



72.2 ACRES, BROWN COUNTY, KS

For Sale

This is one of those farms you do not get a chance to own very often. With a NCCPI of 85.5, this farm is capable of raising an excellent crop every year. This area of Brown Co, has some of the best soils in the entire nation, and you now have a chance to own a piece of it. It has had superior stewardship and care for many years and will be ready for a new owner when it becomes yours to farm. In addition, there are 11 acres of heavily wooded draws that will produce additional hunting lease income. Don't let this one get away.

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



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

Barnesrealty.com

PROPERTY FEATURES

Price: \$950,000 or \$13,158/ac.

Rental Status: Available for 2027

Real Estate Taxes:

2026: \$2,375.74

Listing Agent:

Roger Aberle: 785-547-6289

Email: roger@barnesrealty.com

Location:

Plum Tree Rd., ½ mile north of 320th Street

Improvements:

No buildings

Terraces and Tile in place

FSA Information:

Attached below



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 The listing may be withdrawn with or without approval.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.

AERIAL PHOTOS



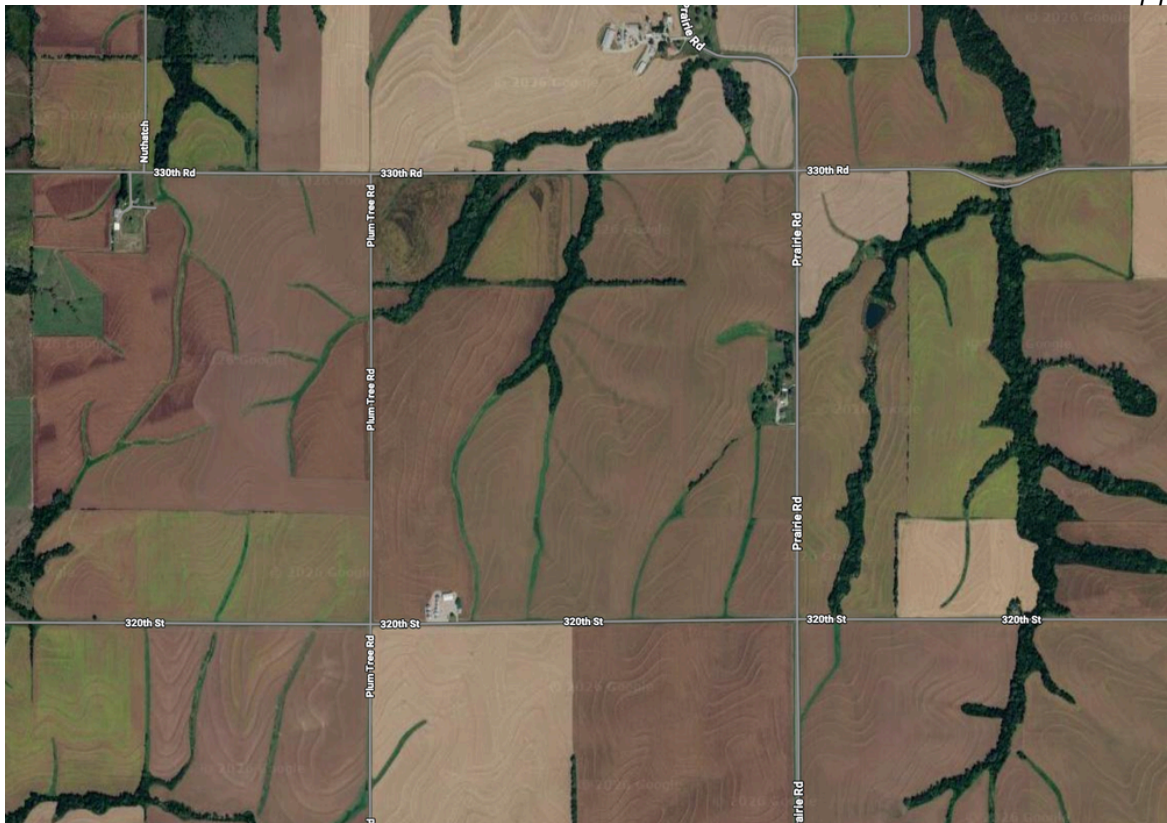
AERIAL PHOTOS



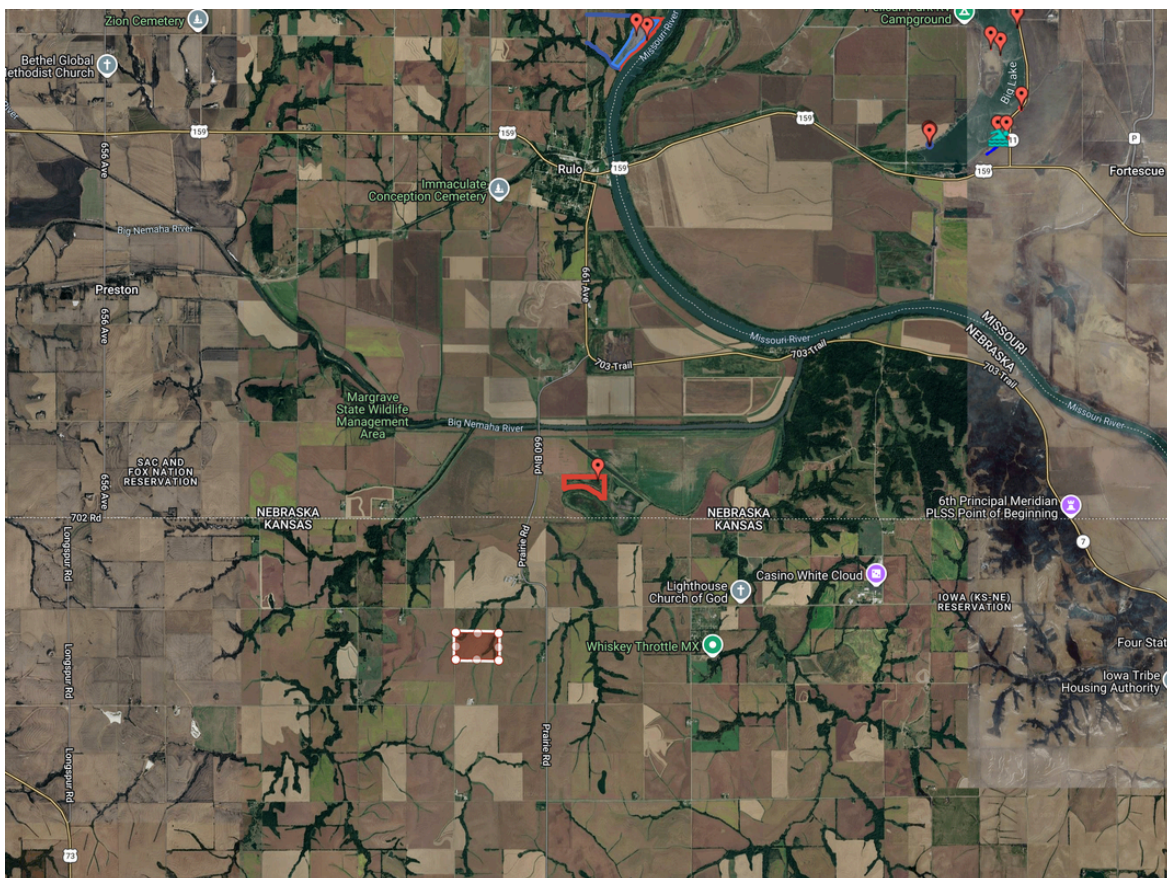
AERIAL MAPS

Google Aerial Map:

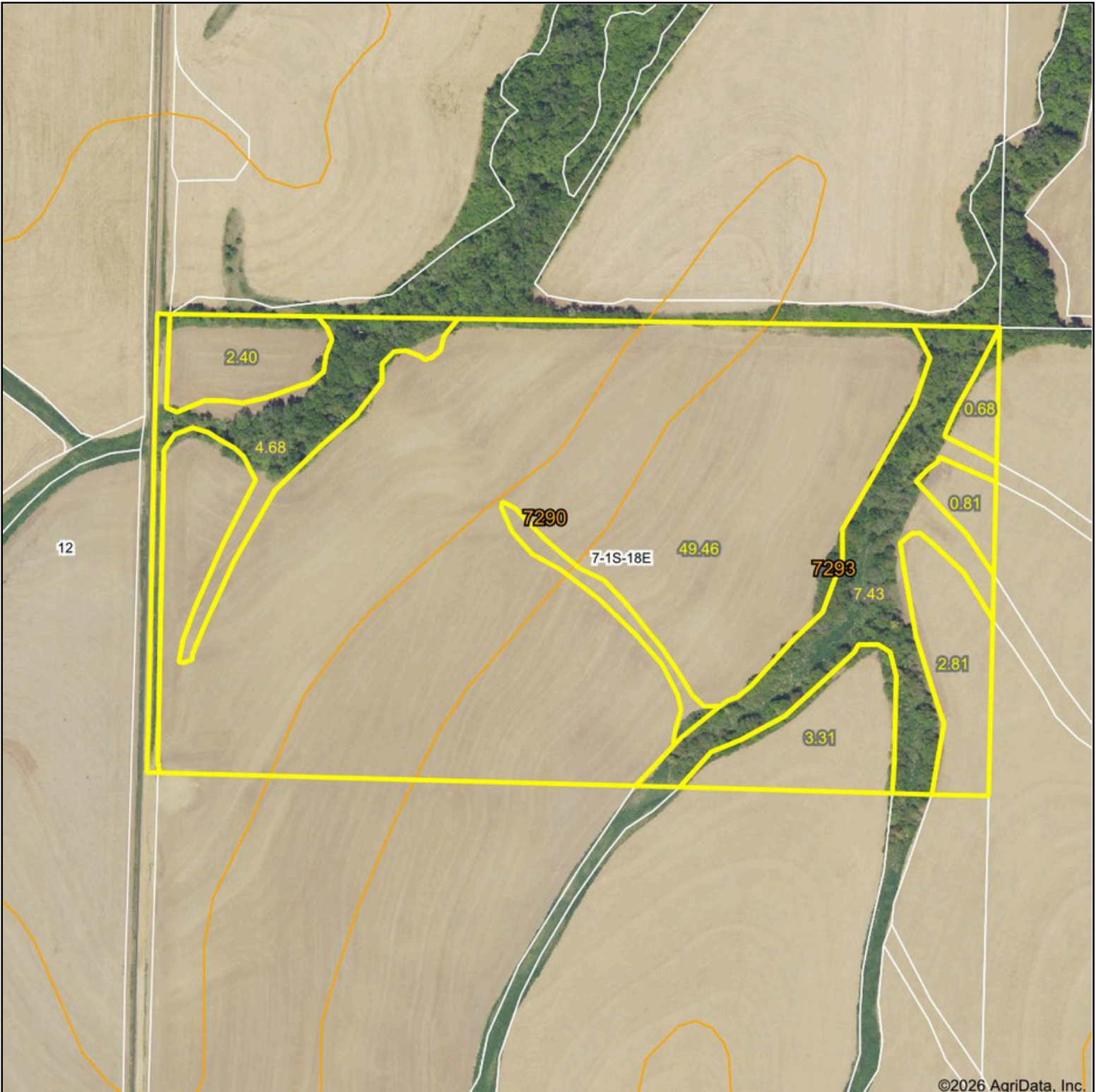
Boundaries are approximate



General Location Map:



Aerial Map



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Boundary Center: 39° 58' 52.25, -95° 26' 51.4

0ft 443ft 886ft



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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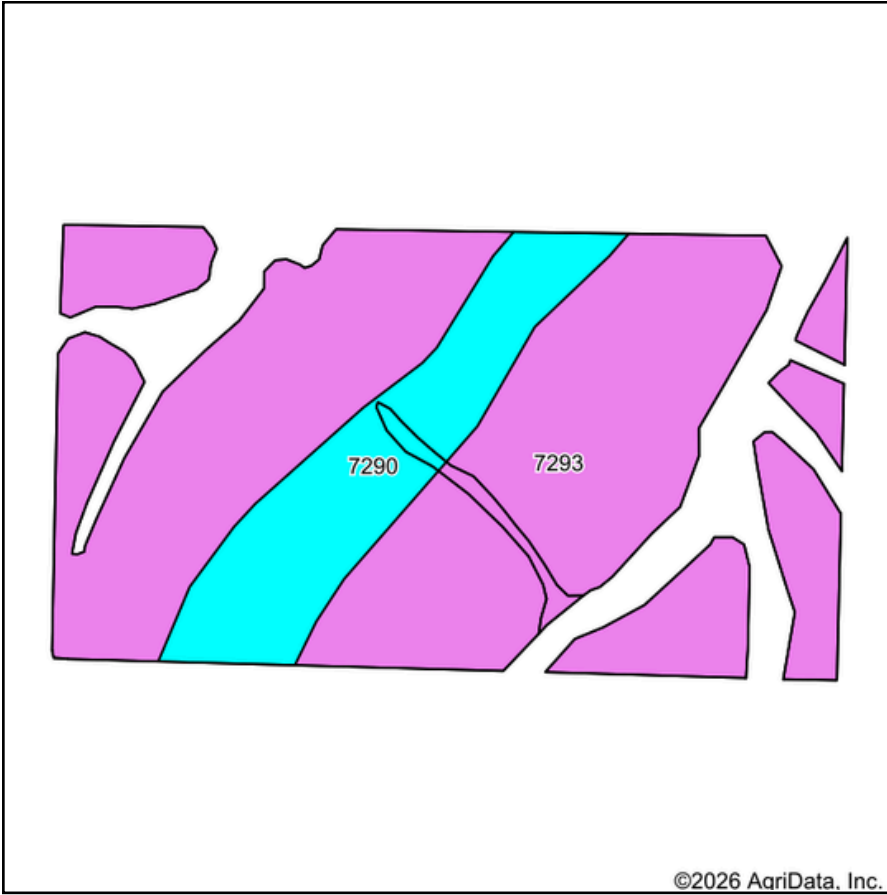
7-1S-18E
Brown County
Kansas



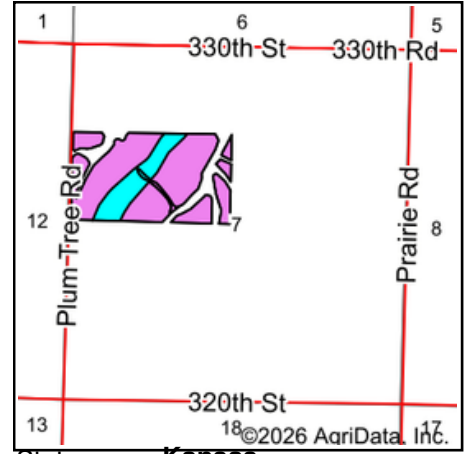
2/24/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Brown**
 Location: **7-1S-18E**
 Township: **Irving**
 Acres: **60.35**
 Date: **2/24/2026**



Maps Provided By:



Area Symbol: KS013, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | NonIrr Class Legend | NonIrr Class *c | Irr Class *c | *n NCCPI Overall |
|-------------------------|---|-------|------------------|---------------------|-----------------|--------------|------------------|
| 7293 | Marshall silty clay loam, 5 to 9 percent slopes | 48.90 | 81.0% | | IIIe | IVe | 84 |
| 7290 | Marshall silt loam, 2 to 5 percent slopes | 11.45 | 19.0% | | Ile | | 92 |
| Weighted Average | | | | | 2.81 | | *n 85.5 |

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

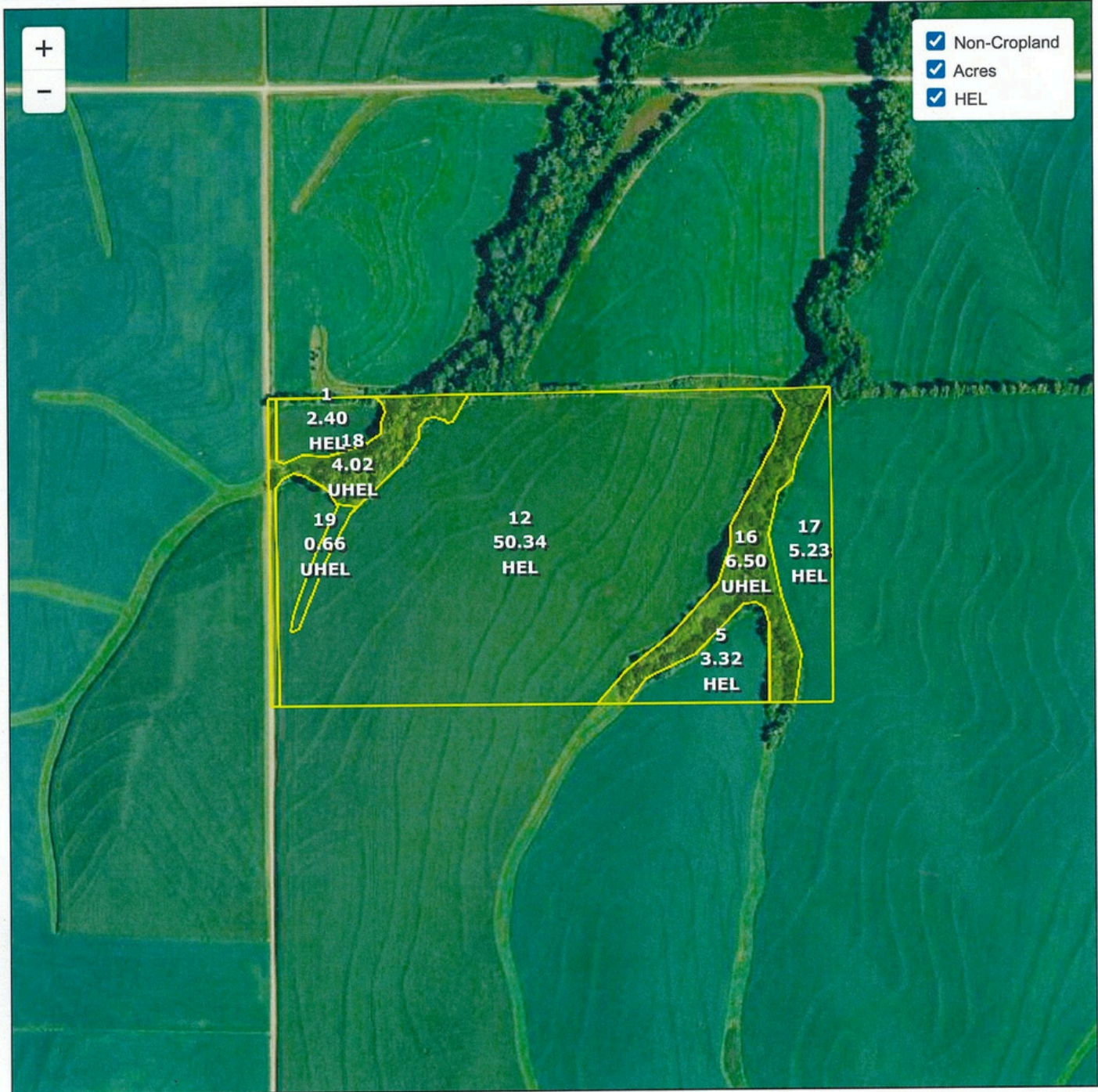
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

FSA INFORMATION



Brown County, Kansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **2821**
Tract **2302**

Wetland Determination Identifiers

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

2026 Crop Year



Tract 2 of 3

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

| | | |
|------------------------------------|--|---|
| KANSAS BROWN Form: FSA-156EZ | United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record | FARM : 2821 Prepared : 2/26/26 12:32 PM CST Crop Year : 2026 |
|------------------------------------|--|---|

Tract 2301 Continued

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 62.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Cor | 29.49 | 0.00 | 179 |
| Soybeans | 29.42 | 0.00 | 55 |
| TOTAL | 58.91 | 0.00 | |

NOTES

Tract Number : 2302

Description : K2 2A S1/2 NW1/4 FRL 7 1 18

FSA Physical Location : KANSAS/BROWN

ANSI Physical Location : KANSAS/BROWN

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JUSTIN W & RUTH ALICE MCNISH IRR TR DTD050196

Other Producers : None

Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 72.47 | 61.95 | 61.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 61.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Cor | 29.01 | 0.00 | 179 |
| Soybeans | 28.94 | 0.00 | 55 |
| TOTAL | 57.95 | 0.00 | |

NOTES

FSA INFORMATION

Brown, Kansas

FSA - 578 (09-13-16)

Farm Number: 8821

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 02/26/2026
PAGE: 2

| Tract Number | CLU/Field | Crop/Commodity | Var/Type | Int Use | Irr. Pr. | Org Stat | Nat. Sod | C/C Stat | Rpt Unit | Rpt Qty | Det Qty | Crop Land | Field ID | Plant Count | Planting Date | Planting Period | End Date |
|--------------|-----------|----------------|----------|---------|----------|----------|----------|----------|----------|---------|---------|-----------|----------|-------------|---------------|-----------------|----------|
|--------------|-----------|----------------|----------|---------|----------|----------|----------|----------|----------|---------|---------|-----------|----------|-------------|---------------|-----------------|----------|

Tract 2302 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 | 8.55 | 01 | CORN | YEL | GR | N | A | 52.74 | | | | |

Photo Number/Legal Description: K2 2A S1/2 NW1/4 FRL 7 1 18

Cropland: 61.29

Reported on Cropland: 61.29

Difference: 0.00

Reported on Non-Cropland: 0.00

| | | | | | | | | | | | | | | | | | |
|---|----|-------|-----|----|---|---|---|---|---|-------|--|-----|--|------------|----|------|--|
| 7540 | 1 | CORN | YEL | GR | N | C | N | I | A | 62.78 | | Yes | | 04/12/2025 | 01 | | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 2 | SOYBN | COM | GR | N | C | N | I | A | 46.94 | | Yes | | 04/21/2025 | 01 | | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 3 | SOYBN | COM | GR | N | C | N | I | A | 16.04 | | Yes | | 04/21/2025 | 01 | | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 9 | GRASS | SMD | LS | N | C | N | I | A | 3.58 | | Yes | | 05/05/2005 | 01 | 2050 | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 10 | GRASS | SMD | LS | N | C | N | I | A | 4.18 | | Yes | | 05/05/2005 | 01 | 2050 | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 12 | GRASS | SMD | LS | N | C | N | I | A | 1.44 | | Yes | | 05/05/2005 | 01 | 2050 | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 13 | GRASS | SMD | LS | N | C | N | I | A | 1.72 | | Yes | | 05/05/2005 | 01 | 2050 | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 18 | SOYBN | COM | GR | N | C | N | I | A | 43.76 | | Yes | | 04/21/2025 | 01 | | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |
| | 21 | SOYBN | COM | GR | N | C | N | I | A | 27.47 | | Yes | | 04/21/2025 | 01 | | |
| Producer OP - [REDACTED] Share 100.00 FSA Physical Location Brown, Kansas NAP Unit 3800 Signature Date 06/03/2025 | | | | | | | | | | | | | | | | | |