



# **56.38 ACRES, RICHARDSON COUNTY, NE**

*For Sale*

Now offered at half of row crop farmland costs, this parcel touches the river and is surrounded by timber and would only require minimal dirt work to impound water for waterfowl hunting. This has been enrolled in a flood control easement, so no crop revenue but can be managed exclusively for game hunting.



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

[www.BarnesRealty.com](http://www.BarnesRealty.com)



# PROPERTY FEATURES

**Price:**

\$5,000.00/taxable acre or  
\$281,900.00 total

**Real Estate Taxes:**

TBD

**Wet Land Contract:**

Shown Below

**Location:**

Just a bit less than 1 mile north of the town of  
Rulo, NE and on the East side of the Road.

**Improvements:**

No Improvement

**Listing Agent:**

Jamie Barnes: (660) 851-1125 or  
[jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)



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 The listing may be withdrawn with or without approval.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.

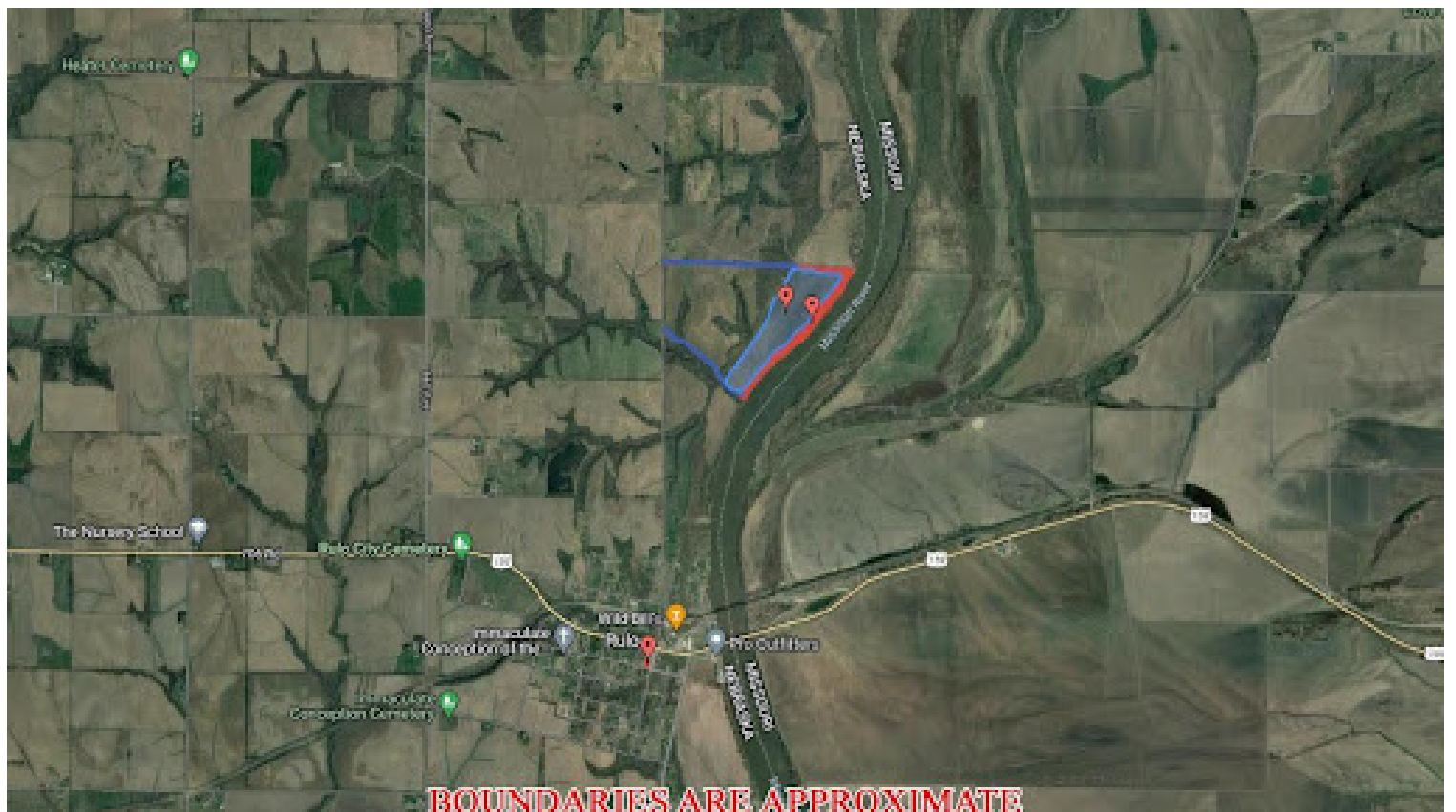


# PHOTOS





# AERIAL PHOTOS



# WETLAND CONTRACT



United States Department of Agriculture

March 13, 2023

Falls City Service Center  
Farm Service Agency  
County Executive Director  
502 E. 14<sup>TH</sup> Street  
Falls City, Nebraska 68355

Re: NRCS Notification to Farm Service Agency (FSA) Notification of Easement Recording  
NEST Agreement Number 7565262101T5Y, Mark & Elizabeth Andrew

To: Brenda Fields  
County Executive Director

This letter and the attached documents serve as notification of recordation of a perpetual easement through the Emergency Watershed Protection Program – Floodplain Easement (EWPP-FPE) with Mark Andrew and Elizabeth Andrew on 56.38 acres in Richardson County, Nebraska.

The EWPP-FPE easement was recorded on March 9, 2023. Please find the attached map, including boundary, location, acreage, and subclass w soils information of the EWPP-FPE easement area. NRCS is providing this notification to—

- 1) Facilitate compliance with the requirement that USDA program base acres and allotment history be retired on lands subject to an EWPP-FPE easement.
- 2) Facilitate FSA tracking of the cropland acres enrolled in EWPP-FPE by identifying soils that are “subclass w” in the land capability class of IV-VIII which are exempt from the 10- and 25-percent county-cropland limitations.

In regard to item 1 above, the landowners were notified when they executed the Form NRCS-LTP-80, “Agreement for the Purchase of Conservation Easement” (APCE) of the requirement that any existing cropland base on the enrolled acres be permanently retired at the time of easement recording. The landowner acknowledged their responsibility to contact FSA to determine impacts to commodity payments that may result from easement closing and recording and to obtain and execute any documents necessary to transfer or retire base acres from the enrolled land prior to recording the EWPP-FPE easement. The landowner was notified in the APCE that, upon closing and recording the easement, NRCS would provide this written notification of easement recording to FSA, at which time any base acres remaining on the easement acres will be permanently retired.

In regard to item 2 above, FSA is responsible to track the number of cropland acres enrolled in CRP and EWPP-FPE easements as no more than 25 percent of the total cropland in a county, as determined by FSA, can be enrolled in CRP and EWPP-FPE easements. Additionally, no more than 10 percent of the cropland in a county can be subject to an EWPP-FPE easement. These limitations do not apply to areas devoted to windbreaks and shelterbelts after November 28, 1990, to cropland designated by NRCS with “subclass w” in the land capability classes IV

# WETLAND CONTRACT

through VIII because of severe use limitations due to soil saturation or inundation, or to noncropland areas. FSA determines the portion of the easement acreage it considers cropland on the non-exempt acreage and updates the FSA software with total cropland data accordingly.

Please see the attached map, providing specific boundary, location, acreage, and soils information on the EWPP-FPE easement.

For additional information, please contact Shawn McVey, State Point of Contact at (402) 881-5009, or by email at [shawn.mcvey@usda.gov](mailto:shawn.mcvey@usda.gov), or Kimberly Sauber, EAB Realty Specialist, at (517) 324-5283 or by email at [kimberly.sauber@usda.gov](mailto:kimberly.sauber@usda.gov).

Sincerely,

**KIMBERLY  
SAUBER**

Digitally signed by  
KIMBERLY SAUBER  
Date: 2023.03.13  
13:45:43 -04'00'

KIMBERLY SAUBER  
Easement Acquisition Branch (EAB) Realty Specialist

Enclosures  
Warranty Easement Deed  
Soils Capability Class Information

CC:

Brandon Hunzeker, District Conservationist, NRCS, Falls City, NE  
Brad Soncksen, Assistant State Conservationist for Natural Resources, NRCS, Lincoln, NE  
Shawn McVey, Easement Restoration Specialist, NRCS, Lincoln, NE  
Eric Hopps, Wetland Conservationist, NRCS, Bloomfield, NE  
Roger Yerdon, Easement Program Manager, Lincoln, NE  
Jeremy Stone, EAB Branch Chief, NRCS, Raleigh, NC



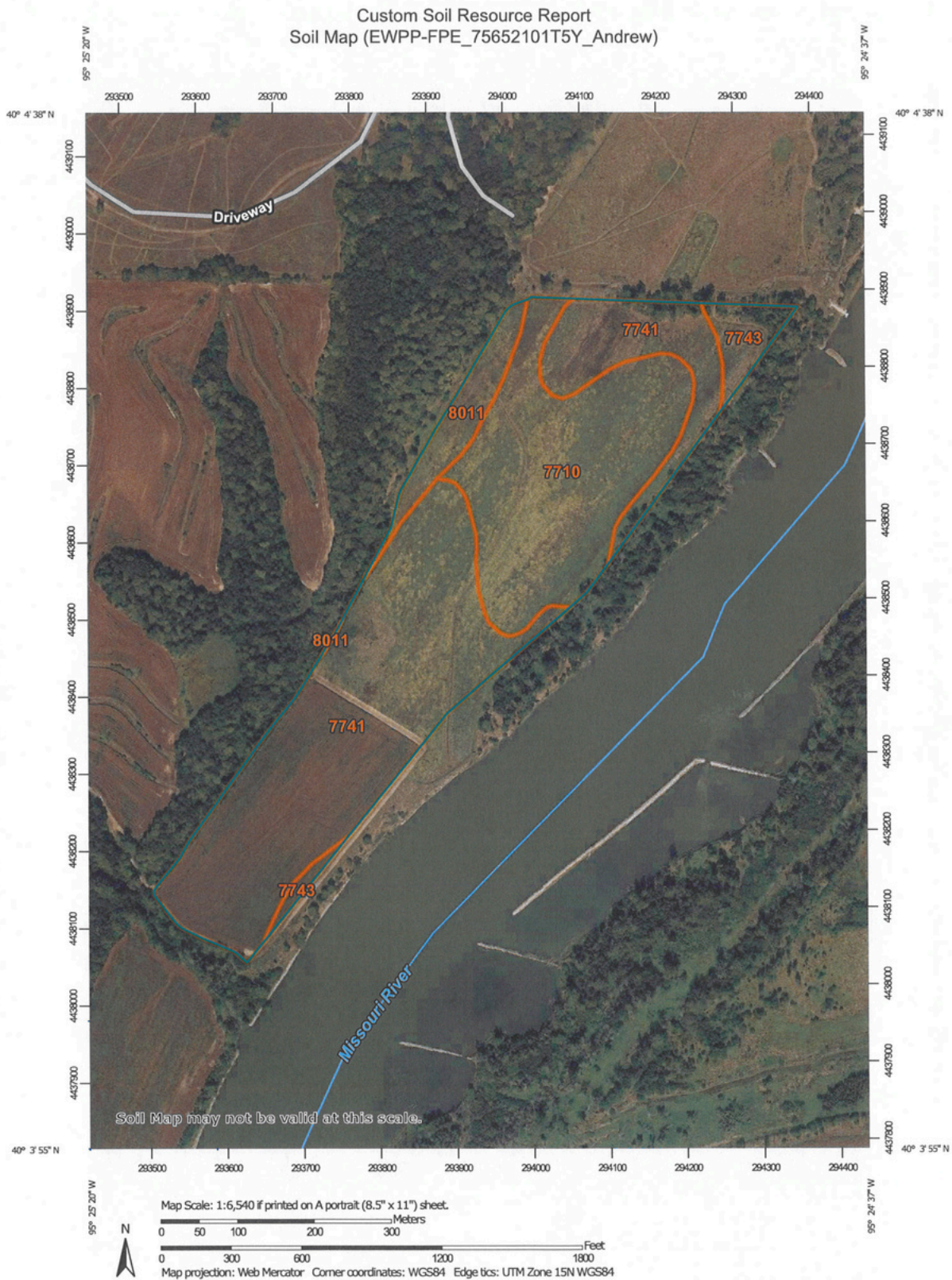


# WETLAND CONTRACT

USDA-NATURAL RESOURCES		PROPERTY OWNER: MARK S. ANDREWS & ELIZABETH M. ANDREWS		MIDLAND	
WETLANDS CONSERVATION PROGRAM		SECTION 8 & 9, 10-11, 12-13, 14-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29, 30-31, 32-33, 34-35, 36-37, 38-39, 40-41, 42-43, 44-45, 46-47, 48-49, 50-51, 52-53, 54-55, 56-57, 58-59, 60-61, 62-63, 64-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 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2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2			



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## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Richardson County, Nebraska  
Survey Area Data: Version 21, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 7, 2022—Sep 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



# WETLAND CONTRACT

Custom Soil Resource Report

## Map Unit Legend (EWPP- FPE\_75652101T5Y\_Andrew)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	18.1	32.0%
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	33.0	58.5%
7743	Haynie and Sarpy soils, occasionally flooded	2.3	4.2%
8011	Ida soils, 30 to 60 percent slopes	3.0	5.4%
Totals for Area of Interest		56.4	100.0%