



AUCTION!

***LIVE AND ONLINE*
SEE MORE DETAILS BELOW**

203 ACRES, M/L BROWN COUNTY, KS

Not often does this quality of land come on the market. We will sell all 3 tracts separately, so you can buy any one tract or buy them all and put them together as a unit. Tract 3-A & 3-B is one unit, but because of 2 owners will be sold separately. These farms have had excellent stewardship with fertility & no-till practices. These are farms you will want OWN. The soils have strong NCCPI ratings and are located in a very good neighborhood. (Tract 1 is shown above)



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

Real Estate Taxes:

2024 taxes are approximately \$36.13/acre

Rental Status:

Available for 2026 farming season

2025 Annual Income

Talk to listing agent. Barnes realty sets prospective purchasers up with tenant at no fee the first year

Listing Agent:

Roger Aberle: (785)-547-6289 or
roger@BarnesRealty.com

Auction Details:

Auction will be held live on November 5th, at 10:30 AM at Elks Lodge, Stone St., Falls City, NE. Online Bidding Starts October 28th, 2025.

Location:

Tracts 1&2 are located on 340th St. & both sides of Jackrabbit Road. Tracts 3-A & 3-B are on 340th St. & Hwy. 73.

Improvements:

This tract is unimproved

FSA Info:

Taxable Acres: 203; Tillable Acres: 186.86
Tract 1 has 3.94 Acres & Tract 3-A .28 Acres of CRP. Tract 1: \$296.49/Ac.; Tract 3-A: \$272.10/Ac.

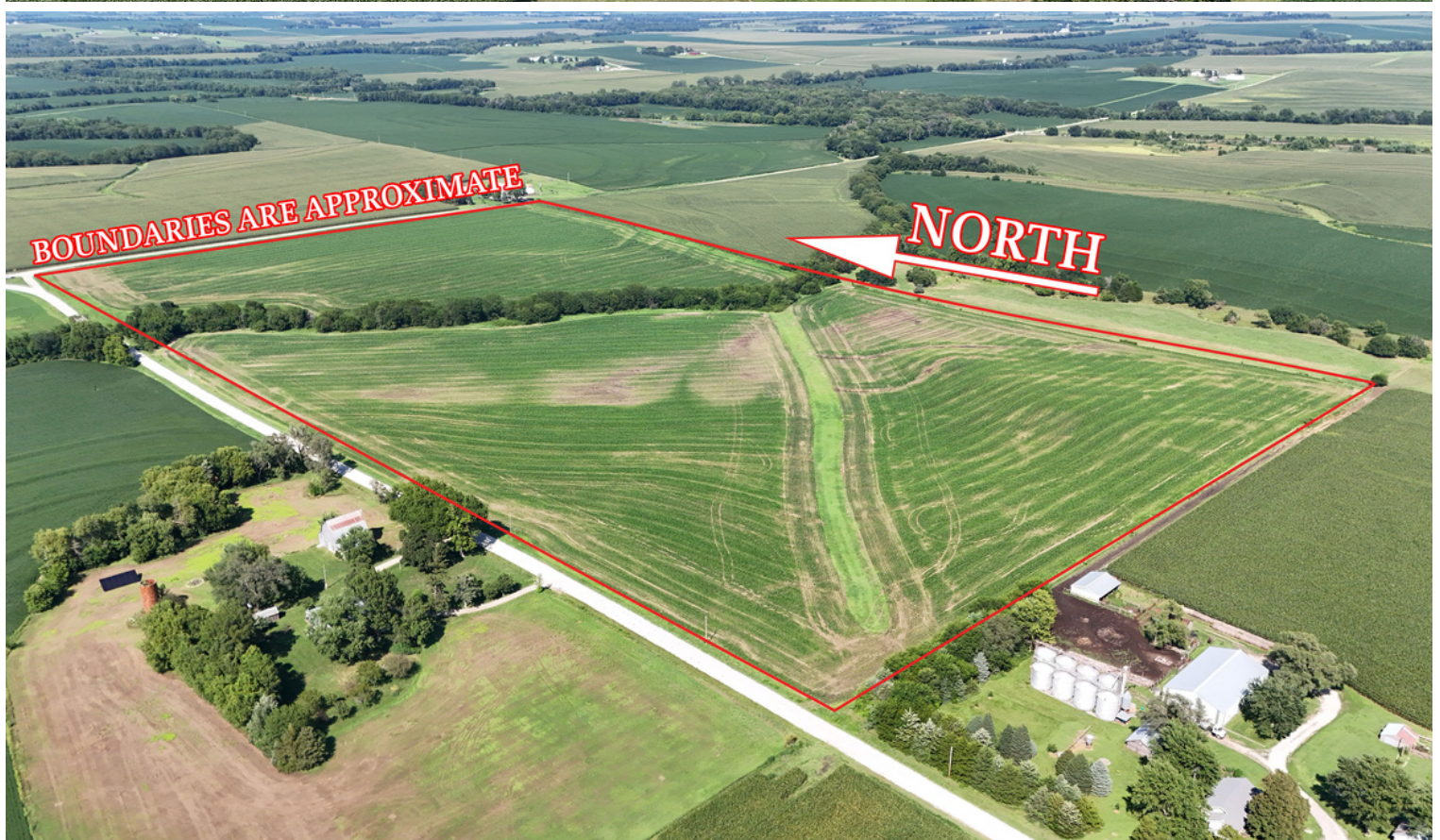
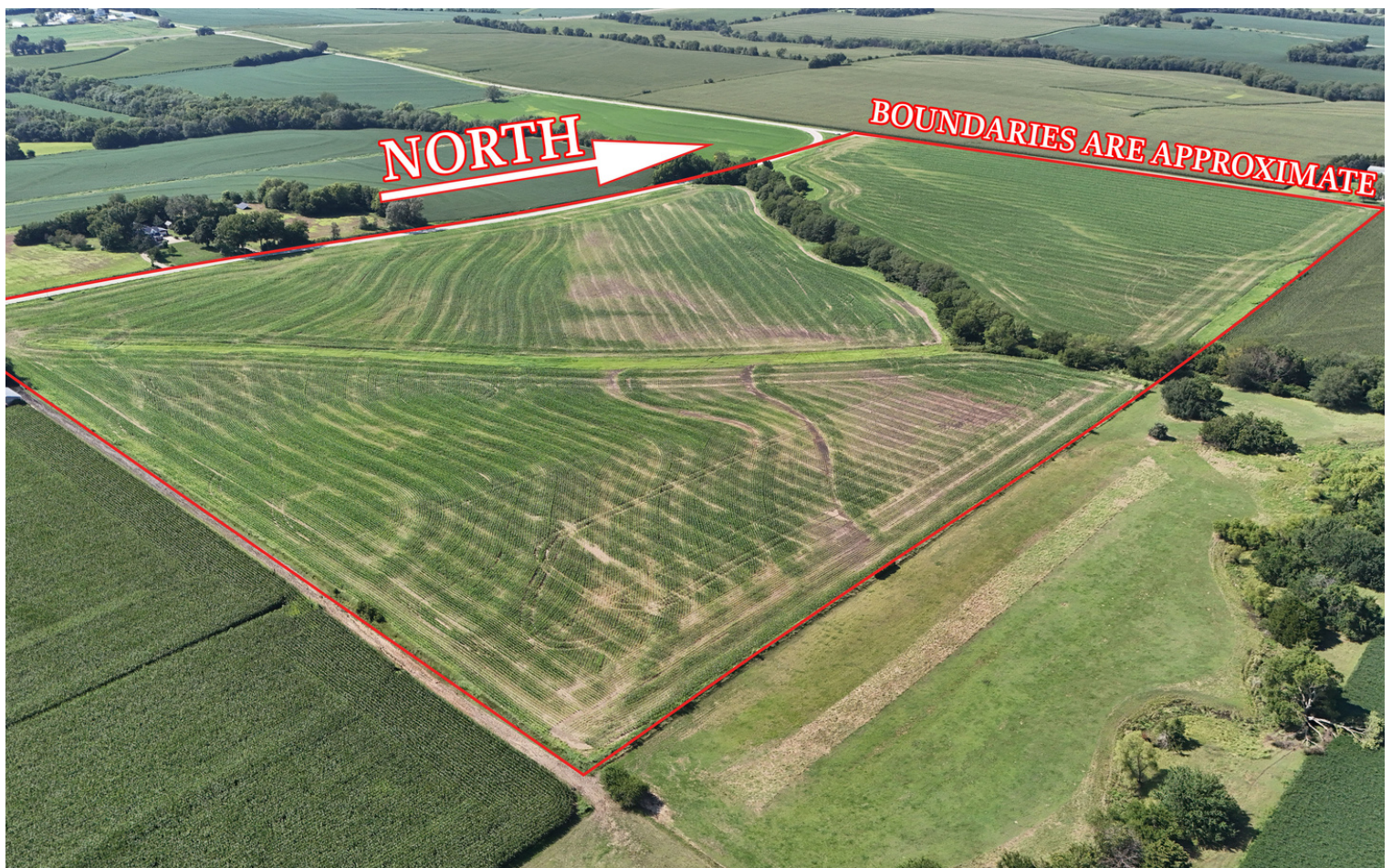


Setting the trend for how Real Estate is sold in the Midwest.

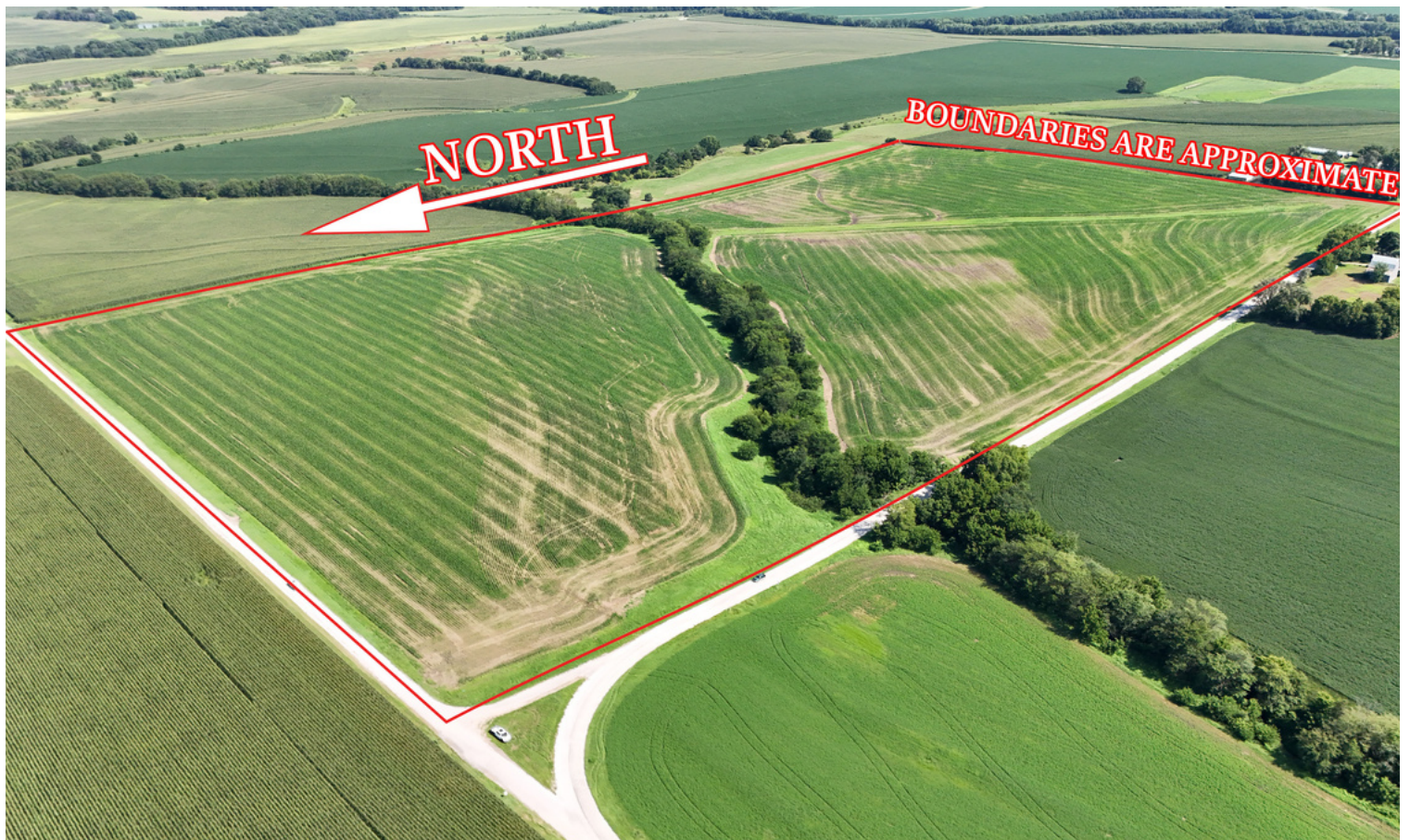
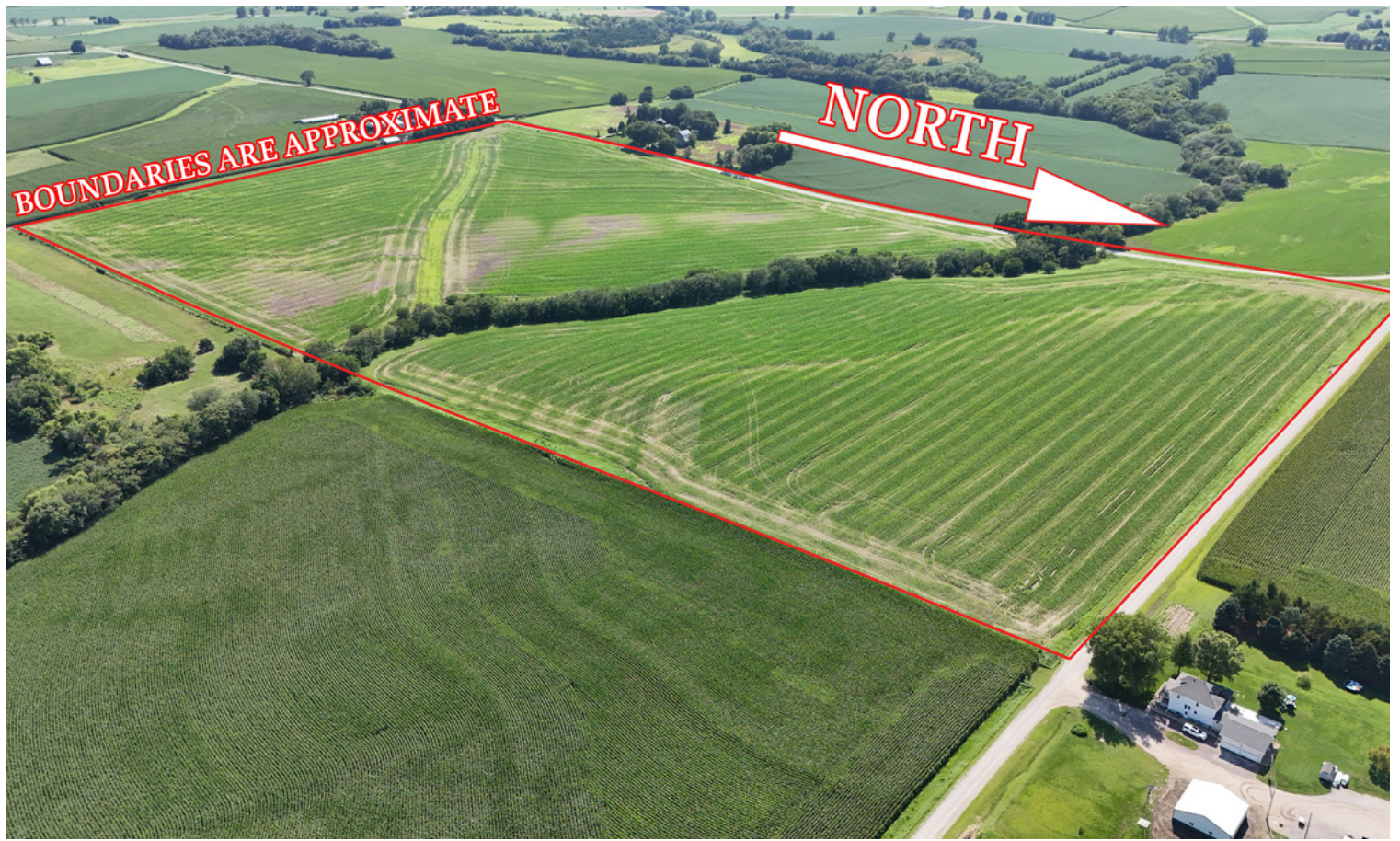
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller 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.

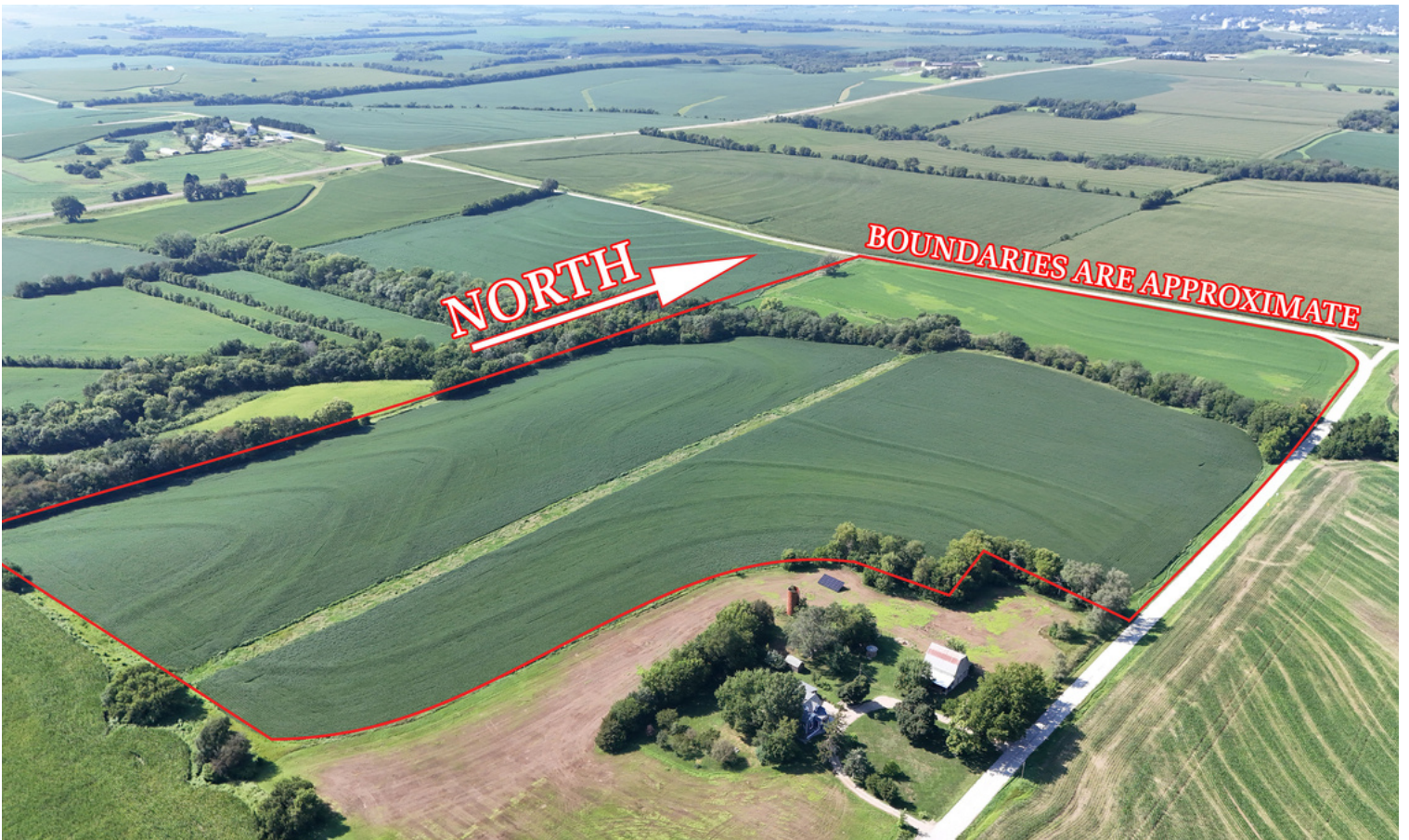
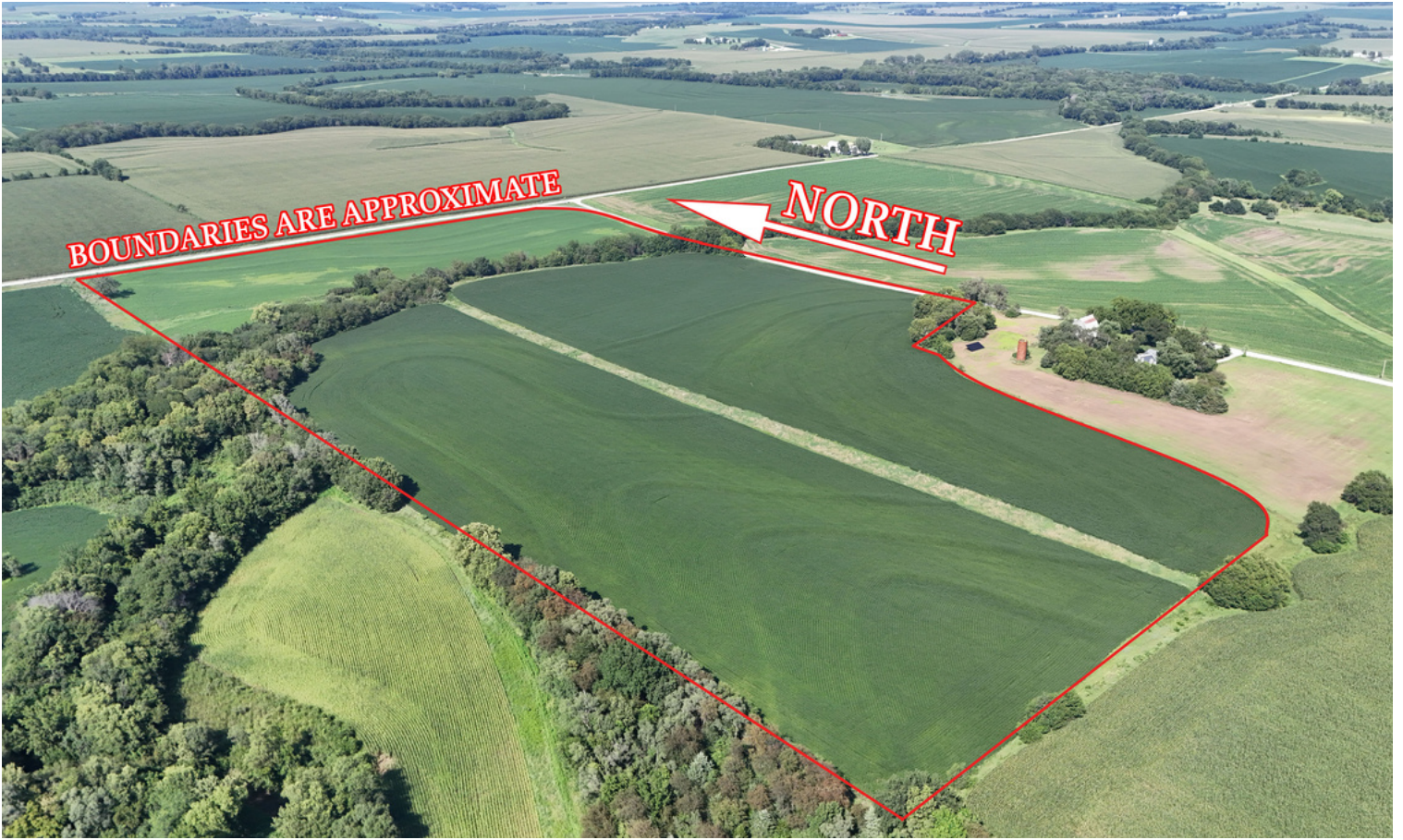
TRACT 1



TRACT 1



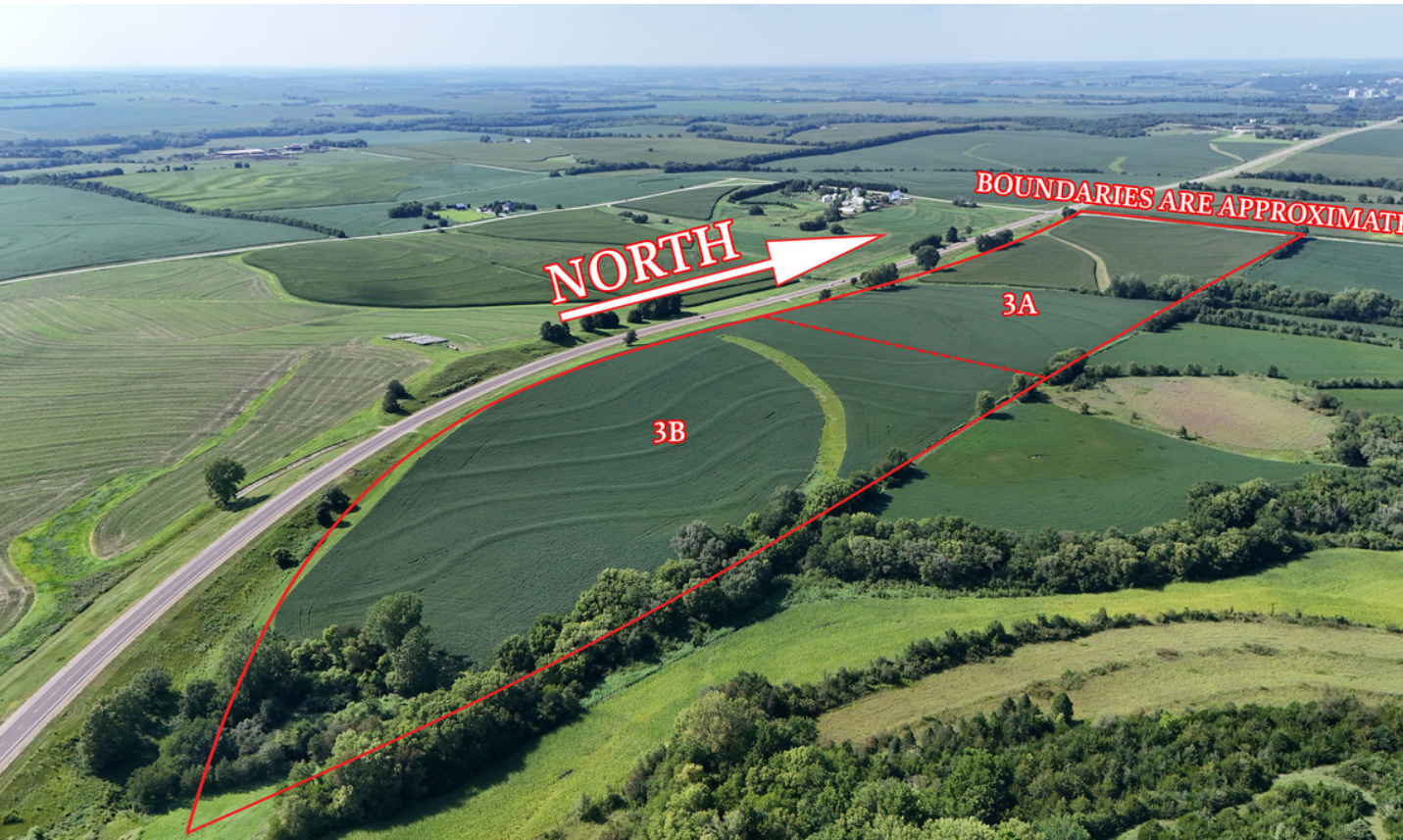
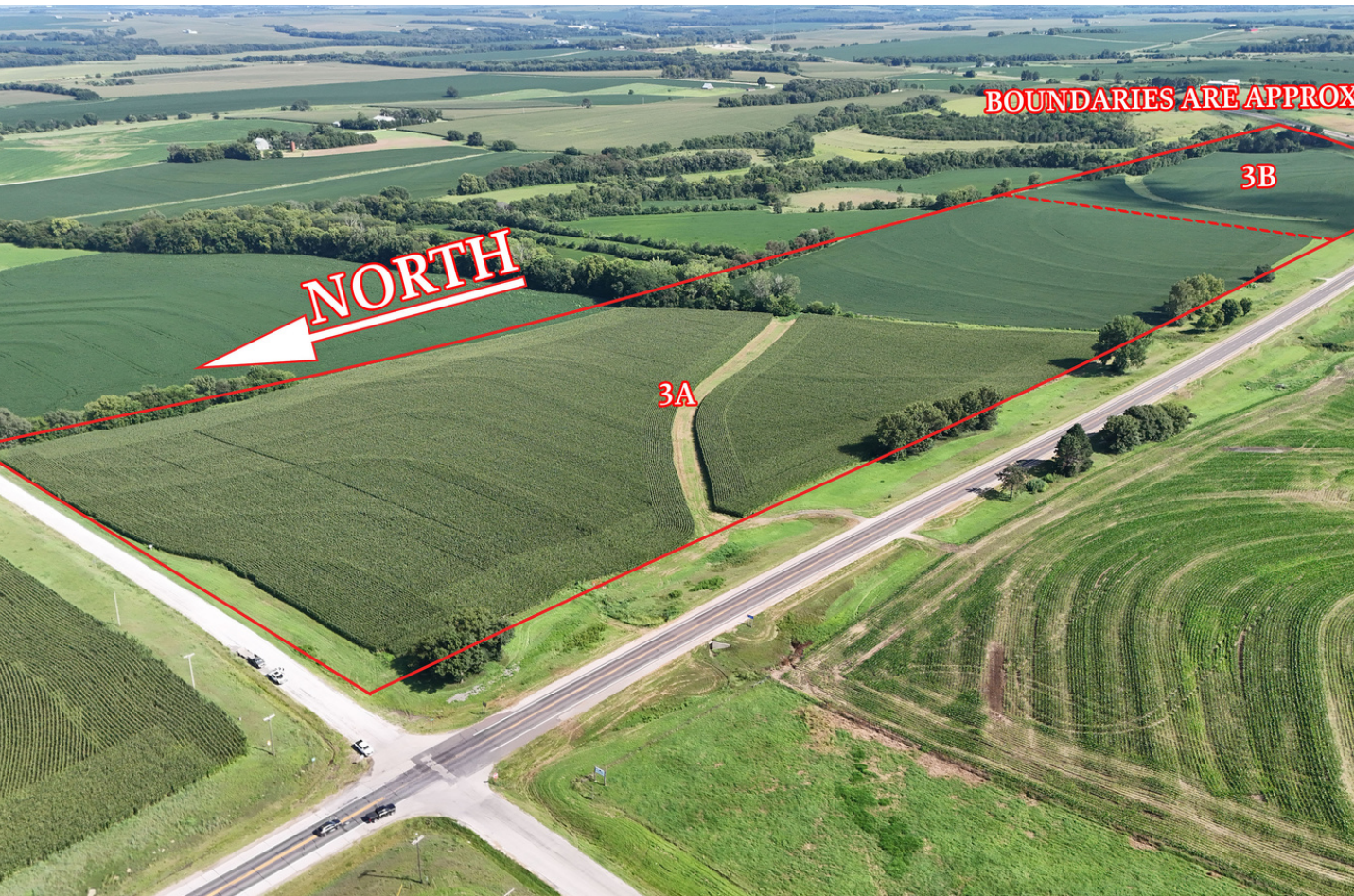
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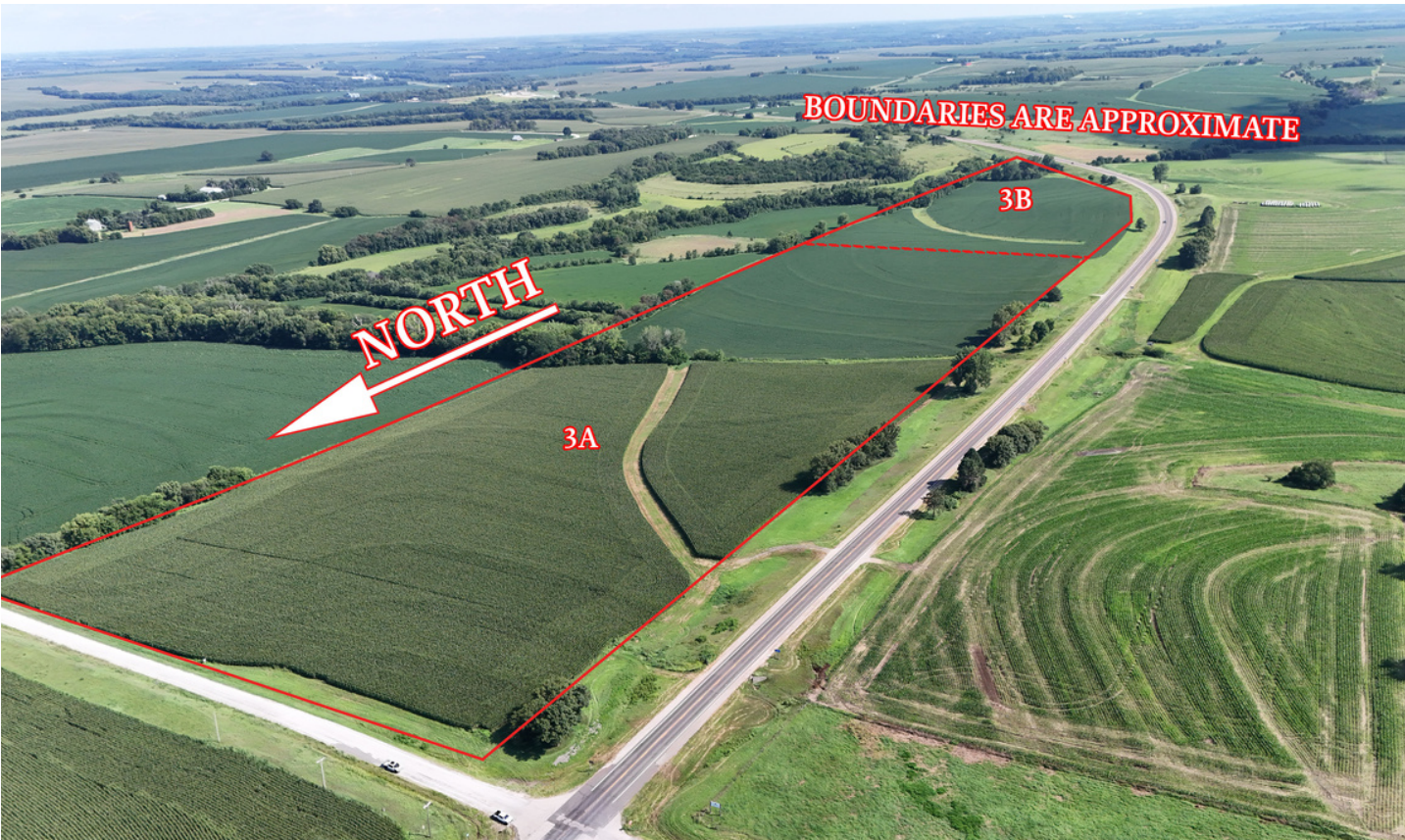
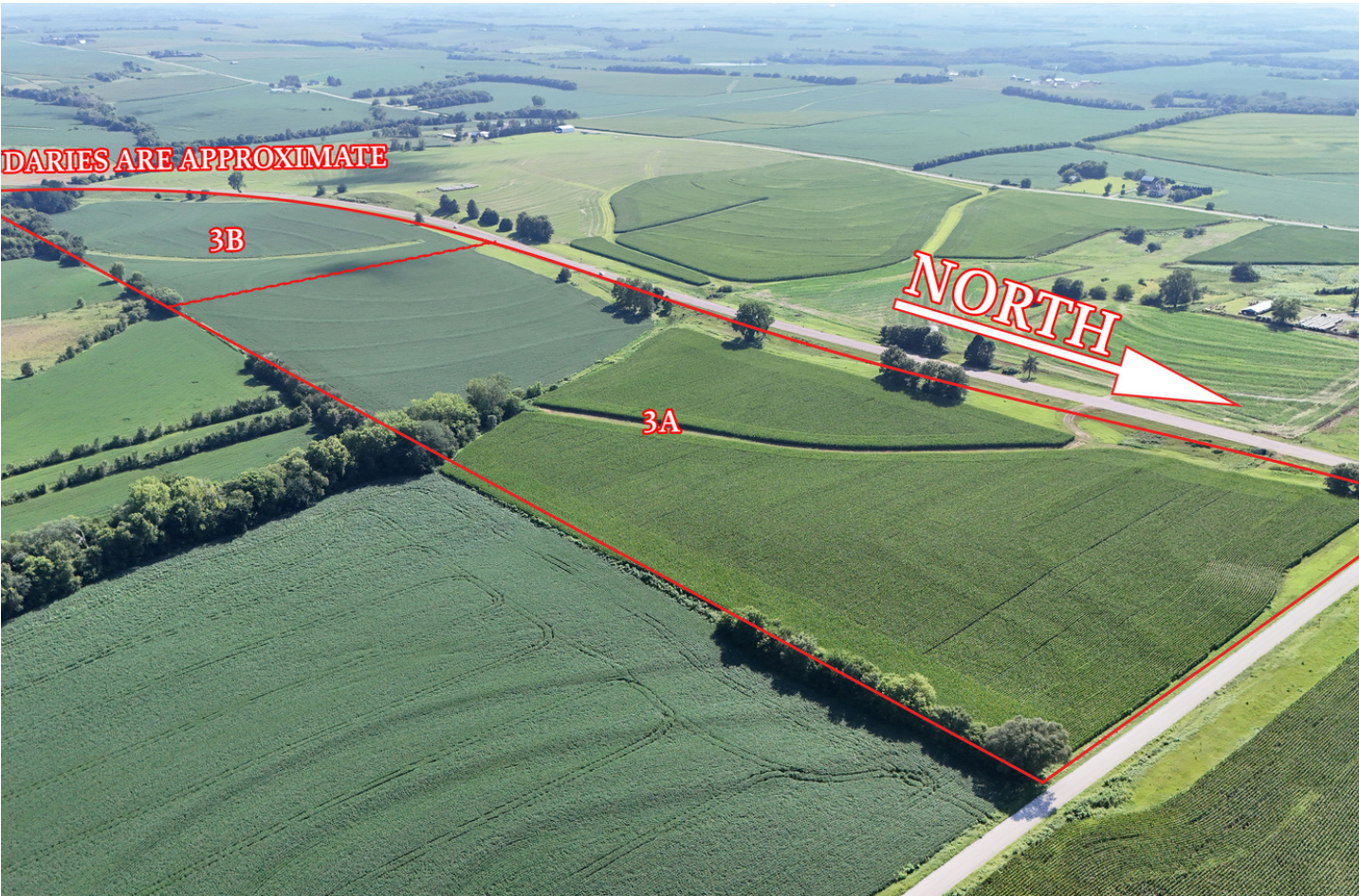
TRACT 2



TRACT 3: A&B



TRACT 3: A&B



TRACT 3: A&B



SURETY MAPS: TRACT 1

Aerial Map



Boundary Center: 39° 59' 49.38, -95° 34' 49.8

0ft 383ft 766ft



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(800) 648-3177

Maps Provided By:



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1-1S-16E
Brown County
Nebraska



8/13/2025

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

SURETY MAPS: TRACT 2

Aerial Map



SURETY MAPS: TRACT 3 A&B

Aerial Map



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

Boundary Center: 39° 59' 38.96, -95° 35' 38.25

2-1S-16E
Brown County
Kansas

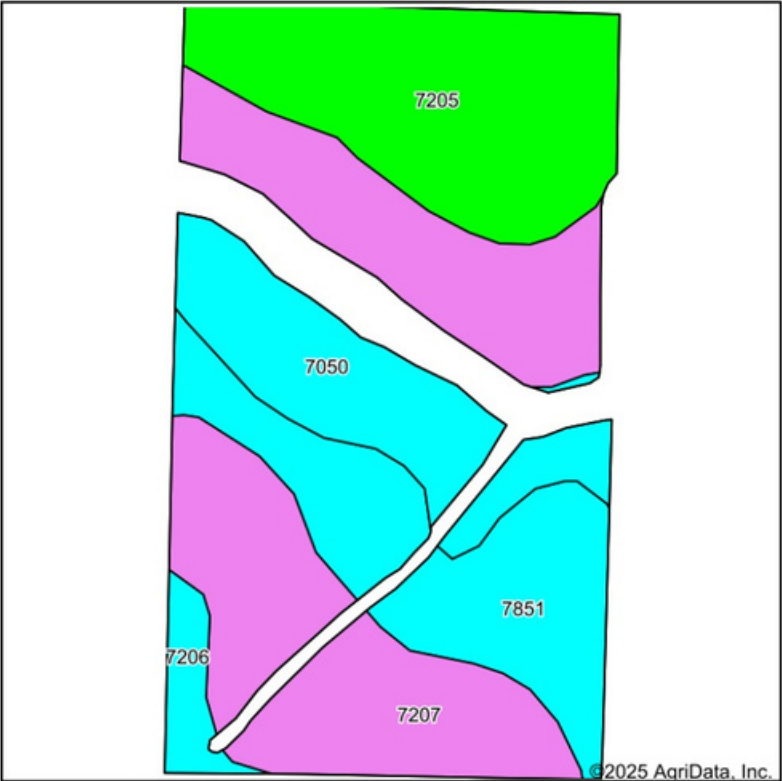
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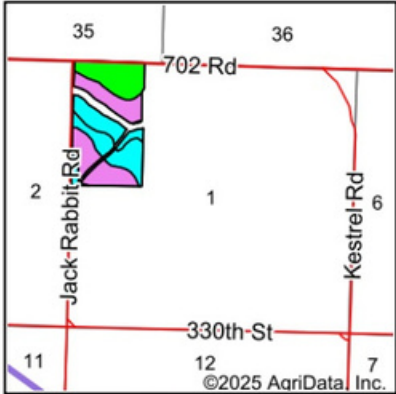
9/9/2025

SURETY MAPS: TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Brown**
Location: **1-1S-16E**
Township: **Hamlin**
Acres: **64.32**
Date: **8/13/2025**



Maps Provided By:



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Area Symbol: KS013, Soil Area Version: 28

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
7207	Aksarben silty clay loam, 6 to 11 percent slopes	24.46	38.0%		IIle	IVe			67
7205	Aksarben silty clay loam, 0 to 2 percent slopes	15.27	23.7%		Iw	Iw			67
7851	Judson silt loam, 1 to 5 percent slopes	12.78	19.9%		IIe				79
7050	Kennebec silt loam, occasionally flooded	9.97	15.5%		IIw		114	38	89
7206	Aksarben silty clay loam, 2 to 6 percent slopes	1.84	2.9%		IIe	IIIe			66
Weighted Average					2.14	*-	17.7	5.9	*n 72.8

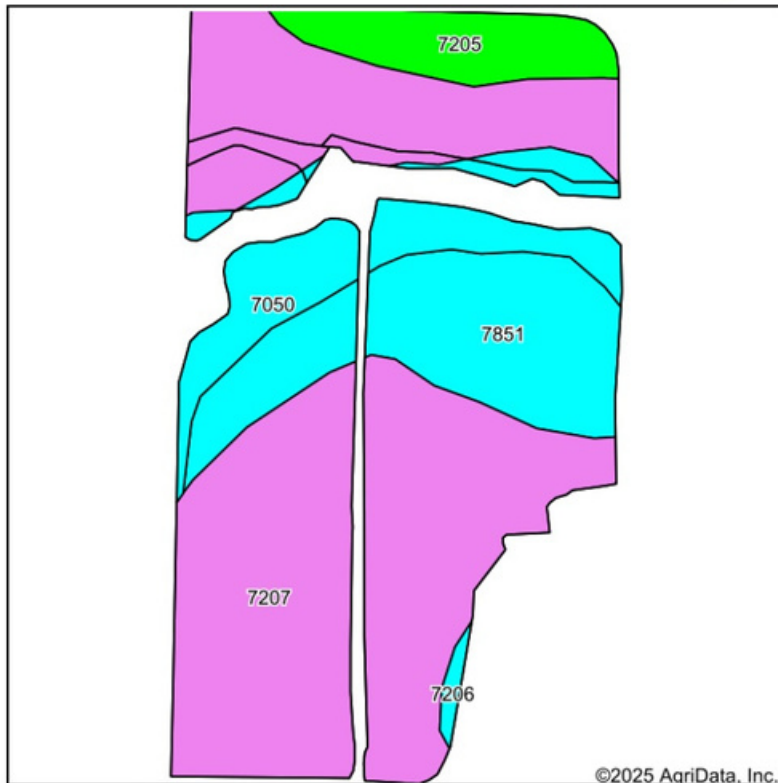
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

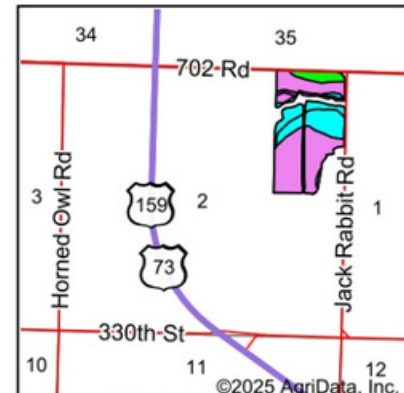
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

SURETY MAPS: TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Brown**
 Location: **2-1S-16E**
 Township: **Hamlin**
 Acres: **55.15**
 Date: **8/13/2025**



Maps Provided By:



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Area Symbol: KS013, Soil Area Version: 28

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
7207	Aksarben silty clay loam, 6 to 11 percent slopes	33.90	61.4%		IIle	IVe			67
7851	Judson silt loam, 1 to 5 percent slopes	10.13	18.4%		Ile				79
7050	Kennebec silt loam, occasionally flooded	6.83	12.4%		IIlw		114	38	89
7205	Aksarben silty clay loam, 0 to 2 percent slopes	3.96	7.2%		Iw	Iw			67
7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.33	0.6%		Ile	IIIle			66
Weighted Average					2.54	*-	14.1	4.7	*n 71.9

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

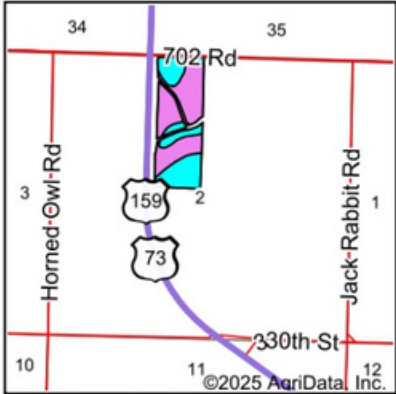
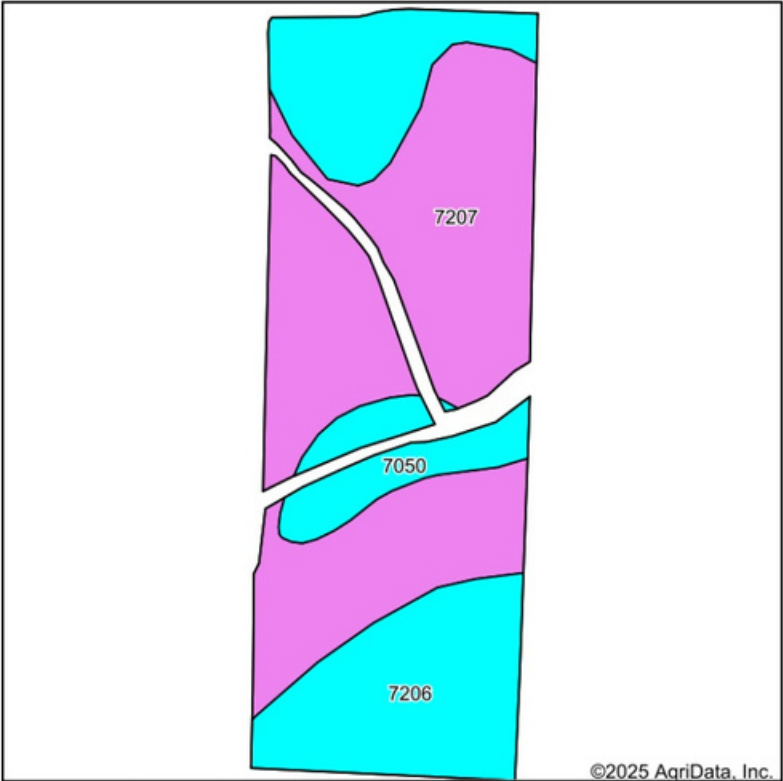
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

SURETY MAPS: TRACT 3-A

Soils Map



State: **Nebraska**
County: **Brown**
Location: **2-1S-16E**
Township: **Hamlin**
Acres: **41.6**
Date: **8/19/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: KS013, Soil Area Version: 28

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
7207	Aksarben silty clay loam, 6 to 11 percent slopes	23.83	57.3%		IIle	IVe			67
7206	Aksarben silty clay loam, 2 to 6 percent slopes	14.23	34.2%		IIe	IIIe			66
7050	Kennebec silt loam, occasionally flooded	3.54	8.5%		IIw		114	38	89
Weighted Average					2.57	*-	9.7	3.2	*n 68.5

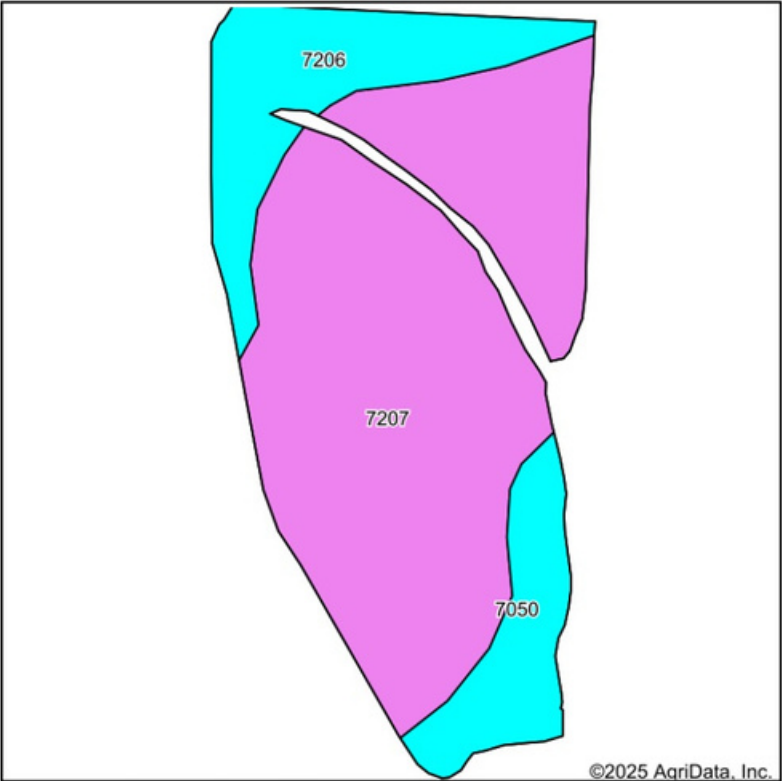
*n: The aggregation method is "Weighted Average using all components"

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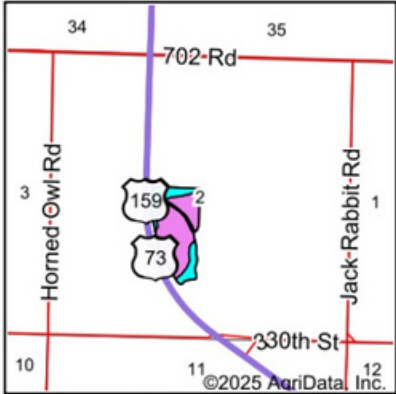
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

SURETY MAPS: TRACT 3-B

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Brown**
Location: **2-1S-16E**
Township: **Hamlin**
Acres: **25.79**
Date: **8/19/2025**



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Area Symbol: KS013, Soil Area Version: 28

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
7207	Aksarben silty clay loam, 6 to 11 percent slopes	18.62	72.2%		IIIe	IVe			67
7206	Aksarben silty clay loam, 2 to 6 percent slopes	4.41	17.1%		Ile	IIIe			66
7050	Kennebec silt loam, occasionally flooded	2.76	10.7%		IIw		114	38	89
Weighted Average					2.72	*-	12.2	4.1	*n 69.2

*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

Page 1 of 1

CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 20 013		2. SIGN-UP NUMBER 48		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11076B		4. ACRES FOR ENROLLMENT 0.28		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1310 OPR/20N E				6. TRACT NUMBER 8		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (785) 742-3161				8. SIGNUP TYPE: Continuous				
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre \$ 272.10				10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 76.00				A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$				8	21	CP21	0.28	\$ 39.00
(Item 9C is applicable only when the first year payment is prorated.)								
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) EBEL FARMS INC C/O BRAD EBEL 3308 HORNED OAK RD HIAMATIA, KS66434-9163		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) CHARLEY A EBEL & FORNIA S EBEL REVOCABLE TRUST DTD C/O BRAD EBEL 3308 HORNED OAK RD HIAMATIA, KS66434-9163		(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).								

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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Date Printed: 08/13/2025