



Land Sales Specialists

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

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Platte City, MO 64079
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56.38 Acres Richardson County, NE

Now offered at half of row crop farmland costs, this parcel touches the river and is surrounded by timber and would only require minimal dirt work to impound water for waterfowl hunting. This has been enrolled in a flood control easement, so no crop revenue but can be managed exclusively for game hunting.

LOCATION:

Just a bit less than 1 mile north of the town of Rulo, NE and on the East side of the Road.

PRICE:

\$5,000.00/taxable acre or \$281,900.00 total

IMPROVEMENT:

No Improvement

Taxes/Taxable Acre:

To be determined

LISTING AGENT:

Jamie Barnes
660-851-1125 or jamie@barnesrealty.com



BROKER PARTICIPATION:

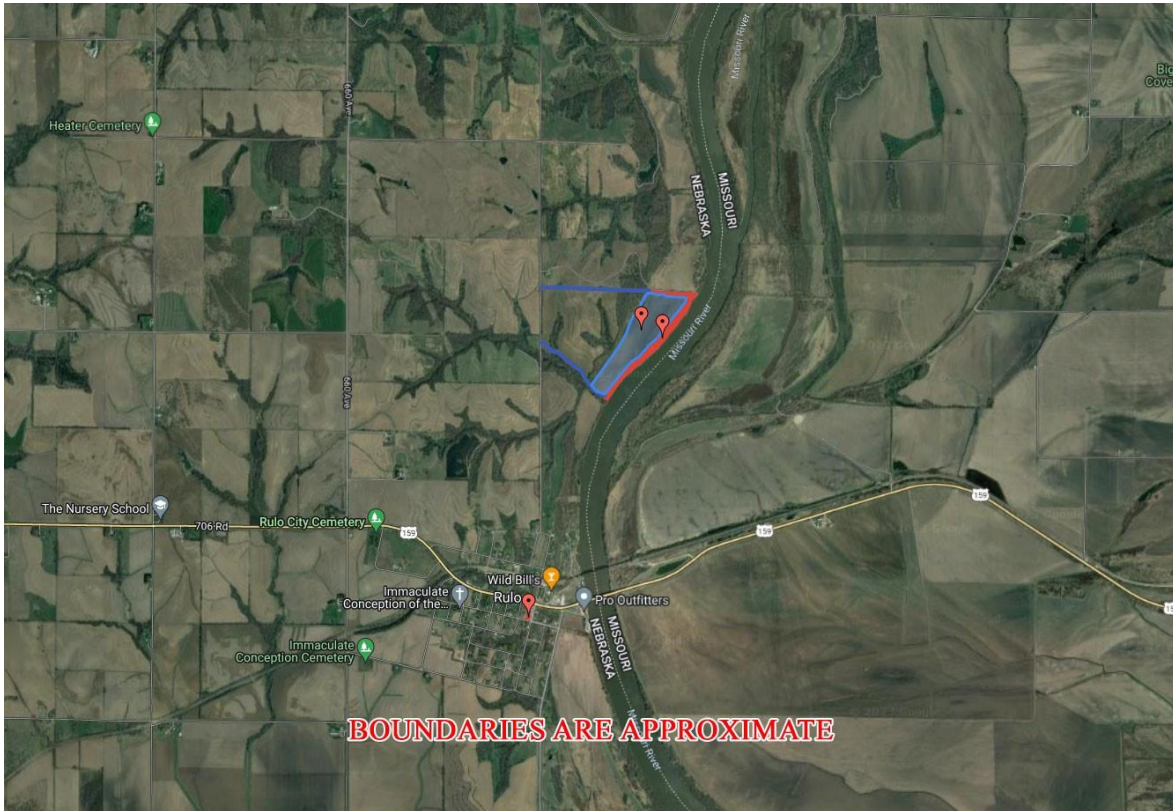
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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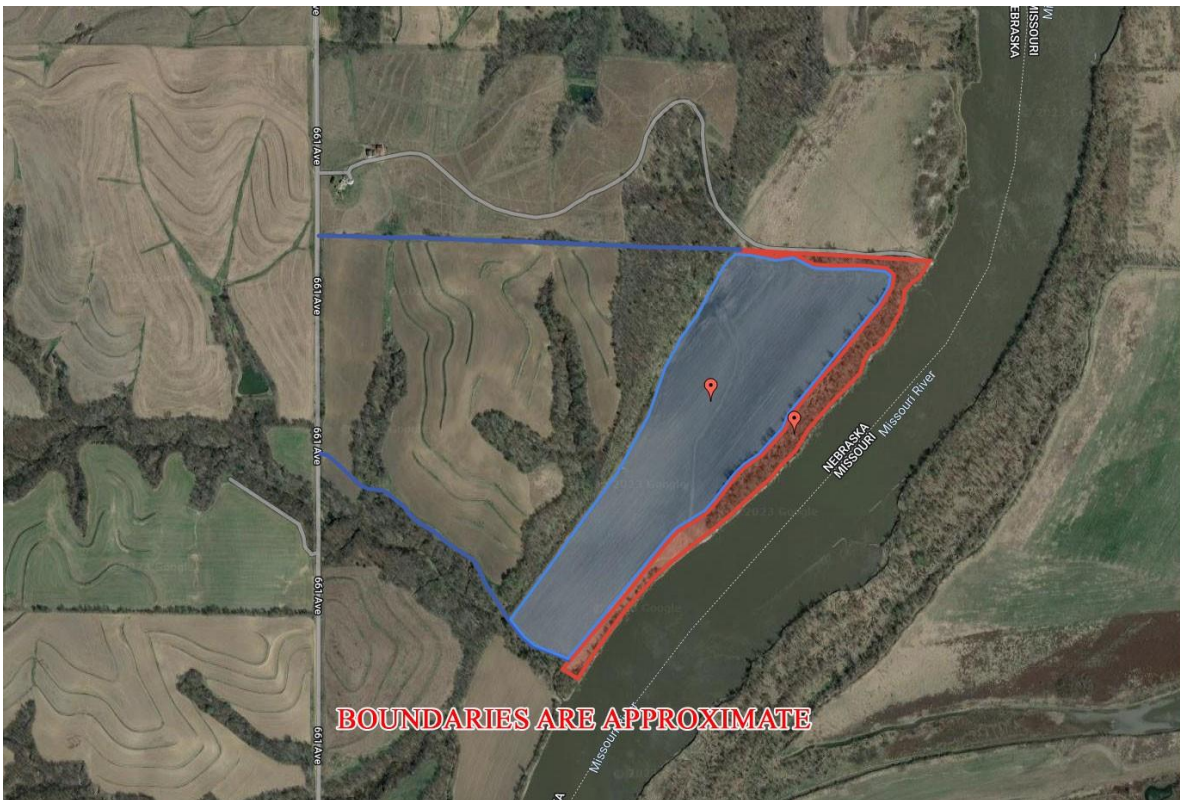
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

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 The listing may be withdrawn with or without approval.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

56.38 Acres, Richardson County, NE
Driving Map



Google Aerial



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



Wetland Contract Below
(Full contract delivered upon request)

56.38 Acres, Richardson County, NE

Aerial Photos



United States Department of Agriculture

March 13, 2023

Falls City Service Center
Farm Service Agency
County Executive Director
502 E. 14TH Street
Falls City, Nebraska 68355

Re: NRCS Notification to Farm Service Agency (FSA) Notification of Easement Recording
NEST Agreement Number 7565262101T5Y, Mark & Elizabeth Andrew

To: Brenda Fields
County Executive Director

This letter and the attached documents serve as notification of recordation of a perpetual easement through the Emergency Watershed Protection Program – Floodplain Easement (EWPP-FPE) with Mark Andrew and Elizabeth Andrew on 56.38 acres in Richardson County, Nebraska.

The EWPP-FPE easement was recorded on March 9, 2023. Please find the attached map, including boundary, location, acreage, and subclass w soils information of the EWPP-FPE easement area. NRCS is providing this notification to—

- 1) Facilitate compliance with the requirement that USDA program base acres and allotment history be retired on lands subject to an EWPP-FPE easement.
- 2) Facilitate FSA tracking of the cropland acres enrolled in EWPP-FPE by identifying soils that are “subclass w” in the land capability class of IV-VIII which are exempt from the 10- and 25-percent county-cropland limitations.

In regard to item 1 above, the landowners were notified when they executed the Form NRCS-LTP-80, “Agreement for the Purchase of Conservation Easement” (APCE) of the requirement that any existing cropland base on the enrolled acres be permanently retired at the time of easement recording. The landowner acknowledged their responsibility to contact FSA to determine impacts to commodity payments that may result from easement closing and recording and to obtain and execute any documents necessary to transfer or retire base acres from the enrolled land prior to recording the EWPP-FPE easement. The landowner was notified in the APCE that, upon closing and recording the easement, NRCS would provide this written notification of easement recording to FSA, at which time any base acres remaining on the easement acres will be permanently retired.

In regard to item 2 above, FSA is responsible to track the number of cropland acres enrolled in CRP and EWPP-FPE easements as no more than 25 percent of the total cropland in a county, as determined by FSA, can be enrolled in CRP and EWPP-FPE easements. Additionally, no more than 10 percent of the cropland in a county can be subject to an EWPP-FPE easement. These limitations do not apply to areas devoted to windbreaks and shelterbelts after November 28, 1990, to cropland designated by NRCS with “subclass w” in the land capability classes IV

56.38 Acres, Richardson County, NE

through VIII because of severe use limitations due to soil saturation or inundation, or to noncropland areas. FSA determines the portion of the easement acreage it considers cropland on the non-exempt acreage and updates the FSA software with total cropland data accordingly.

Please see the attached map, providing specific boundary, location, acreage, and soils information on the EWPP-FPE easement.

For additional information, please contact Shawn McVey, State Point of Contact at (402) 881-5009, or by email at shawn.mcvey@usda.gov, or Kimberly Sauber, EAB Realty Specialist, at (517) 324-5283 or by email at kimberly.sauber@usda.gov.

Sincerely,

**KIMBERLY
SAUBER** Digitally signed by
KIMBERLY SAUBER
Date: 2023.03.13
13:45:43 -04'00'

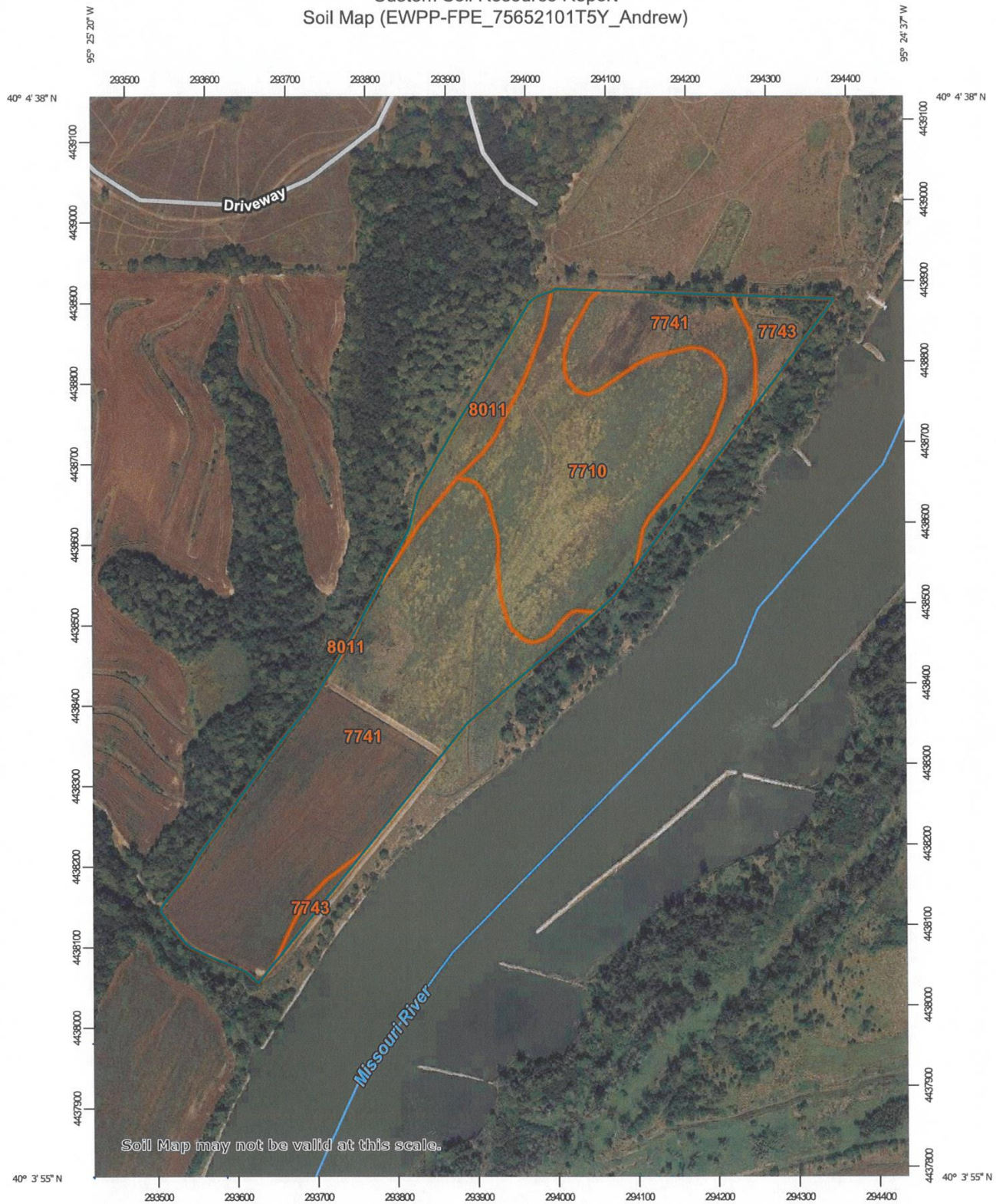
KIMBERLY SAUBER
Easement Acquisition Branch (EAB) Realty Specialist

Enclosures
Warranty Easement Deed
Soils Capability Class Information

CC:
Brandon Hunzeker, District Conservationist, NRCS, Falls City, NE
Brad Soncksen, Assistant State Conservationist for Natural Resources, NRCS, Lincoln, NE
Shawn McVey, Easement Restoration Specialist, NRCS, Lincoln, NE
Eric Hopps, Wetland Conservationist, NRCS, Bloomfield, NE
Roger Yerdon, Easement Program Manager, Lincoln, NE
Jeremy Stone, EAB Branch Chief, NRCS, Raleigh, NC

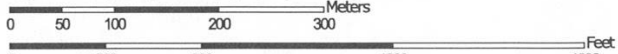
56.38 Acres, Richardson County, NE

Custom Soil Resource Report
Soil Map (EWPP-FPE_75652101T5Y_Andrew)



Soil Map may not be valid at this scale.





































Map Scale: 1:6,540 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

56.38 Acres, Richardson County, NE

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://www.nrcs.usda.gov/wss>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Richardson County, Nebraska
 Survey Area Data: Version 21, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 7, 2022—Sep 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

56.38 Acres, Richardson County, NE

Custom Soil Resource Report

Map Unit Legend (EWPP- FPE_75652101T5Y_Andrew)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	18.1	32.0%
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	33.0	58.5%
7743	Haynie and Sarpy soils, occasionally flooded	2.3	4.2%
8011	Ida soils, 30 to 60 percent slopes	3.0	5.4%
Totals for Area of Interest		56.4	100.0%