



9.8 ACRES +/- BROWN COUNTY, KS

For Sale

On this small acreage there are only 6.9 tillable acres, but they are as good as it gets. The NCCPI is 90.9 which is as good as the best land Barnes Realty has ever sold. The remainder of the acreage runs along Pony Creek and provides superb hunting for deer and turkey. It is isolated enough, although the north end of the property is on the south side of 340th street, the KS/NE state line, you will need to walk-in to see the south line.



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

PROPERTY FEATURES

Price:

\$76,000.00 Total

Real Estate Taxes:

2023 taxes are \$297.72 on 9.8 taxable acres
10.4 Gross Acres

Rental Status:

Available for 2025 crop year

Tillable Acres:

6.9 Acres

FSA Information:

Forms below

Listing Agent:

Roger Aberle 785-547-6289 or
Roger@BarnesRealty.com

Location:

2 miles west of US 73 on 340th street on the south side of the road. between Goldfinch & Hazelnut Road.

Legal Description:

Lot 8 in the NE ¼ of Section 4, Township 1, Range 16E in Brown County, KS

Improvements:

None

Broker Participation:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners



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 The listing may be withdrawn with or without approval.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.

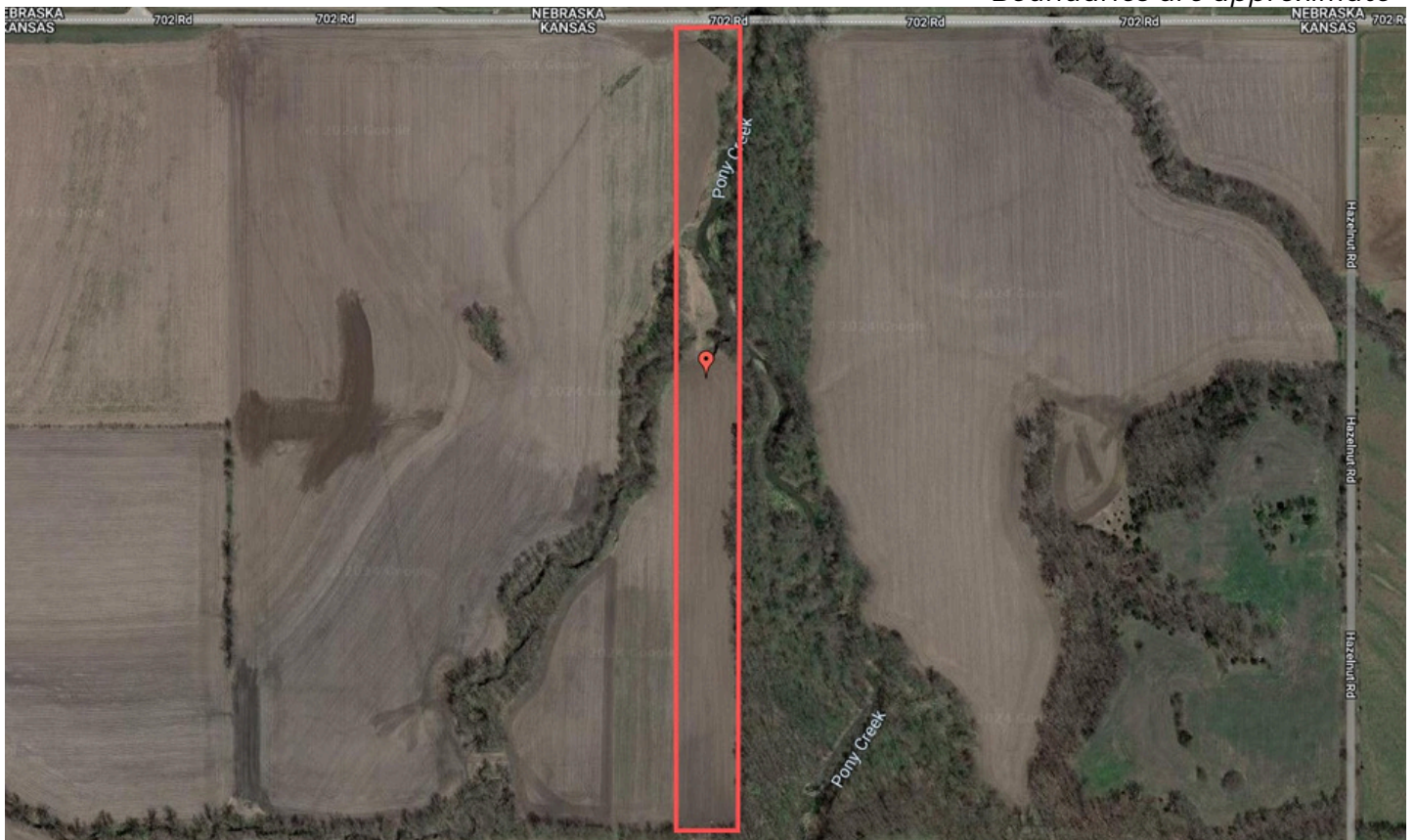
PHOTOS



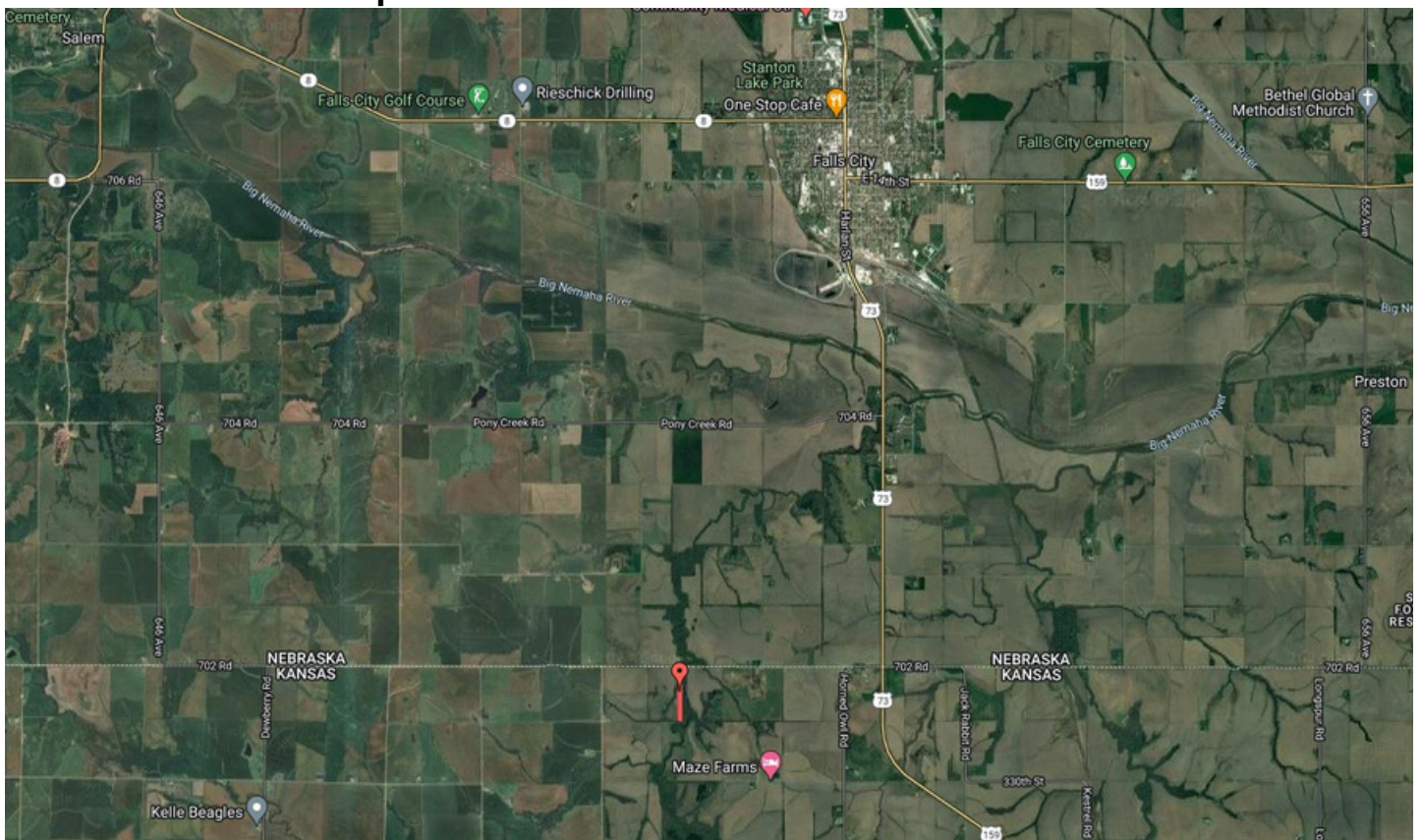
AERIAL MAPS

Google Aerial Map:

Boundaries are approximate



General Location Map:



PLAT MAP

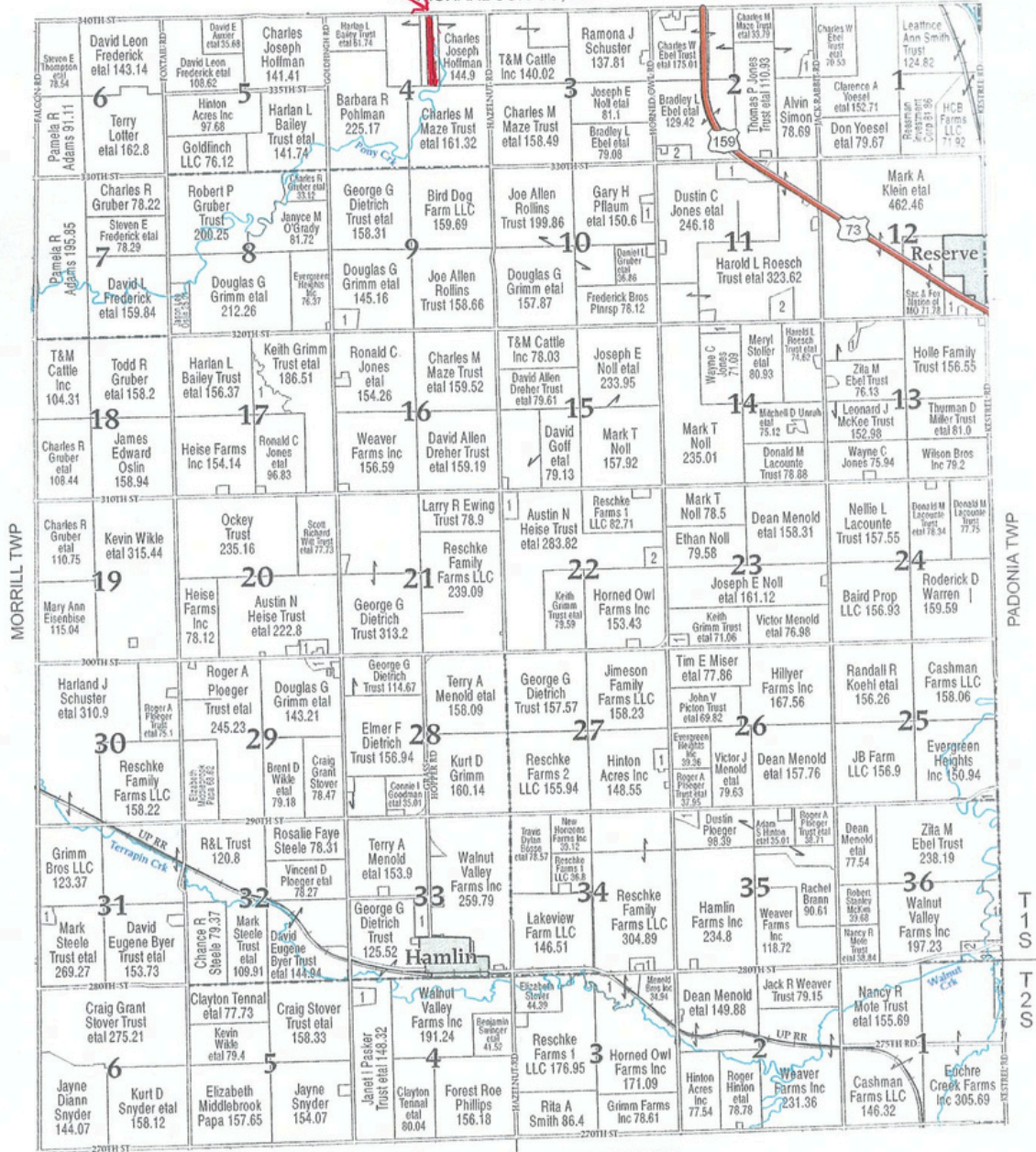
T-1-2-S

HAMLIN PLAT

R-16-E

(Landowners)

RICHARDSON CO, NE

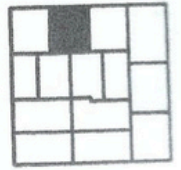


HAMLIN TOWNSHIP	
SECTION 9N	
1 DEAN, WILLIAM E	5.11
SECTION 15	
1 SPARE FARMS INC	12.08
SECTION 2N	
1 HOLLADAY, BRETT N ETAL	8.39
2 EBEL FARMS INC	23.26
SECTION 3S	
1 RESCHKE FAMILY FARMS LLC	29.13
SECTION 4N	
1 HOFFMAN, CHARLES JOSEPH ETAL	10.66
SECTION 4S	
1 MENOLD, DEAN ETAL	10.26

SECTION 9		1 PRECISION FARMS LLC	13.05
SECTION 10		1 MAZE, NATHAN C ETAL	6.2
SECTION 11		1 RAMER TRUST, GARY F ETAL	18.89
2 ZOELLER, BRUCE	16.32	SECTION 12	
1 HCB FARMS LLC	12.86	SECTION 13	
1 KEIGHLEY, WAYNE H ETAL	6.3	SECTION 14	
1 JONES TRUST, WAYNE C	9.35	SECTION 17	
1 PRECISION FARMS LLC	26.66		

SECTION 20		1 MENOLD FARMS INC	9.15
SECTION 22		1 EWING, LARRY R ETAL	11.21
2 LEHMKUHL, LEVI J ETAL	9.69	SECTION 23	
1 GRIMM, TED ETAL	6.39	SECTION 25	
1 EWING TRUST, LARRY R	5.3	SECTION 27	
1 HINTON, ROGER ETAL	8.16	SECTION 29	
1 GOLDFINCH HOLDINGS LLC	8.88		

SECTION 31		1 SCHUSTER, HARLAND J	6.55
SECTION 33		1 LOWDERMIK, MATTHEW S ETAL	13.99
SECTION 34		1 RESCHKE FARMS 2 LLC	6.71
SECTION 35		1 HINTON, CHAD A ETAL	8.04
SECTION 36		1 TWOMBLY FARMS INC	21.92
2 EWING TRUST, LARRY R	9.12	3 SPARE FARMS INC	9.64



SURETY MAPS

Aerial Map



Boundary Center: 39° 59' 49.52, -95° 37' 38.79

0ft 455ft 910ft



www.BarnesRealty.com
(800) 648-3177

Maps Provided By:



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4-1S-16E
Brown County
Nebraska

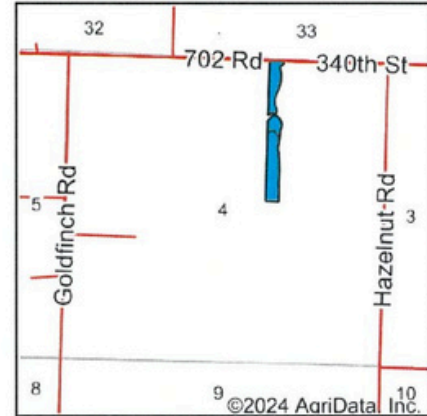
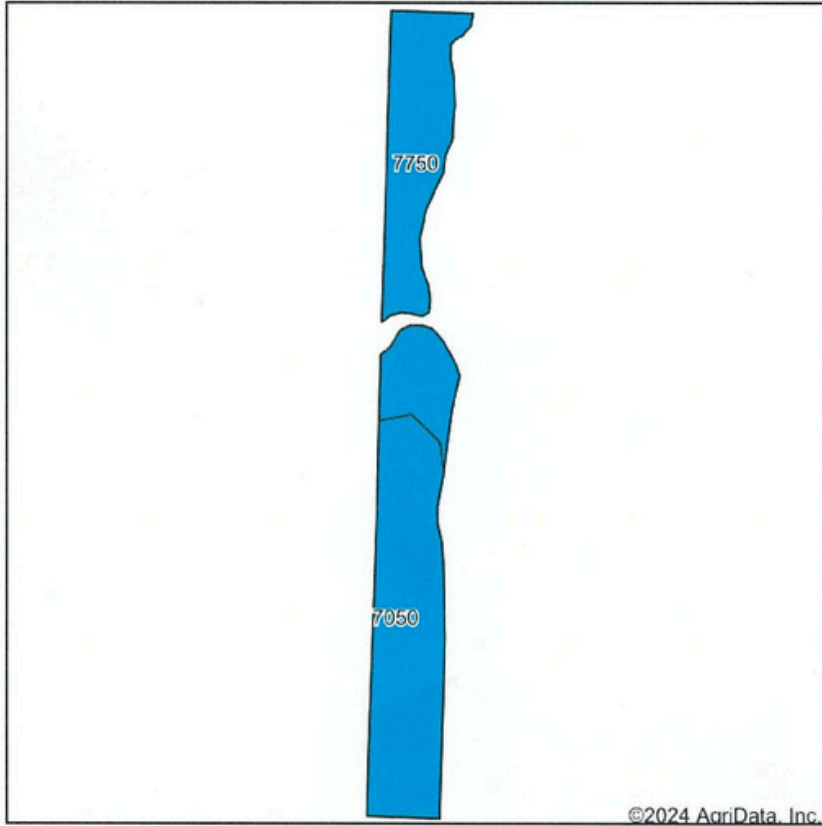


6/5/2024

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

SURETY MAPS

Soils Map



State: **Kansas**
 County: **Brown**
 Location: **4-1S-16E**
 Township: **Hamlin**
 Acres: **9.77**
 Date: **6/5/2024**



Maps Provided By:



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
7050	Kennebec silt loam, occasionally flooded	5.24	53.6%		Ilw		114	38	89
7750	Nodaway silt loam, occasionally flooded	4.53	46.4%		Ilw	Ilw			93
Weighted Average					2.00	*-	61.1	20.4	*n 90.9

*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

FSA Map:



- Acres
- HEL

32
1.25
UHEL
45.98
0.87/EL
28
UHEL
0.75
0.41
0.15
UHEL
40
5.65
NHEL
38
0.28
UHEL

Common Land Unit

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm 5865
Tract 2509

Wetland Determination Identifiers

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



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

FSA-156EZ:

KANSAS BROWN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5865 Prepared : 6/5/24 1:40 PM CST Crop Year : 2024
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Tract 164 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	53.53	2.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	26.86	0.00	141
Soybeans	26.78	0.00	43
TOTAL	53.64	0.00	

NOTES

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Tract Number : 2509

Description : E1 2B 20A W1/2 NE1/4 4-1-16
FSA Physical Location : KANSAS/BROWN
ANSI Physical Location : KANSAS/BROWN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
10.18	9.50	10.18	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	10.18	0.40	0.00	0.00	0.68	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	5.12	0.00	141
Soybeans	5.10	0.00	43
TOTAL	10.22	0.00	

NOTES

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FSA INFORMATION

FSA-578:

Brown, Kansas
FSA - 578 (09-13-16)
Farm Number: 5865
 Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023
 DATE: 06/05/2024
 PAGE: 1

Original: CJS
 Revision: AMK
 Cropland: 61.69
 Farmland: 63.62

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	
164	5	GRASS	SMO	FG		N	C	N	I	A	1.49		Yes		N	07/13/2017	01	2030	
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
7		GRASS	SMO	FG		N	C	N	I	A	0.81		Yes		N	07/13/2017	01	2030	
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
8		CORN	YEL	GR		N	C	N	I	A	51.13		Yes		N	04/28/2023	01		
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											

Tract 164 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	FG	N	A	2.30	01	CORN	YEL	GR	N	A	51.13				

Photo Number/Legal Description: E1 1B 65A IN N1/2 NW1/4 4-1-16
 Cropland: 53.43 Reported on Cropland: 53.43 Difference: 0.00 Reported on Non-Cropland: 0.00

2509	15	SOYBN	COM	GR		N	C	N	I	A	2.28		Yes		N	05/23/2023	01		
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											

Brown, Kansas
FSA - 578 (09-13-16)
Farm Number: 5865

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2023
 DATE: 06/05/2024
 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	
2509	17	GRASS	SMO	LS		N	C	N	I	A	1.93		No		N	01/01/2010	01	2050	
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
18		SOYBN	COM	GR		N	C	N	I	A	5.98		Yes		N	05/23/2023	01		
Producer						Share	25.00	FSA Physical Location Brown, Kansas						NAP Unit 3994	Signature Date 05/30/2023				
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											
							25.00	Brown, Kansas											

Tract 2509 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	8.26	01	GRASS	SMO	LS	N	A	1.93				

Photo Number/Legal Description: E1 2B 20A W1/2 NE1/4 4-1-16
 Cropland: 8.26 Reported on Cropland: 8.26 Difference: 0.00 Reported on Non-Cropland: 1.93