



# Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.  
[www.BarnesRealty.com](http://www.BarnesRealty.com)

18156 Hwy 59  
Mound City, MO 64470  
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Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

## *230.32 Acres, Richardson County, NE*

*Take a look at this outstanding, 230.32 acres with lots of productive tillable ground highway 75 frontage and quite a bit of wildlife habitat, centrally located along the Whiskey, Run Creek!*

### **LOCATION:**

This tract is South of Auburn, NE about 12.5 miles and about 5.5 miles North of Dawson, NE on 639 Ave or Highway 75.

### **IMPROVEMENTS:**

Please see attached FSA information

### **FSA INFORMATION:**

Coming Soon!

### **TAXES/TAXABLE ACRES:**

2022 taxes were \$6,375.62 on 230.32 taxable acres.

### **RENTAL STATUS:**

Inquire with Agent

### **LISTING AGENT:**

Jamie Barnes (660) 851-1125 or  
[Jamie@BarnesRealty.com](mailto:Jamie@BarnesRealty.com)

### **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.

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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 The listing may be withdrawn with or without approval.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.**



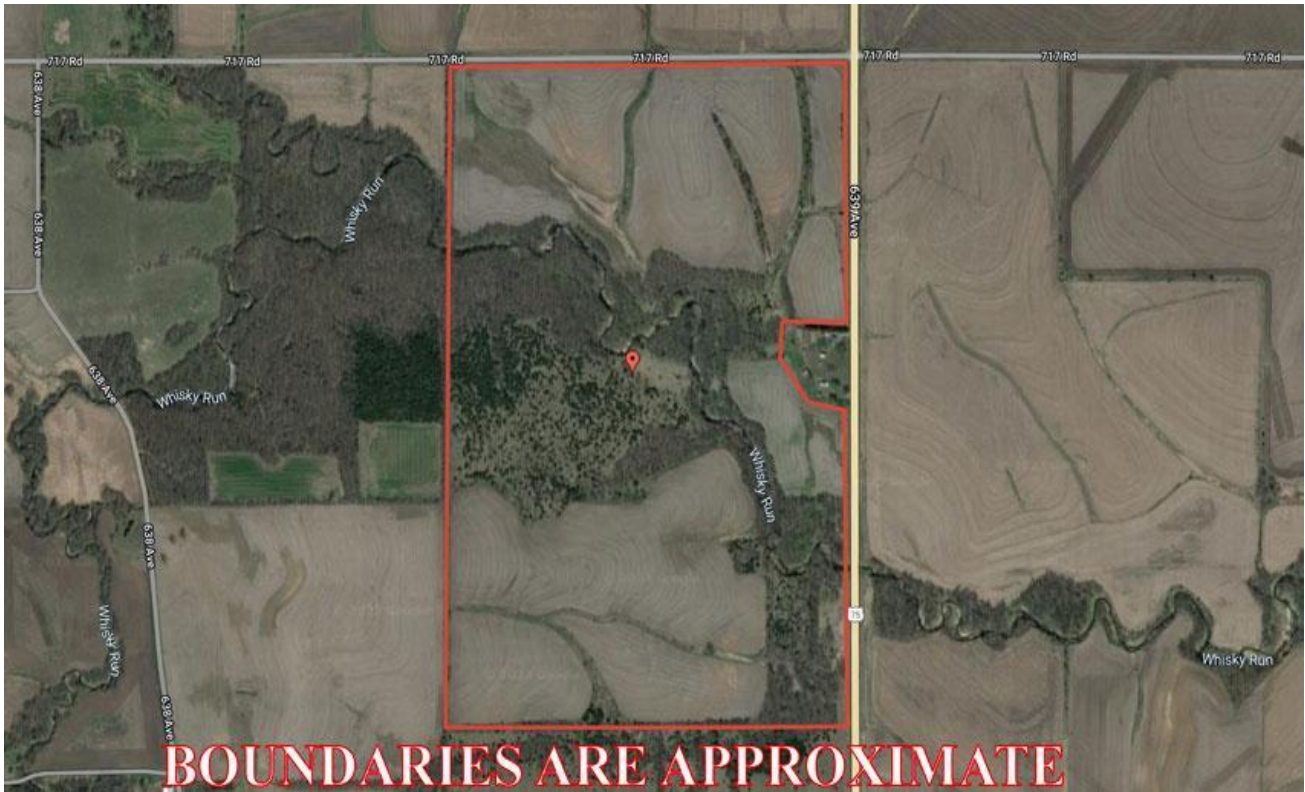
**230.32 Acres, Richardson County, NE**  
**Aerial Photos**



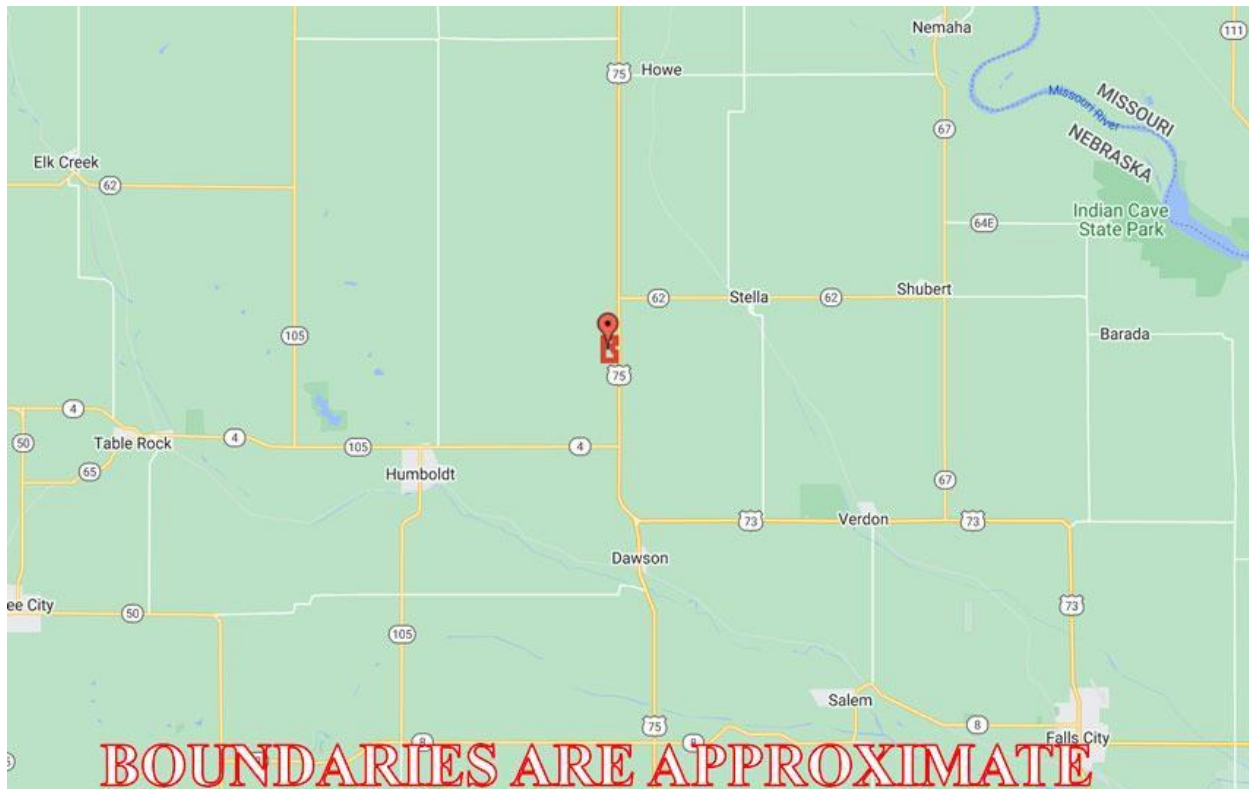
*230.32 Acres, Richardson County, NE*  
*Aerial Photos*



***230.32 Acres, Richardson County, NE***  
***Google Aerial***



***Driving Map***

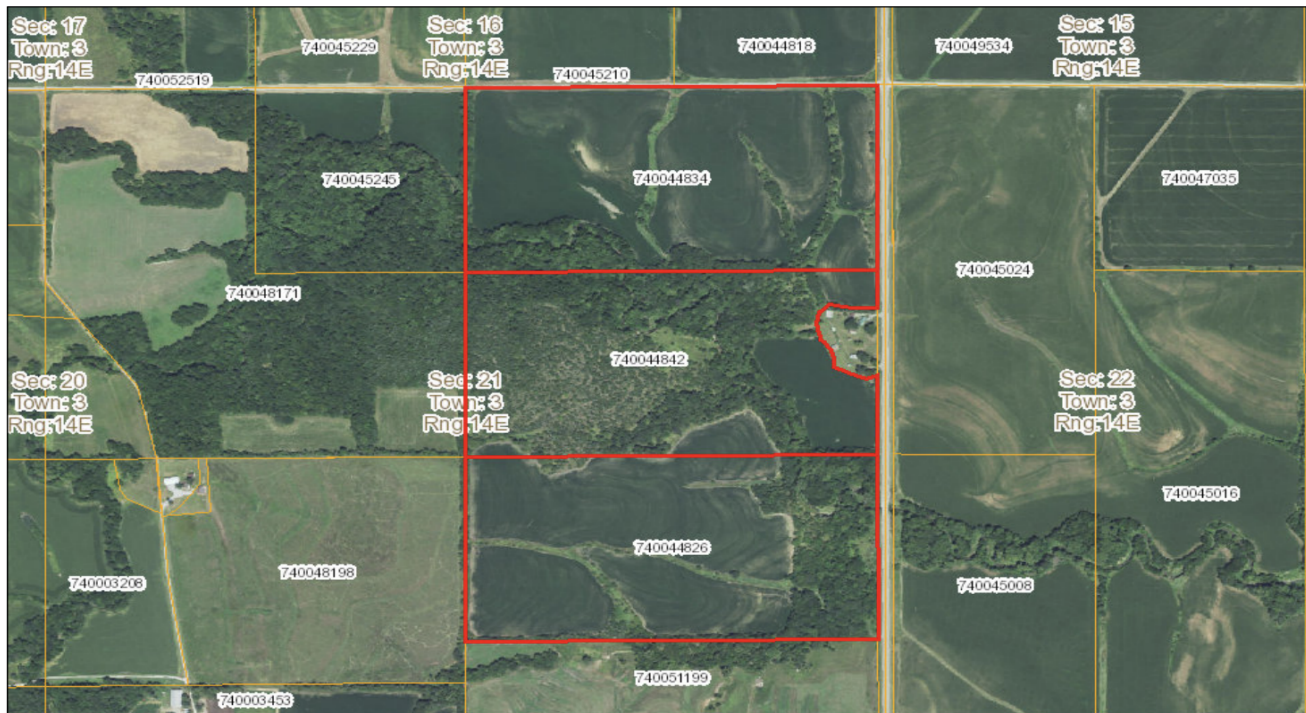


# 230.32 Acres, Richardson County, NE

## General Location Map



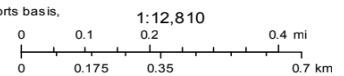
## Tax Map



June 30, 2023

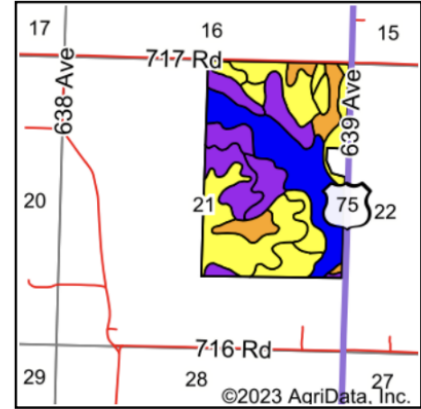
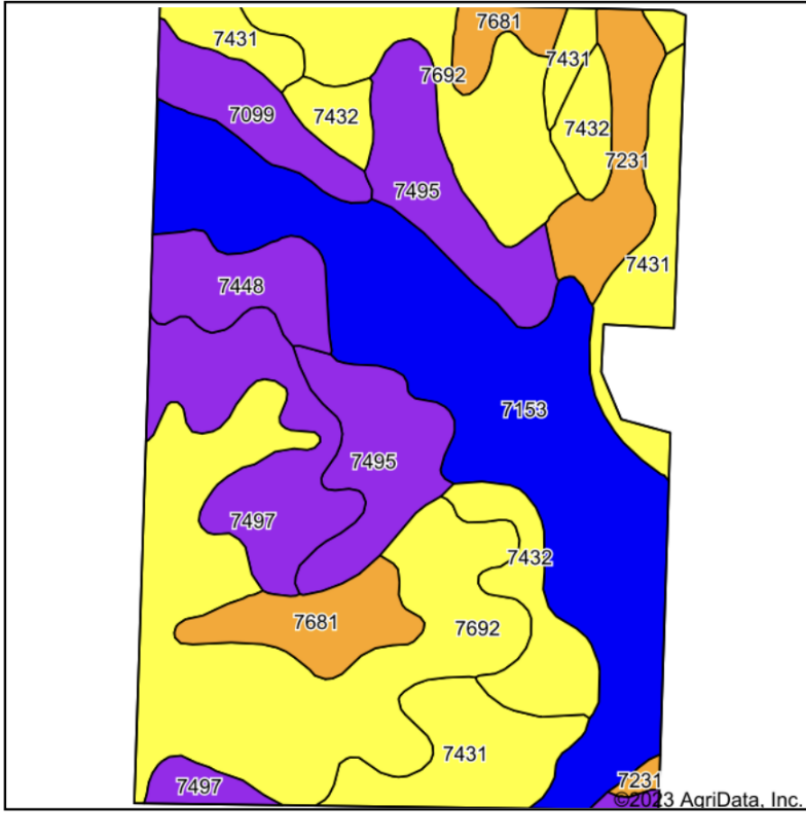
- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.



# 230.32 Acres, Richardson County, NE

## Soils Map



State: **Nebraska**  
 County: **Richardson**  
 Location: **21-3N-14E**  
 Township: **Porter**  
 Acres: **230.32**  
 Date: **6/30/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: NE147, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	58.90	25.6%		IIle	IIle	3735	70	57	57	55	51
7153	Kennebec silt loam, rarely flooded	54.16	23.5%		Iw		2975	83	89	88	73	83
7431	Morrill soils, 6 to 11 percent slopes, eroded	24.55	10.7%		IIle	IVe	3400	68	62	62	53	54
7495	Pawnee and Mayberry clay loams, 3 to 11 percent slopes, eroded	22.98	10.0%		IIle	IVe	3748	60	48	46	45	43
7497	Pawnee and Malmo clay loams, 3 to 11 percent slopes, eroded	18.31	7.9%		IVe		3788	52	49	49	48	46
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	14.53	6.3%		IVe	IVe	3400	68	57	57	49	47
7681	Wymore silty clay loam, 1 to 3 percent slopes	11.12	4.8%		Ile	Ile	3800	75	62	62	60	58
7231	Judson silt loam, 2 to 6 percent slopes	9.40	4.1%		Ile		4224	79	79	79	64	70
7448	Morrill soils, 11 to 17 percent slopes	8.88	3.9%		VIe		3400	60	59	59	52	54
7099	Zook silty clay loam, occasionally flooded	7.49	3.3%		IIw	IIw	3100	60	67	45	31	67
<b>Weighted Average</b>					<b>2.67</b>	<b>*-</b>	<b>3494.5</b>	<b>70.2</b>	<b>*n 65.1</b>	<b>*n 63.9</b>	<b>*n 56.8</b>	<b>*n 59.1</b>

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

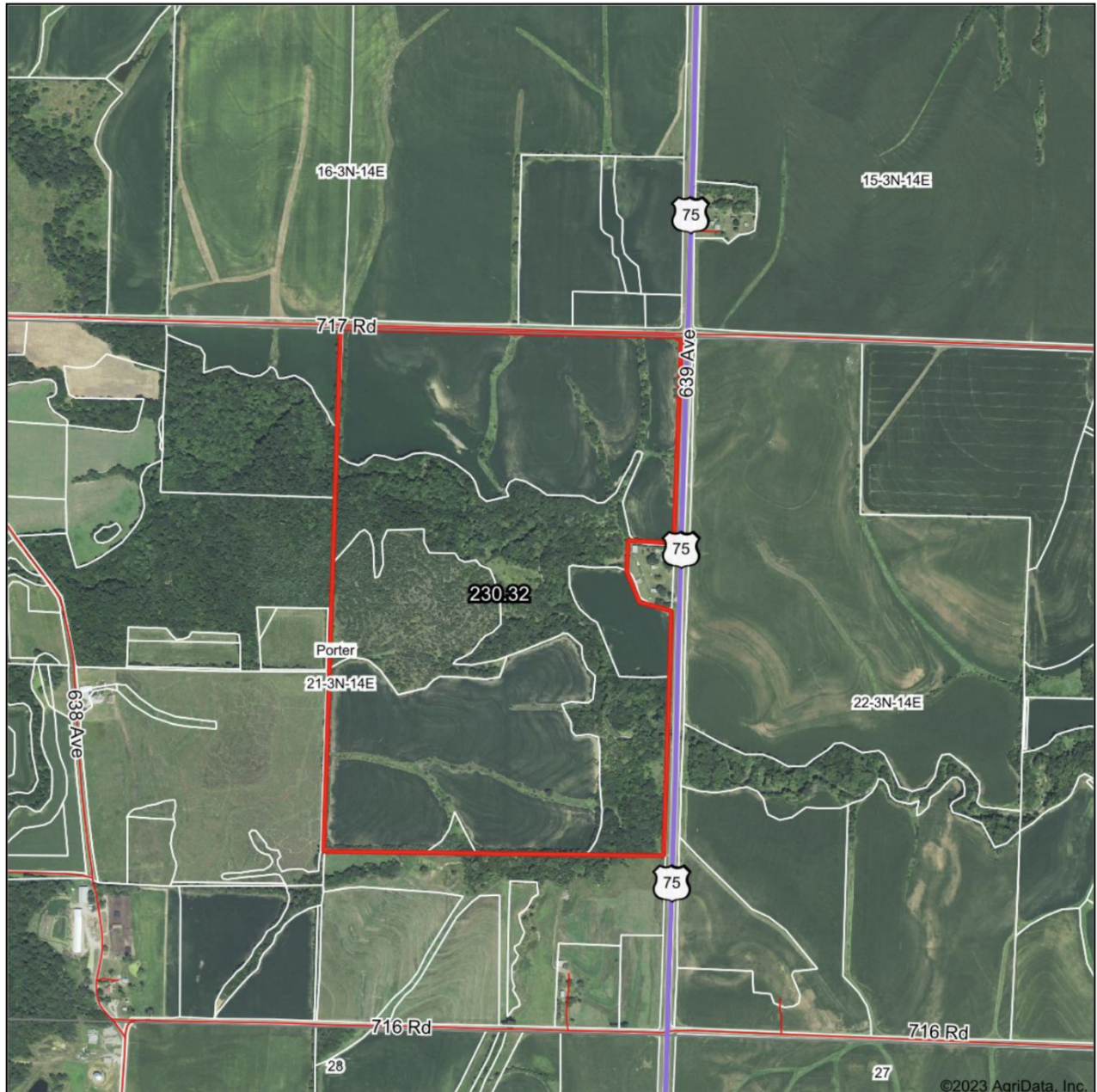
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

# 230.32 Acres, Richardson County, NE

## Surety Map



www.BarnesRealty.com  
(800) 648-3177

Maps Provided By:



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

Boundary Center: 40° 12' 45.5, -95° 50' 46.19

0ft 1179ft 2357ft

21-3N-14E  
Richardson County  
Nebraska



6/30/2023

*FSA Information Coming Soon!*