



# 73.85 ACRES, BROWN COUNTY, KS

*For Sale*

Excellent Bottom Farm with a NCCPI overall rating of 71.5 on the tillable acres. In 2023 this farm raised over 220 bu. corn per acre, and is a high producer year after year. This farm in a wet spring like we have had will have a few small ponding areas, But It Is Not a WET FARM. The soybean crop got off to a slow start because of a later planting date and untimely rains, but is now filling in nicely and will be a respectful yielding crop in 2024.. This farm is on a hard surface road and has great market access. Now is a great time to start planning for the 2025 crop. It will make a great first-time buyer farm, or a great addition to your present operation.

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



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

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



# PROPERTY FEATURES

## Price:

~~\$10,250.00/taxable acre or \$756,962.50~~  
total

**PRICE REDUCED: \$9,500.00/taxable acre or  
\$701,575.00 total**

## Real Estate Taxes:

2023 taxes were \$3,030.62 on 73.85 taxable  
acres

## Rental Status:

Available for 2025

## FSA Information:

Tillable Acres: 67.7 (forms below)

## Listing Agent:

Roger Aberle: 785-547-6289 or  
Roger@barnesrealty.com

## Location:

120th & Falcon Rd., Powhatan, KS

## Legal Description:

East ½ of SE ¼ of Section 24, Township 4 South,  
Range 15 East

## Improvements:

None



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 The listing may be withdrawn with or without approval.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



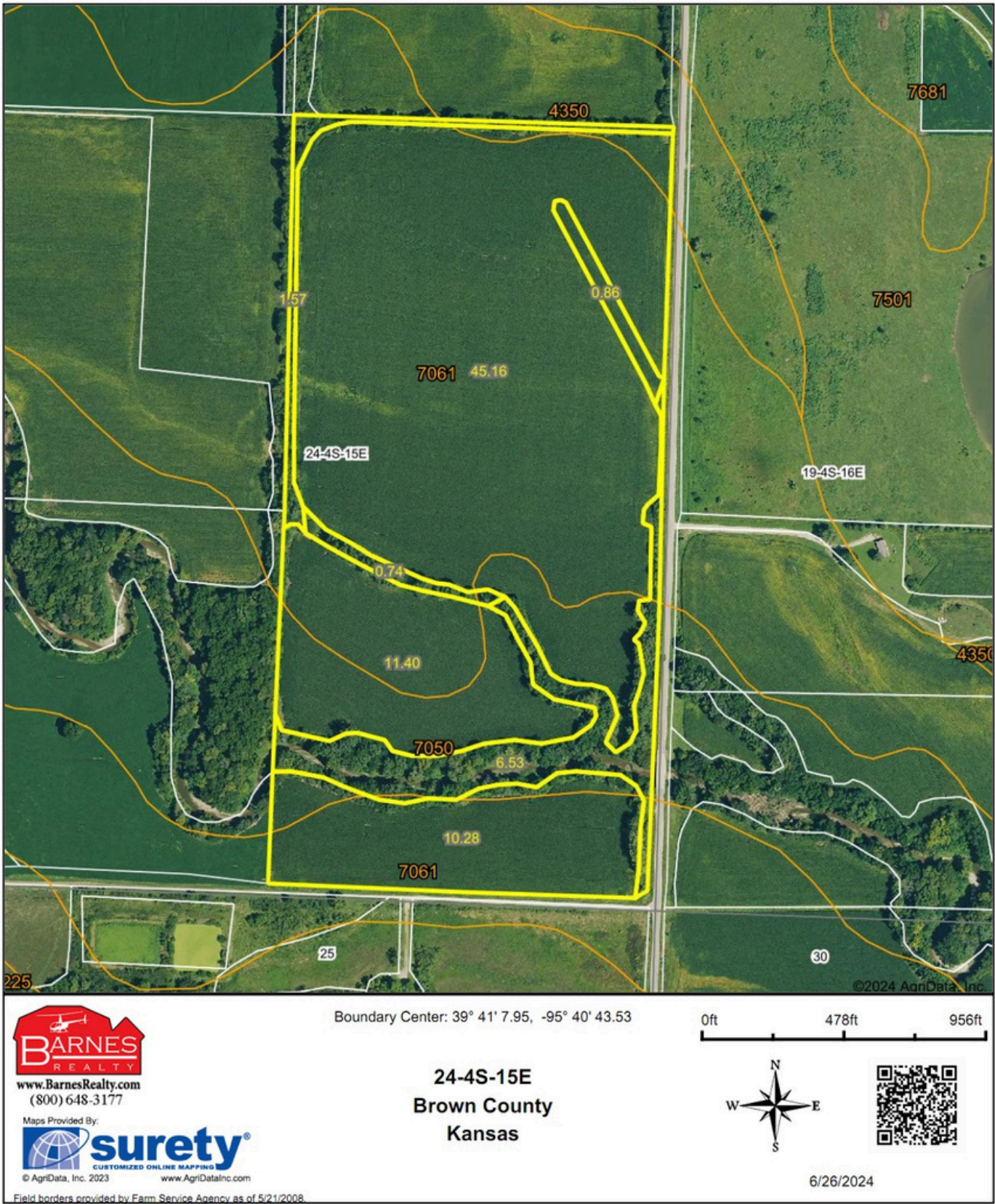






# SURETY MAPS

Aerial Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:

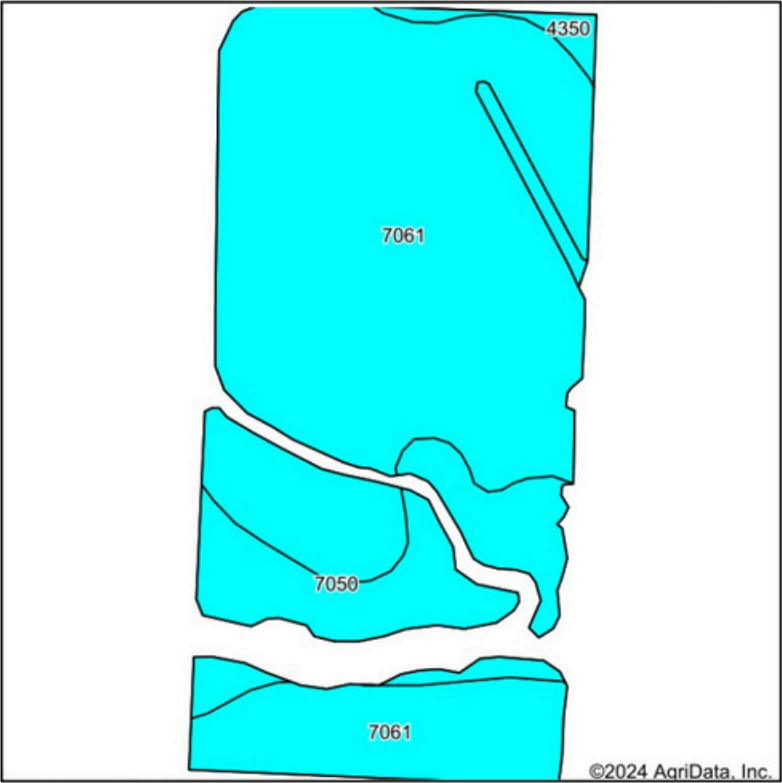


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# SURETY MAPS

Soils Map



State: **Kansas**  
County: **Brown**  
Location: **24-4S-15E**  
Township: **Powhattan**  
Acres: **67.7**  
Date: **6/26/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: KS013, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
7061	Muscotah silty clay loam, occasionally flooded	55.59	82.1%		llw				68
7050	Kennebec silt loam, occasionally flooded	11.16	16.5%		llw		114	38	89
4350	Chase silty clay loam, rarely flooded	0.95	1.4%		llw	llw			72
Weighted Average					2.00	*-	18.8	6.3	*n 71.5

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

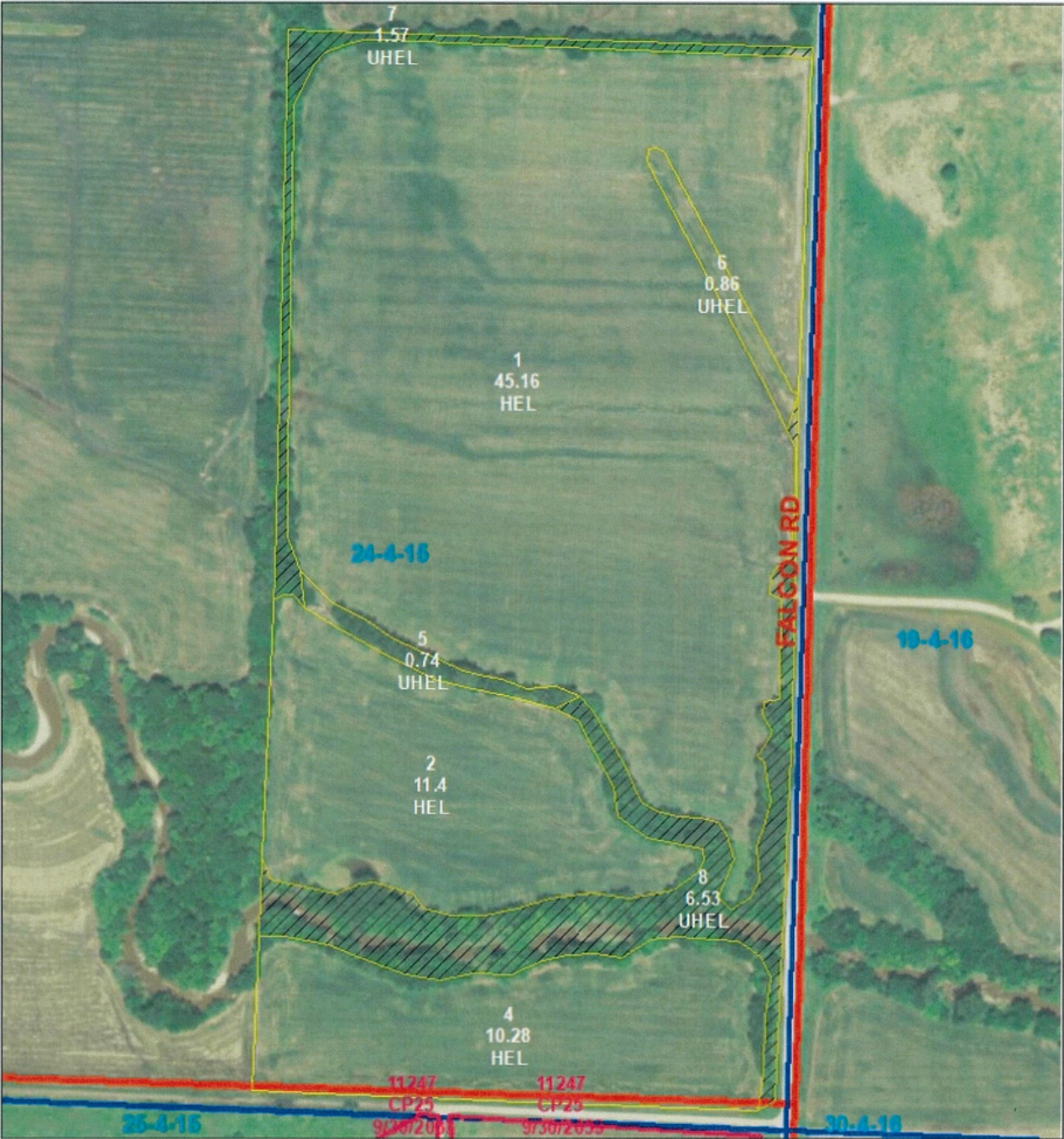
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- 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



United States Department of  
Agriculture Farm Service Agency

Farm: 2989  
Tract: 1390

**Brown County KS**

1:3,997



*\*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.

Maps are for FSA acreage reporting purposes only.

May 07, 2024



FSA INFORMATION

FSA-156EZ:

KANSAS

BROWN

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 2989

Prepared : 6/26/24 3:56 PM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Tract 1390 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.44	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	34.20		0.00		131		
Soybeans	34.20		0.00		42		
TOTAL	68.40		0.00				
NOTES							

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FSA-578:

3rown, Kansas

FSA - 578 (09-13-16)

Farm Number: 2989

Operator Name and Address

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023

DATE: 06/26/2024

PAGE: 1

Original: CJS  
Revision: VSO  
Cropland: 68.44  
Farmland: 76.54

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
1390	1	CORN	YEL	GR		N	C	N	I	A	45.16		Yes		N	04/13/2023	01	
Producer WAYNE JOSEPH HEINEN					Share 100.00		FSA Physical Location Brown, Kansas								NAP Unit 1468	Signature Date 07/14/2023		
2		CORN	YEL	GR		N	C	N	I	A	11.40		Yes		N	04/13/2023	01	
Producer WAYNE JOSEPH HEINEN					Share 100.00		FSA Physical Location Brown, Kansas								NAP Unit 1468	Signature Date 07/14/2023		
4		CORN	YEL	GR		N	C	N	I	A	10.28		Yes		N	04/13/2023	01	
Producer WAYNE JOSEPH HEINEN					Share 100.00		FSA Physical Location Brown, Kansas								NAP Unit 1468	Signature Date 07/14/2023		
5		GRASS	SMO	LS		N	C	N	I	A	0.74		Yes		N	01/01/2000	01	2050
Producer WAYNE JOSEPH HEINEN					Share 100.00		FSA Physical Location Brown, Kansas								NAP Unit 1468	Signature Date 07/14/2023		
6		CORN	YEL	GR		N	C	N	I	A	0.86		Yes		N	04/13/2023	01	
Producer WAYNE JOSEPH HEINEN					Share 100.00		FSA Physical Location Brown, Kansas								NAP Unit 1468	Signature Date 07/14/2023		

Tract 1390 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	0.74	01-CORN	YEL	GR	N	A	67.70							
Photo Number/Legal Description: C12 2B E2 SE4 24 4 15																		
Cropland: 68.44					Reported on Cropland: 68.44					Difference: 0.00					Reported on Non-Cropland: 0.00			