

USDA FSA

313 CROSS STREET, BURLINGTON, KS



U.S. GOVERNMENT GUARANTEED

ESTABLISHED LOCATION | 35-YEAR OPERATING HISTORY

I CAP RATE: 8.50%

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither the broker nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

PROPERTY OVERVIEW *BURLINGTON, KANSAS*

LEASE SUMMARY

Address	313 Cross Street, Burlington, KS
Tenant	United States Department of Agriculture
Building Size	3,481 SF
Lease Type	Full Service
Lease Start	03/01/1990
Lease Expiration	02/28/2026
Term Remaining	0.9 years
Guarantor	GSA AA+ (S&P)

COFFEY COUNTY KANSAS USDA PRODUCTION STATISTICS

Number of Farms <i>in County</i>	644
Total Acres of Farmland <i>in County</i>	314,123 Acres
Average Size of Farm (Acres)	488 Acres
Total Market Production <i>in County</i>	\$85,673,000
Net Cash Farm Income	\$23,144,000
Percentage of Crop Sales	58%
Percentage of Livestock, Poultry, and Product Sales	42%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Burlington, Kansas, is located in an agricultural region where farming plays a significant role in the local economy. Farmers in the area focus on crops like corn, soybeans, wheat, and alfalfa, alongside livestock, particularly cattle and hogs. Agriculture is a key driver of employment and supports other industries, including food processing and equipment supply. The USDA Service Center in Burlington offers valuable support to local farmers, providing financial assistance, crop insurance, and risk management resources, which are especially important during challenging weather events like droughts or floods. USDA conservation programs help improve soil health, water quality, and sustainable farming practices, ensuring the long-term viability of the land. These services enable farmers to manage costs, adapt to market shifts, and remain resilient, strengthening the agricultural foundation of Burlington and surrounding areas.

FINANCIAL OVERVIEW

TOTAL PORTFOLIO	
ANALYSIS YEAR	Current
POTENTIAL GROSS REVENUE	
Potential Base Rental Revenue	\$68,854
Scheduled Base Rental Revenue	\$68,854
Expense Reimbursement Revenue	\$0
Effective Gross Revenue	\$68,854
OPERATING EXPENSES	
Maintenance/Supplies	(\$2,363)
Contract Supply Services	(\$5,083)
Janitorial	(\$8,776)
Snow Removal	(\$464)
Pest Control	(\$734)
Utilities	(\$7,844)
Insurance	(\$1,825)
Real Estate Taxes	(\$8,280)
Management Fee (6% of EGI)	(\$4,131)
Total Operating Expenses	(\$39,499)
Net Operating Income	\$29,355

THE OFFERING



LISTING PRICE
\$345,353



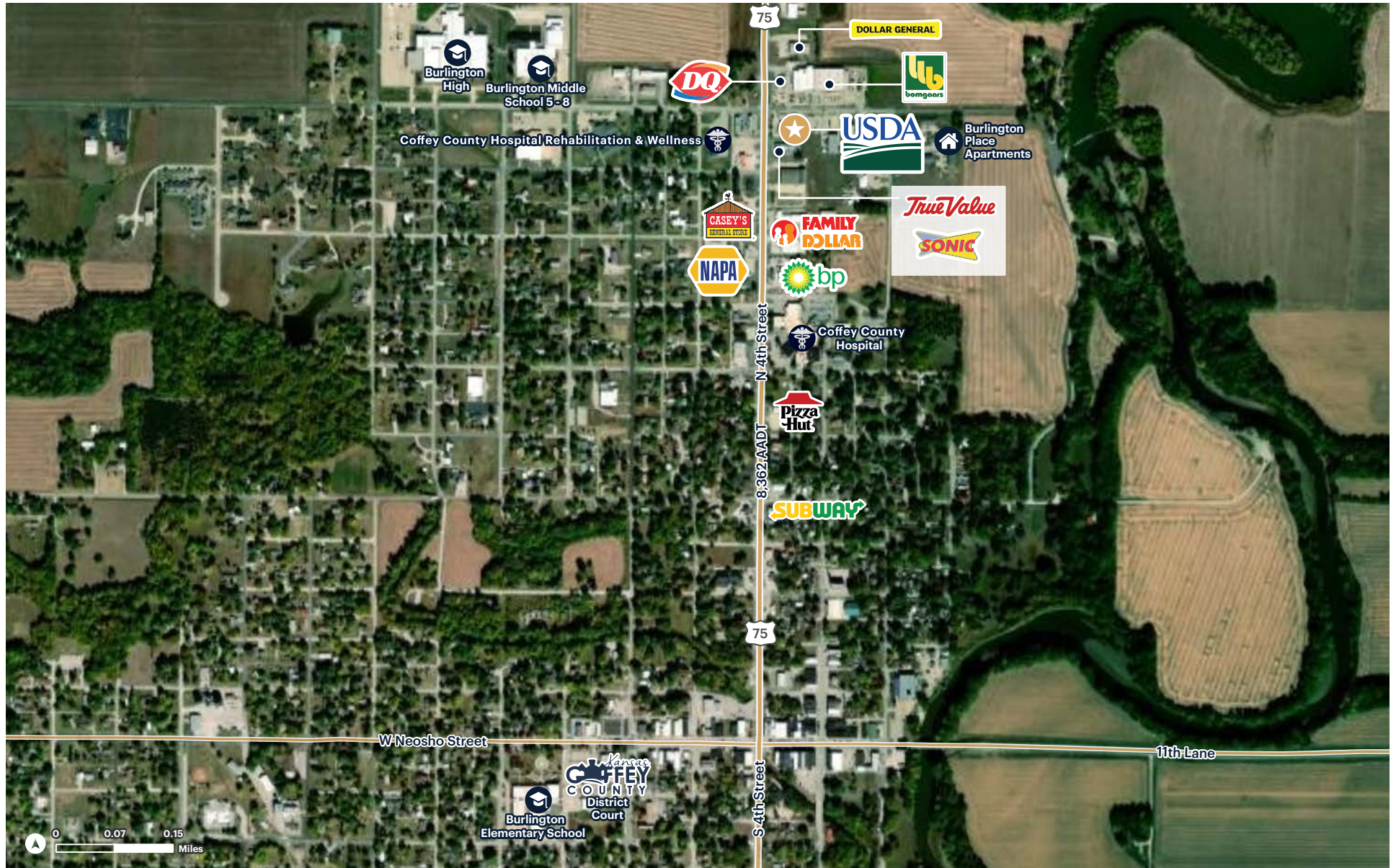
NOI
\$29,355



CAPITALIZATION RATE
8.50%



MARKET AERIAL



TENANT DESCRIPTION



UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)	
Offices Nationwide	2,300
Operational States	50
Employees	±100,000

[USDA Website](#)

The United States Department of Agriculture (USDA) is a federal agency responsible for creating and implementing policies related to agriculture, forestry, food, and rural development. Established in 1862, the USDA plays a key role in ensuring the nation's food supply is safe, nutritious, and accessible while also supporting the agriculture industry. It provides services like crop insurance, subsidies, and technical assistance to farmers, as well as programs for rural economic development. The USDA works to protect natural resources, promote sustainable farming practices, and support research in agricultural science.

One of its key responsibilities is overseeing food assistance programs, including the Supplemental Nutrition Assistance Program (SNAP) and school meal programs, which aim to alleviate hunger and improve nutrition, especially for low-income families. Additionally, the USDA enforces food safety standards through agencies like the Food Safety and Inspection Service (FSIS) to ensure meat, poultry, and egg products meet federal guidelines. The USDA also supports conservation initiatives, aiming to protect the environment and address climate change challenges through sustainable practices. With its broad scope, the USDA significantly impacts the U.S. food system, rural communities, and the agricultural economy, shaping food and farm policies both domestically and internationally.



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