

BOUNDARIES ARE APPROXIMATE

NORTH

# 230.32 ACRES, RICHARDSON COUNTY, NE

*For Sale*

Take a look at this outstanding, 230.32 acres with lots of productive tillable ground highway 75 frontage and quite a bit of wildlife habitat, centrally located along the Whiskey, Run Creek!

18156 Hwy 59 Mound  
City, MO 64470  
(660)-442-3177



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

[Barnesrealty.com](http://Barnesrealty.com)

# PROPERTY FEATURES

## Price:

\$7,359.33/taxable acre or \$1,695,000.00 total

## Real Estate Taxes:

2023 taxes were \$6,283.94 on 230.32 taxable acres

## Rental Status:

Inquire with Agent

## FSA Information:

Tillable Acres: 142.35  
Forms attached below

## Listing Agent:

Jamie Barnes: 660-851-1125 or  
Jamie@barnesrealty.com

## Location:

This tract is South of Auburn, NE about 12.5 miles and about 5.5 miles North of Dawson, NE on 639 Ave or Highway 75

## Improvements:

None

## 2025 Estimated Annual Income:

Cash Rent: \$35,587.50  
Hunting Lease: \$10,000.00  
Total: \$45,587.50



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 The listing may be withdrawn with or without approval.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.

# PHOTOS

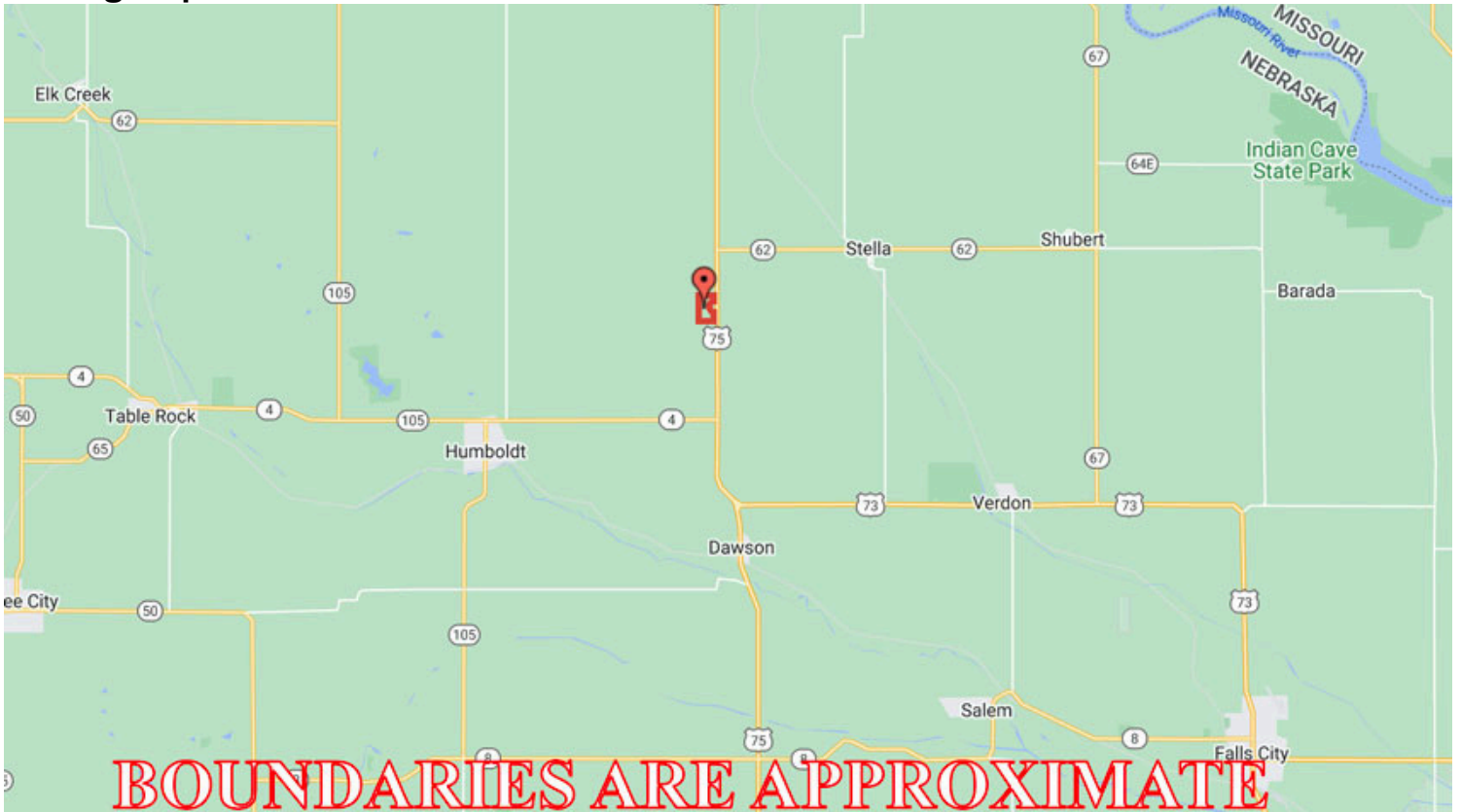


# MAPS

Google Aerial:



Driving Map:

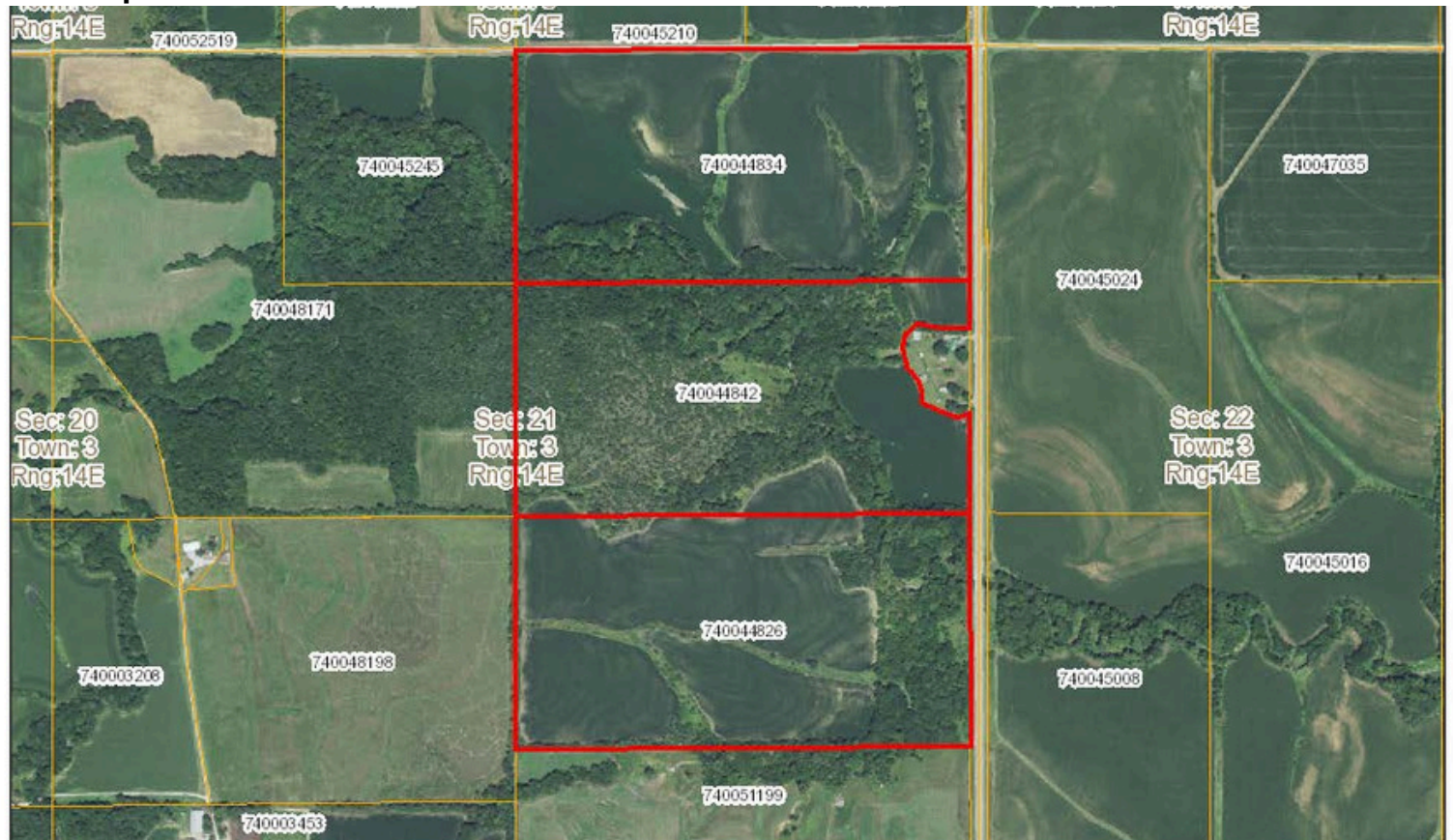


# MAPS

General Location Map:

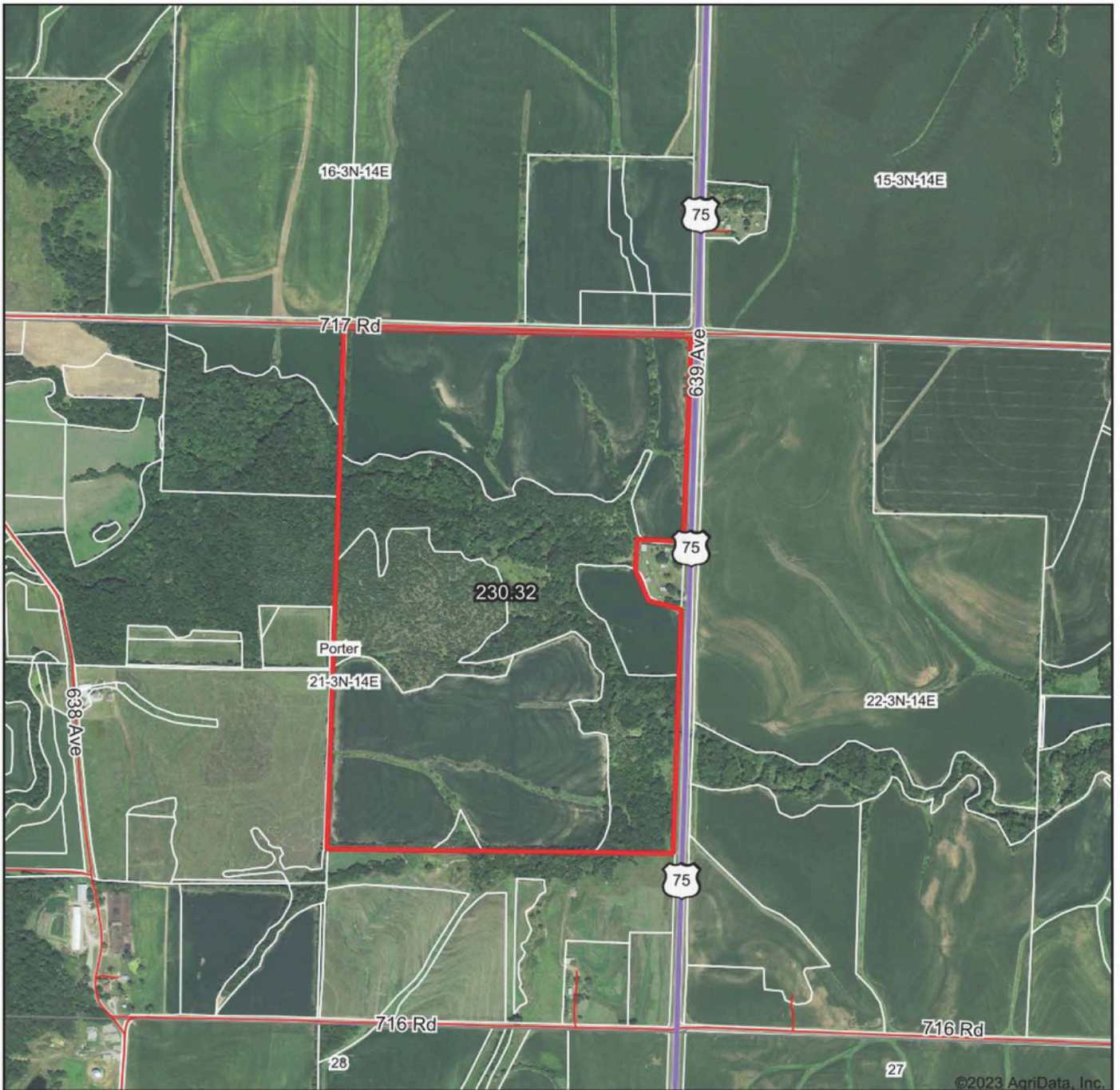


Tax Map:



# SURETY MAPS

## Aerial Map



Boundary Center: 40° 12' 45.5, -95° 50' 46.19



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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**21-3N-14E**  
**Richardson County**  
**Nebraska**

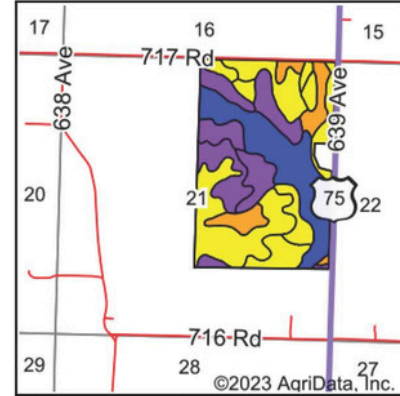
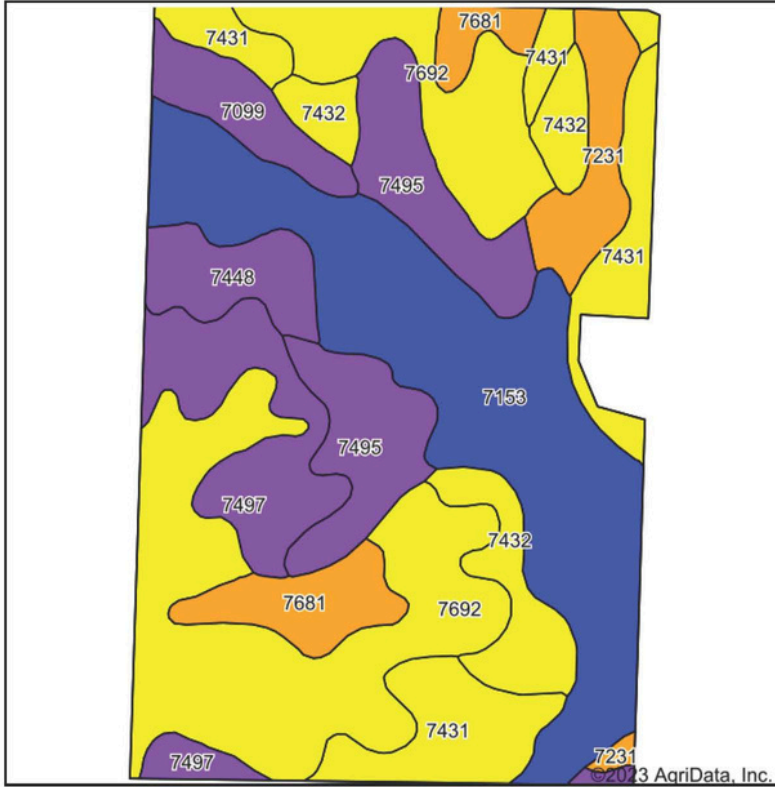


6/30/2023

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

# SURETY MAPS

## Soils Map



State: **Nebraska**  
 County: **Richardson**  
 Location: **21-3N-14E**  
 Township: **Porter**  
 Acres: **230.32**  
 Date: **6/30/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE147, Soil Area Version: 21													
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	58.90	25.6%		Ille	Ille	3735	70	57	57	55	51	
7153	Kennebec silt loam, rarely flooded	54.16	23.5%		Iw		2975	83	89	88	73	83	
7431	Morrill soils, 6 to 11 percent slopes, eroded	24.55	10.7%		Ille	IVe	3400	68	62	62	53	54	
7495	Pawnee and Mayberry clay loams, 3 to 11 percent slopes, eroded	22.98	10.0%		Ille	IVe	3748	60	48	46	45	43	
7497	Pawnee and Malmo clay loams, 3 to 11 percent slopes, eroded	18.31	7.9%		IVe		3788	52	49	49	48	46	
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	14.53	6.3%		IVe	IVe	3400	68	57	57	49	47	
7681	Wymore silty clay loam, 1 to 3 percent slopes	11.12	4.8%		Ile	Ile	3800	75	62	62	60	58	
7231	Judson silt loam, 2 to 6 percent slopes	9.40	4.1%		Ile		4224	79	79	79	64	70	
7448	Morrill soils, 11 to 17 percent slopes	8.88	3.9%		VIe		3400	60	59	59	52	54	
7099	Zook silty clay loam, occasionally flooded	7.49	3.3%		Ilw	Ilw	3100	60	67	45	31	67	
<b>Weighted Average</b>					<b>2.67</b>	<b>*-</b>	<b>3494.5</b>	<b>70.2</b>	<b>*n 65.1</b>	<b>*n 63.9</b>	<b>*n 56.8</b>	<b>*n 59.1</b>	

\*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.

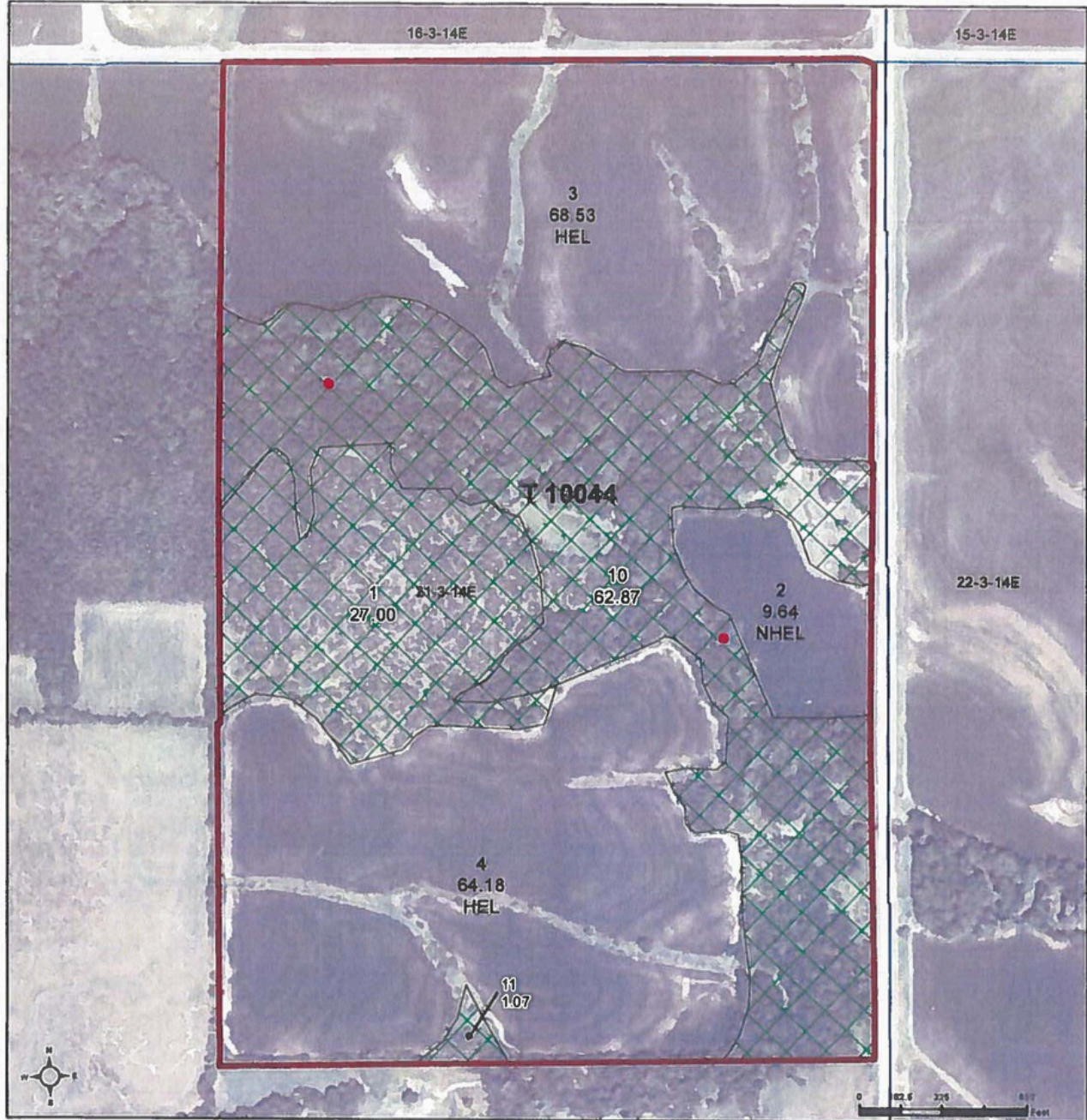
Soils data provided by USDA and NRCS.

# FSA INFORMATION



United States  
Department of  
Agriculture

## Richardson County, Nebraska



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

2022 NAIP Ortho Imagery

2024 Program Year  
Map Created October 18, 2023

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions


**Tract Cropland Total: 142.35 acres**

**Farm 5203**  
**Tract 10044**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# FSA INFORMATION

NEBRASKA RICHARDSON Form: FSA-156EZ See Page 2 for non-discriminatory Statements	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5203</b> Prepared : 4/8/24 3:53 PM CST Crop Year : 2024
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**Operator Name** :  
**CRP Contract Number(s)** : None  
**Recon ID** : 31-147-2012-149  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
233.29	142.35	142.35	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	142.35	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	74.79	0.00	111	0
Soybeans	67.56	0.00	35	0
<b>TOTAL</b>	<b>142.35</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 10044  
**Description** : NSE, NE 21 3 14  
**FSA Physical Location** : NEBRASKA/RICHARDSON  
**ANSI Physical Location** : NEBRASKA/RICHARDSON  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : 31-147-2012-148

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.29	142.35	142.35	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

NEBRASKA  
RICHARDSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

FARM : 5203  
Prepared : 4/8/24 3:53 PM CST  
Crop Year : 2024

**Tract 10044 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	142.35	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.79	0.00	111
Soybeans	67.56	0.00	35

**TOTAL** 142.35 0.00

**NOTES**

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# FSA INFORMATION

Richardson, Nebraska

FSA - 578 (09-13-16)

Farm Number: 5203

Operator Name and Address

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023

DATE: 07/03/2023  
PAGE: 1

Original: DER  
Revision: DER  
Cropland: 142.35  
Farmland: 233.29

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
10044	1	GRASS	SMO	LS		N	C	N	I	A	27.00		No		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
2		CORN	YEL	GR		N	C	N	I	A	9.64		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3A		CORN	YEL	GR		N	C	N	I	A	25.83		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3AA		GRASS	SMO	LS		N	C	N	I	A	0.85		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3B		CORN	YEL	GR		N	C	N	I	A	27.30		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3BB		GRASS	SMO	LS		N	C	N	I	A	1.79		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3C		CORN	YEL	GR		N	C	N	I	A	4.39		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3CC		GRASS	SMO	LS		N	C	N	I	A	1.06		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3D		CORN	YEL	GR		N	C	N	I	A	4.73		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
3DD		GRASS	SMO	LS		N	C	N	I	A	2.58		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
4A		CORN	YEL	GR		N	C	N	I	A	34.86		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	

Richardson, Nebraska

FSA - 578 (09-13-16)

Farm Number: 5203

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023

DATE: 07/03/2023  
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
10044	4AA	GRASS	SMO	LS		N	C	N	I	A	0.38		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
4B		CORN	YEL	GR		N	C	N	I	A	12.21		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
4BB		GRASS	SMO	LS		N	C	N	I	A	0.51		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
4C		CORN	YEL	GR		N	C	N	I	A	11.77		Yes		N	04/28/2023	01	
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	
4CC		GRASS	SMO	LS		N	C	N	I	A	4.45		Yes		N	10/26/2003	01	2030
Producer					Share 100.00					FSA Physical Location Richardson, Nebraska					NAP Unit 2363		Signature Date	

**Tract 10044 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	LS	N	A	38.62	01	CORN	YEL	GR	N	A	130.73				

Photo Number/Legal Description: NSE, NE 21 3 14  
Cropland: 142.35

Reported on Cropland: 142.35

Difference: 0.00

Reported on Non-Cropland: 27.00