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

BARNES REALTY

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 The listing may be withdrawn with or without approval.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

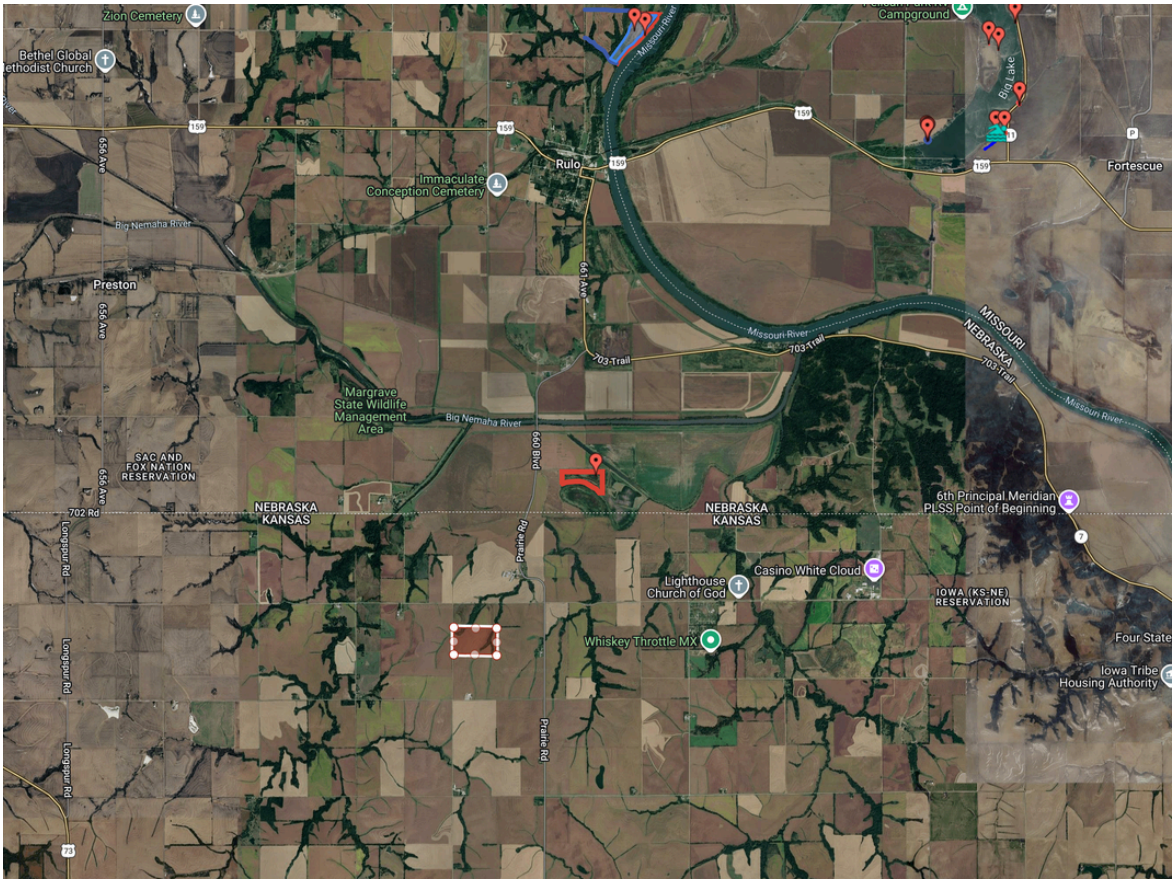
AERIAL PHOTOS

AERIAL MAPS

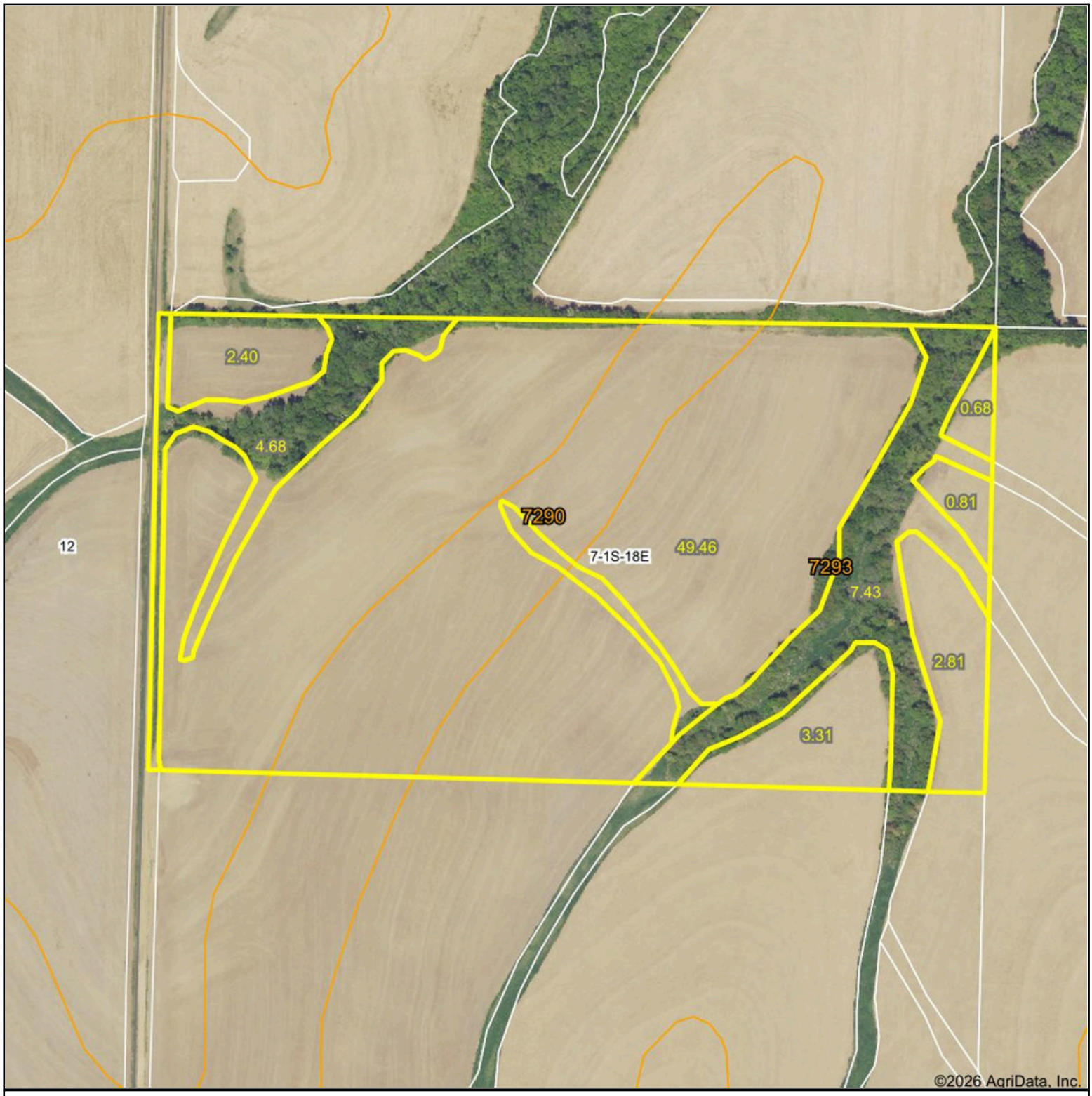
Google Aerial Map:

Boundaries are approximate

General Location Map:



Aerial Map



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

0ft 443ft 886ft

N W E S

7-1S-18E
Brown County
Kansas

BARNES REALTY
www.BarnesRealty.com
(800) 648-3177

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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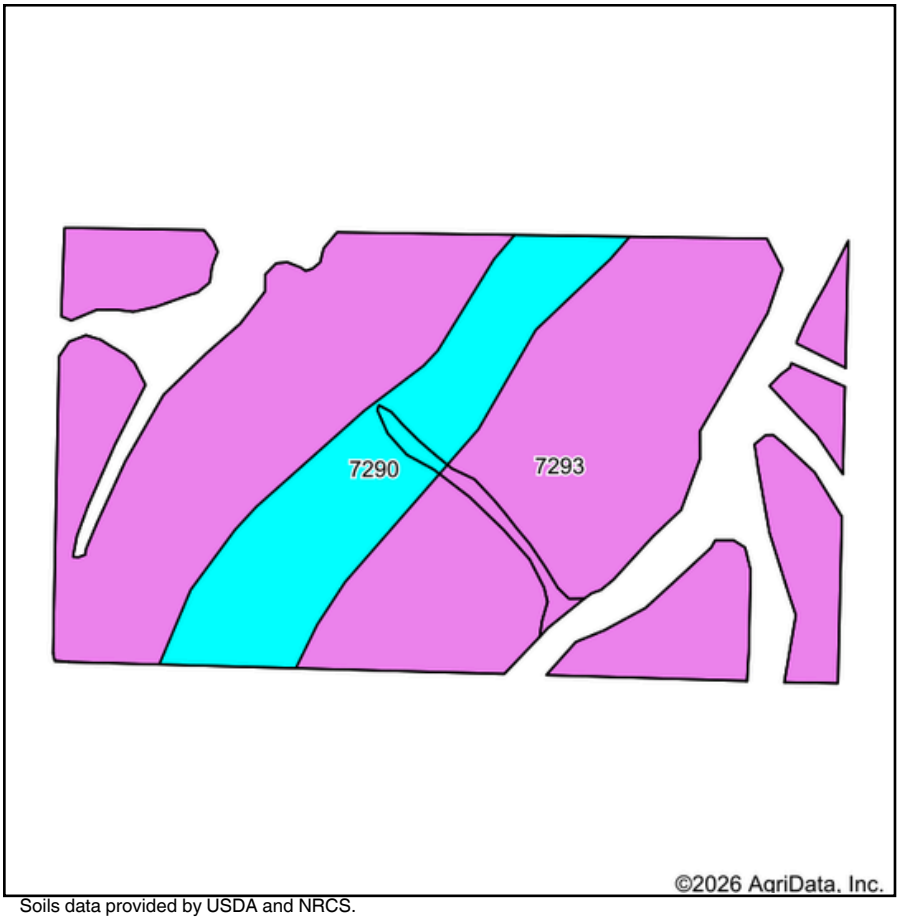
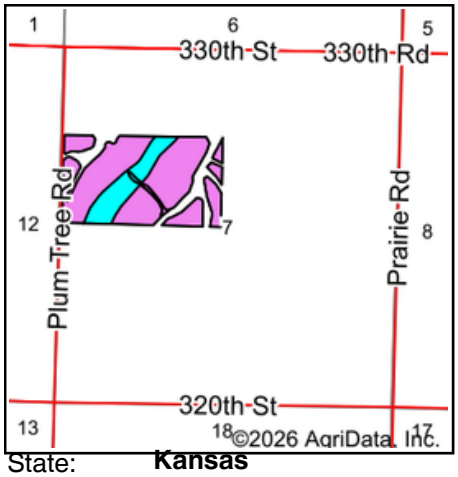
2/24/2026

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**

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N W E S

Area Symbol: KS013, Soil Area Version: 29

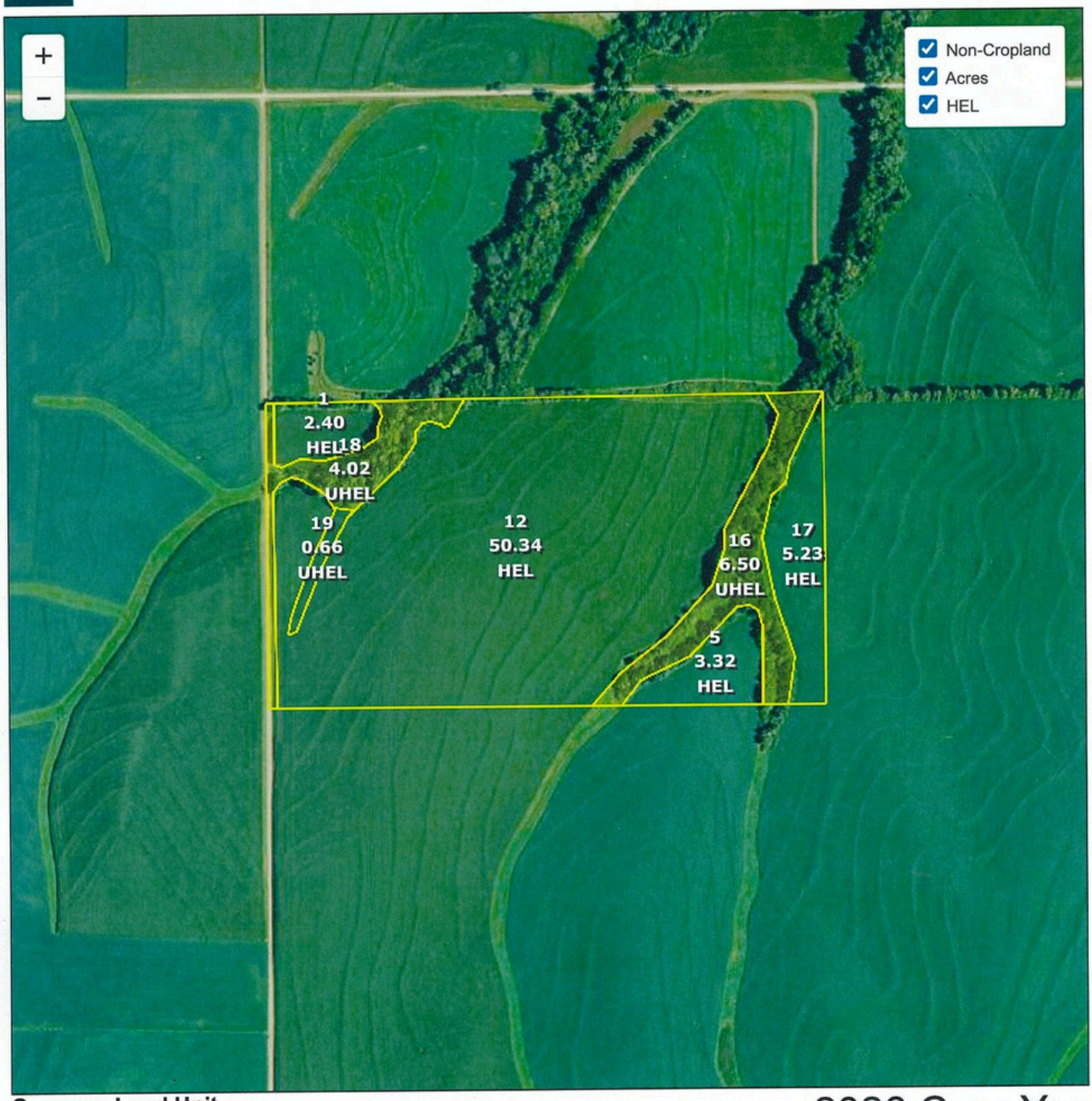
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Irr Class *c	*n NCCPI Overall
7293	Marshall silty clay loam, 5 to 9 percent slopes	48.90	81.0%		IIIe	IVe	84
7290	Marshall silt loam, 2 to 5 percent slopes	11.45	19.0%		IIe		92
				Weighted Average	**2.81**	*	***n 85.5**

*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.

Soils data provided by USDA and NRCS.

FSA INFORMATION

USDA **Brown County, Kansas**



Common Land Unit

Cropland Non-cropland CRP

2026 Crop Year

Wetland Determination Identifiers

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

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

N W E S

Tract 2 of 3

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FSA INFORMATION

KANSAS
BROWN
Form: FSA-156EZ

USDA 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	52.29	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	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
Corn	29.01	0.00	179
Soybeans	28.94	0.00	55
TOTAL	**57.95**	**0.00**	

NOTES