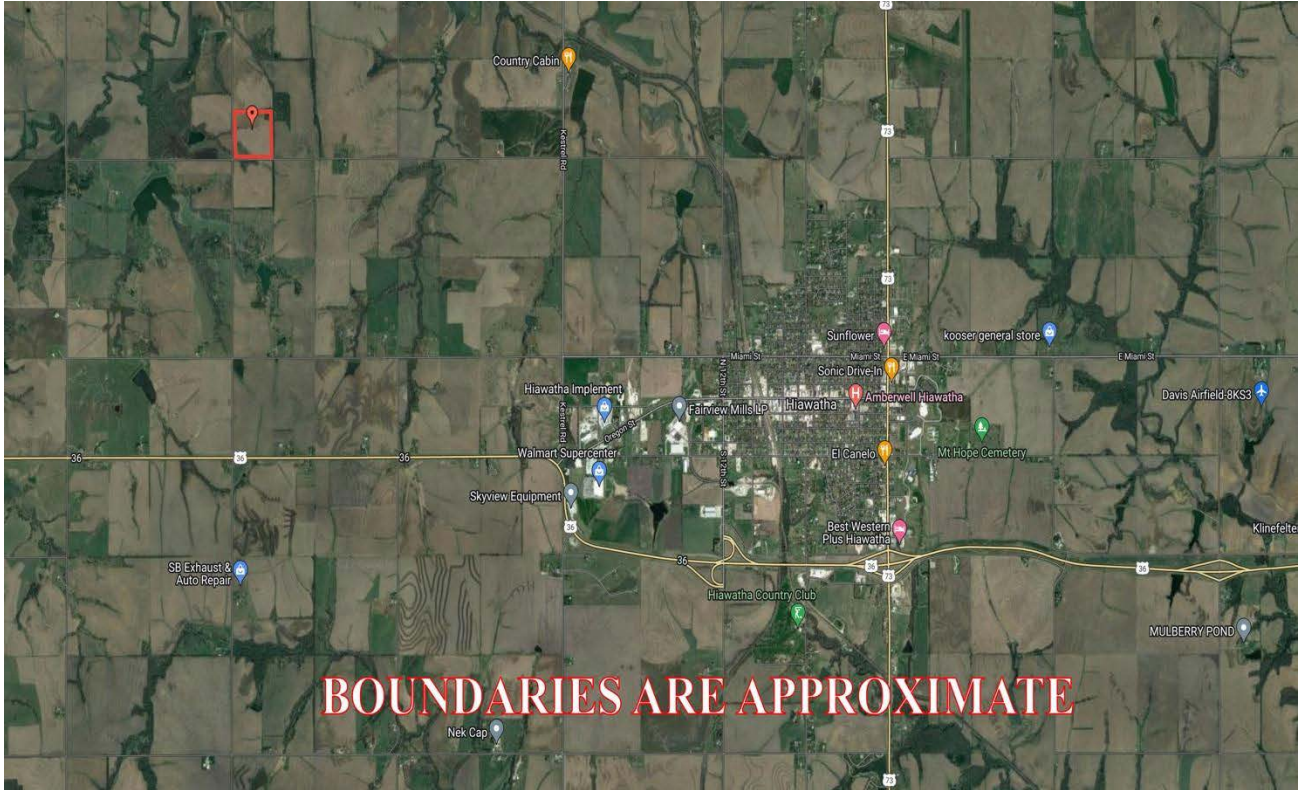
County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The 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.

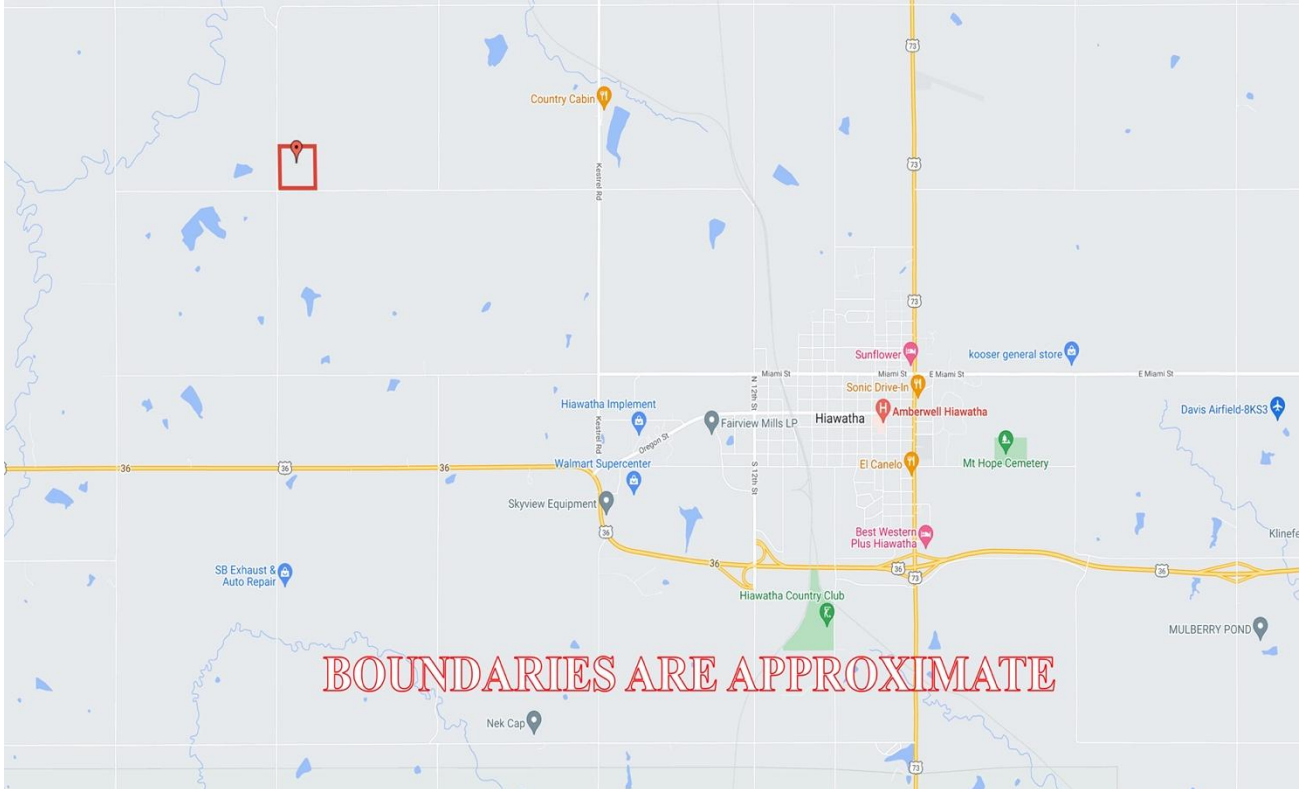
38.7 Taxable Acres, Brown County, Kansas
Google Aerial Map



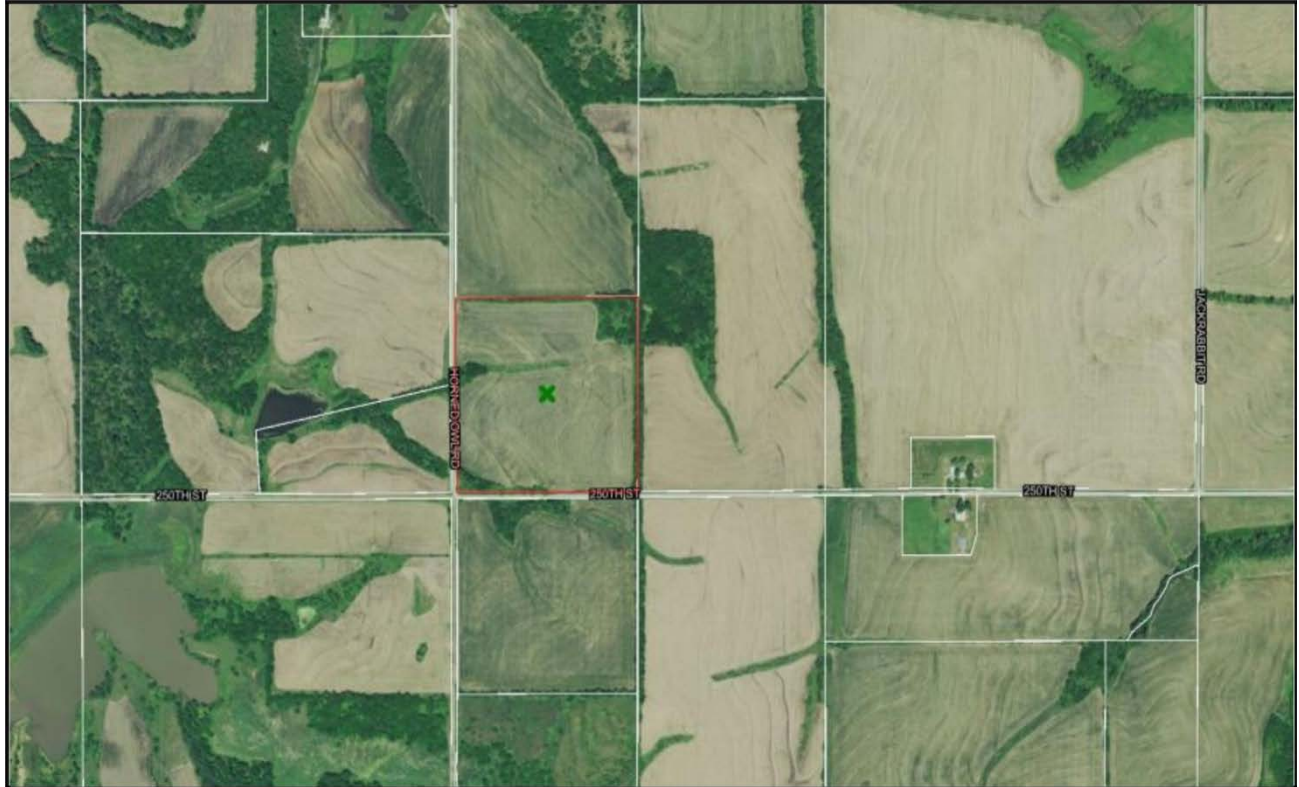
General Location Map



**38.7 Taxable Acres, Brown County, Kansas
Driving Map**



Tax Map

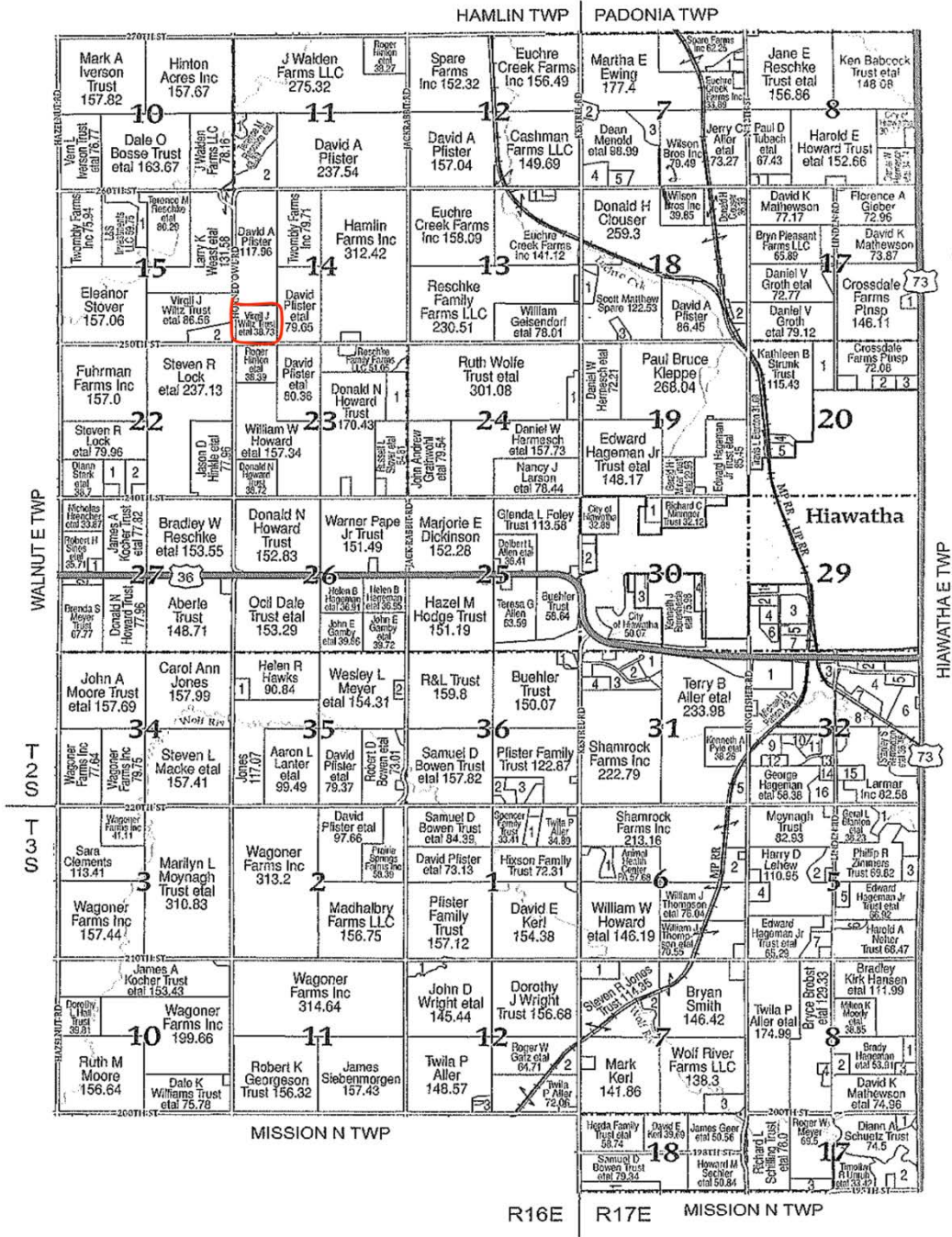


38.7 Taxable Acres, Brown County, Kansas Plat Map

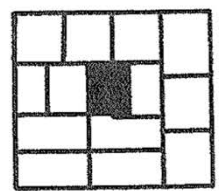
T-2-3-S

HIAWATHA W PLAT

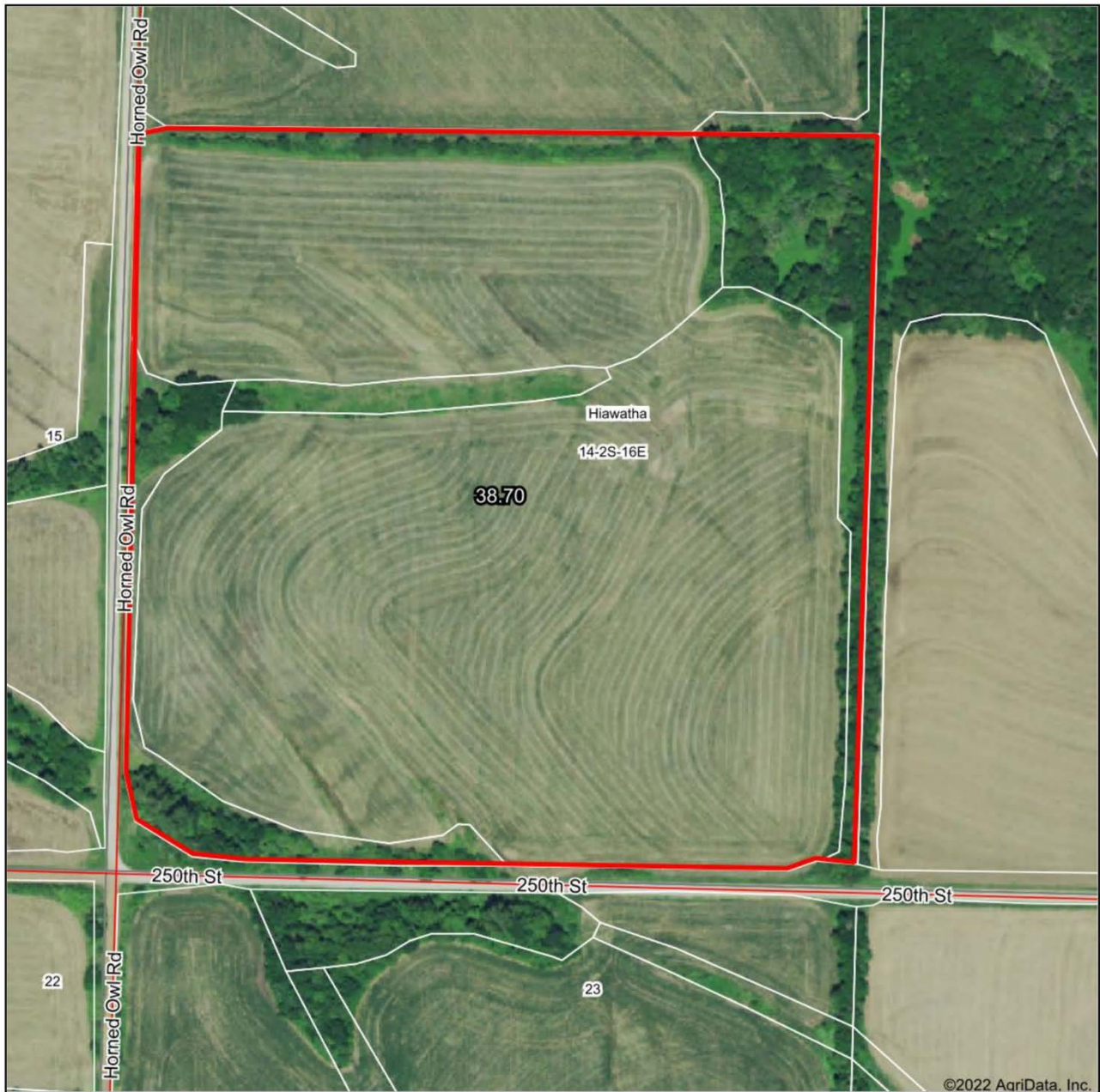
R-16-17-E



SEE PAGE 48 FOR NAMES NOT LISTED ON MAP.



38.7 Taxable Acres, Brown County, Kansas Surety Map



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(800) 648-3177

Maps Provided By:



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Map Center: 39° 52' 19.28, -95° 35' 56.04

0ft 277ft 553ft

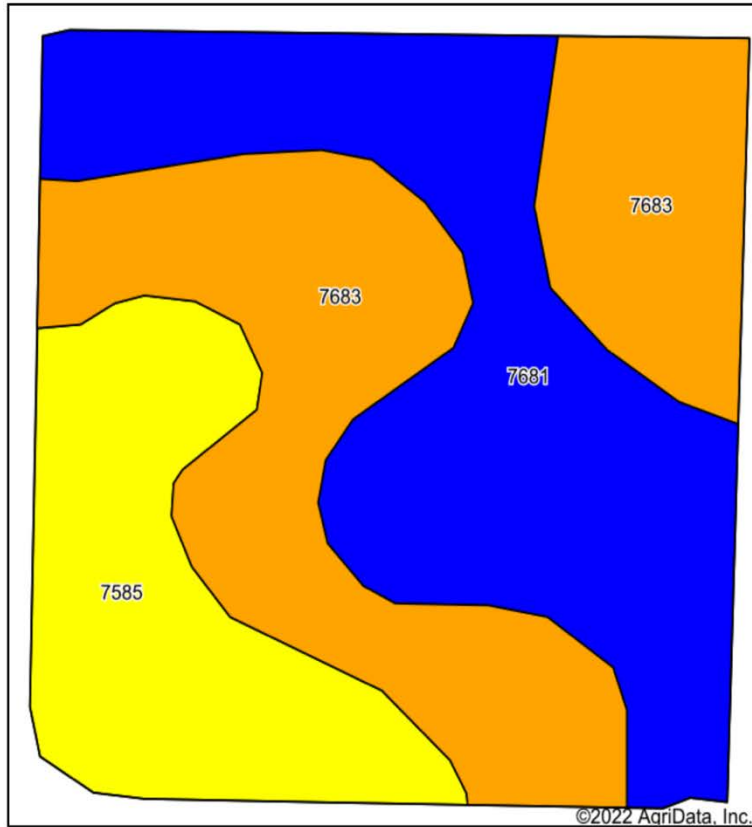
14-2S-16E
Brown County
Kansas



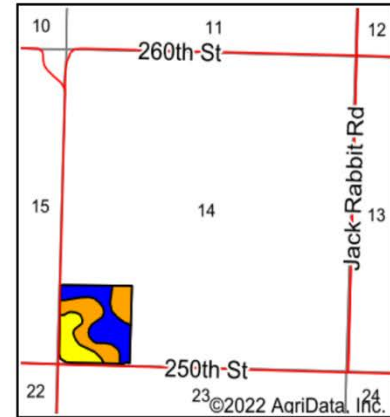
9/15/2022

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

38.7 Taxable Acres, Brown County, Kansas Soil Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **14-2S-16E**
 Township: **Hiawatha**
 Acres: **38.7**
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 25

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
7683	Wymore silty clay loam, 3 to 6 percent slopes	15.64	40.4%		IIe	IIIe	3800	62	61	61	59
7681	Wymore silty clay loam, 1 to 3 percent slopes	14.56	37.6%		Ile	Ile	3800	63	63	61	59
7585	Shelby clay loam, 7 to 12 percent slopes	8.50	22.0%		IVe		4212	65	64	57	61
Weighted Average					2.84	*-	3890.5	*n 63	*n 62.4	*n 60.1	*n 59.4

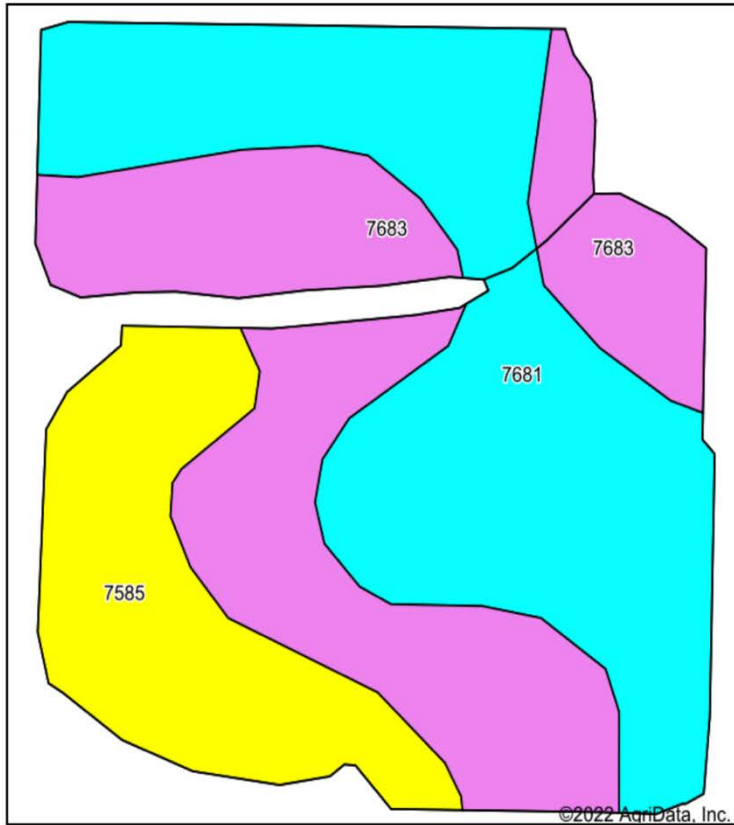
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

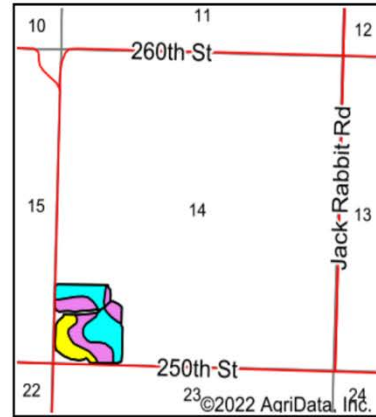
*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

38.7 Taxable Acres, Brown County, Kansas Soil Map Tillable



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **14-2S-16E**
 Township: **Hiawatha**
 Acres: **33.51**
 Date: **9/9/2022**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 25							
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	14.28	42.6%			Ile	Ile 63
7683	Wymore silty clay loam, 3 to 6 percent slopes	12.59	37.6%			IIle	IIle 62
7585	Shelby clay loam, 7 to 12 percent slopes	6.64	19.8%			IVe	IVe 65
Weighted Average						2.77	*n 63

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

38.7 Taxable Acres, Brown County, Kansas FSA Aerial Map



United States Department of
Agriculture Farm Service Agency

Farm: 5845
Tract: 8667

Brown County KS

1:2,190



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

**Unless noted, LS is Brom e 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-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

May 06, 2022

Maps are for FSA acreage reporting purposes only.

38.7 Taxable Acres, Brown County, Kansas FSA 156 EZ

FARM: 5845

Kansas U.S. Department of Agriculture **Prepared:** 9/12/22 3:01 PM
 Brown Farm Service Agency **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	Recon Number
		2020 - 18

Farms Associated with Operator:
 173, 208, 2177, 2706, 3578, 4322, 4770, 5015, 5515, 5516, 5604, 5844, 5846

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
39.27	34.35	34.35	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	34.35	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	10.55	147	0.00	
SOYBEANS	10.55	37	0.00	0
Total Base Acres:	21.1			

Tract Number: 8667 **Description:** SW4/SW4 14-2-16
FSA Physical Location : Brown, KS **ANSI Physical Location:** Brown, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied	Recon Number
Wetland Status: Wetland determinations not complete	2020 - 17

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.27	34.35	34.35	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	34.35	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	10.55	147	0.00
SOYBEANS	10.55	37	0.00
Total Base Acres:	21.1		

Owners:

38.7 Taxable Acres, Brown County, Kansas

FSA 578

Brown, Kansas
FSA - 578 (09-13-16)
Farm Number: 5845
 Operator Name and Address

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022
 DATE: 09/12/2022
 PAGE: 1

Original: CJS
 Revision: _____
 Cropland: 34.35
 Farmland: 39.27

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
8667	5	SOYBN	COM	GR		N	C	N	I	A	10.13		Yes		N	05/24/2022	01	
Producer				Share 100.00				FSA Physical Location Brown, Kansas				NAP Unit 4195		Signature Date 07/12/2022				
7		GRASS	SMO	LS		N	C	N	I	A	0.84		Yes		N	06/01/2022	01	2099
Producer				Share 100.00				FSA Physical Location Brown, Kansas				NAP Unit 4195		Signature Date 07/12/2022				
18		SOYBN	COM	GR		N	C	N	I	A	3.40		Yes		N	05/24/2022	01	
Producer				Share 100.00				FSA Physical Location Brown, Kansas				NAP Unit 4195		Signature Date 07/12/2022				
19		SOYBN	COM	GR		N	C	N	I	A	19.98		Yes		N	05/24/2022	01	
Producer				Share 100.00				FSA Physical Location Brown, Kansas				NAP Unit 4195		Signature Date 07/12/2022				

Tract 8667 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	SOYBN	COM	GR	N	A	33.51	01	GRASS	SMO	LS	N	A	0.84					

Photo Number/Legal Description: SW4/SW4 14-2-16
 Cropland: 34.35 Reported on Cropland: 34.35 Difference: 0.00 Reported on Non-Cropland: 0.00

Brown, Kansas
FSA - 578 (09-13-16)
Farm Number: 5845
 Operator Name and Address

REPORT OF COMMODITIES

FARM SUMMARY

PROGRAM YEAR: 2022
 DATE: 09/12/2022
 PAGE: 2

Original: CJS
 Revision: _____
 Cropland: 34.35
 Farmland: 39.27

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	GRASS	SMO	LS	N	A	0.84		01	SOYBN	COM	GR	N	A	33.51	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

*38.7 Taxable Acres, Brown County, Kansas
Aerial Photo & Harvested Deer off the Property*

