



Farmland Marketing Specialists

1711 Oregon St
Hiawatha Kansas 66434
785-742-4580

Farm For Sale
www.barnesrealty.com

18156 Hwy 59
Mound City Missouri 64470
660-442-3177

McWilliams (Barnes,) Tract 3, 80 Acres, Holt County, MO

Here is one of the premier deer and turkey hunting properties in Northwest Missouri! It has approximately 15 acres of really good tillable upland for income, 18.5 acres of semi-open land and the balance is prime timber. It lies a 1/2 mile off an all weather gravel road and its adjacent to the Monkey Mountain State Wildlife area. There's even an old hunting shack (and I mean shack!) that could be restored into useable condition. You simply won't find a better place to "get away from it all in the area!"

LOCATION:

The farm is approximately 20 miles northwest of the town of St. Joseph, Missouri. It's a mile east of State Route U on Road 325, then a half mile south via private lane to the farm. It is just west of the Monkey Mountain Wildlife Area.

PRICE AND TERMS:

The tract is priced at \$2,495 per acre for a total of \$199,600.00

FSA Information:

This farm is combined with other land at the present time so these bases and yields are estimates. Actual numbers are subject to change when the farm is split from the remaining land and re-constituted. The corn base is estimated at 5.3 acres with direct and counter-cyclical yields of 93 and 97 bushels per acre. The Soybean base is estimated at 6.1 acres with direct and counter-cyclical yields of 26 and 31 bushels per acre.

IMPROVEMENTS:

There is an older hunting shack on the premises. It's mostly just a shell at this time, but it could be restored and put back into use. There are no other major improvements except for several lanes and trails that make access to most of the timberland better.

REAL ESTATE TAXES & TAXABLE ACRES:

There are 82 taxable acres and 2007 taxes are \$87.08

TILLABLE ACRES:

There are approximately 15 tillable acres and there are 18.75 acres of semi-open pasture. The balance of the tract is mostly mature hardwood timber.

MINERAL RIGHTS:

The current owner is not retaining any interest in the mineral estate beneath the surface.

RENTAL STATUS:

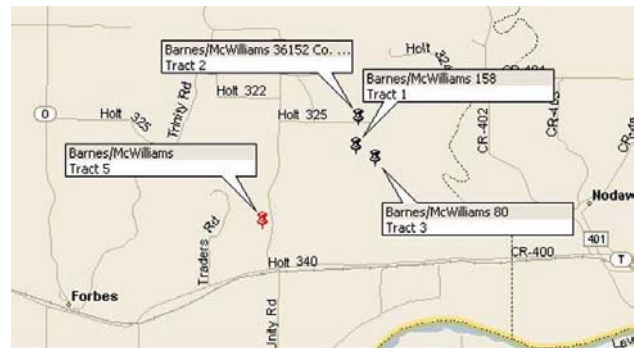
The farm is available for the 2008 farming season.

LISTING AGENT/OWNER:

Rick Barnes: 660-572-0018 or e-mail Rick at rickey@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. All boundary information is derived from FSA Aerial Photographs, and seller. Brokers should call our office for details of our co-brokerage policy.



Good things happen to people who own Real Estate.

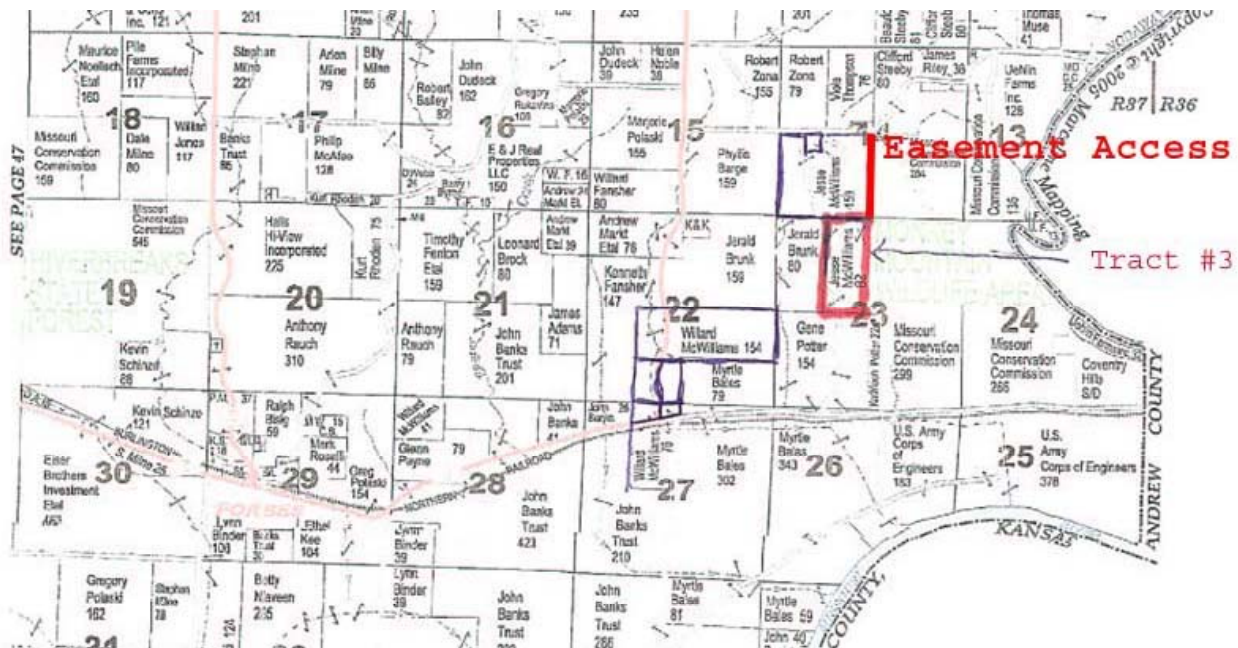
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

Rick Barnes Broker of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177
www.barnesrealty.com

Aerial



Plat Map



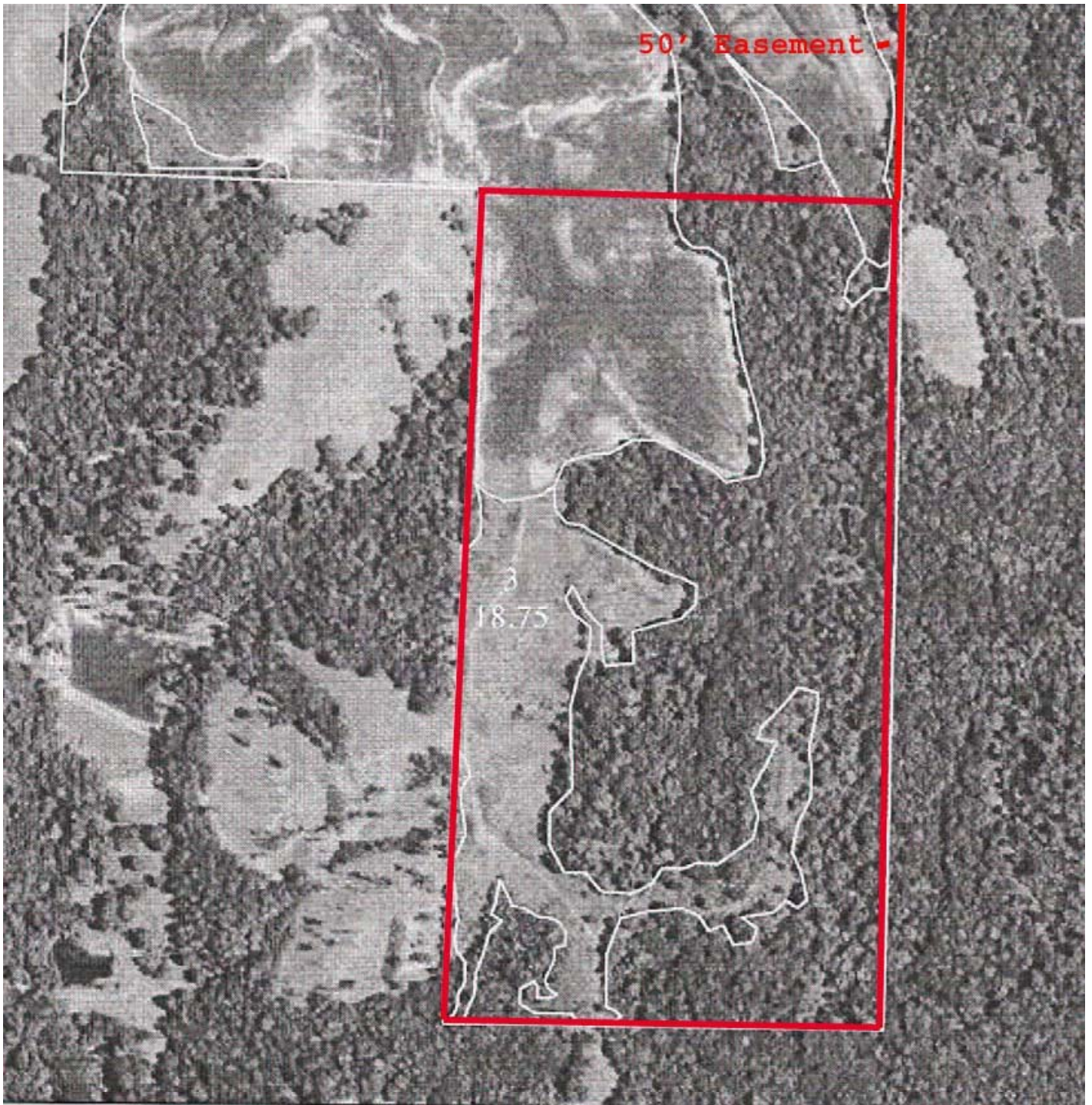
Good things happen to people who own Real Estate.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177

www.barnesrealty.com

FSA Aerial



Good things happen to people who own Real Estate.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177

www.barnesrealty.com

Crop and Yield History

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Lnd Use	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/M	C/C Stat	Prod Share	Prod ID	RMA Unt	Opt Unt
1783	1	N1	CORN	YEL	Grain		A	155.54		Y		I	.5000 .5000	0757 2093		
	3	N1	GRASS	SMD	Graze		A	18.75		Y		I	1.0000	5265		
C/C Type		Prac IU	Non-Irrig		Irrigated	C/C Type		Prac IU	Non-Irrig		Irrigated					
CORN YEL		N GR	155.54			GRASS SMD		N GZ	18.75							
Photo Number/Legal Description: S14.23-59-37																
Cropland:		174.3		Reported on Cropland:		174.29		Difference:		-.01		Reported on Non-Cropland:		.00		

Tract Number: 1783 **Identifier:** S14,23-59-37
BIA Range Unit Number: 0
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
240.0	174.3	174.3	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	174.3	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	62.1	93	97	0.0	0.0	0	0.0
SOYBEANS	71.1	26	31	0.0	0.0	0	0.0
Total Base Acres:	133.2						

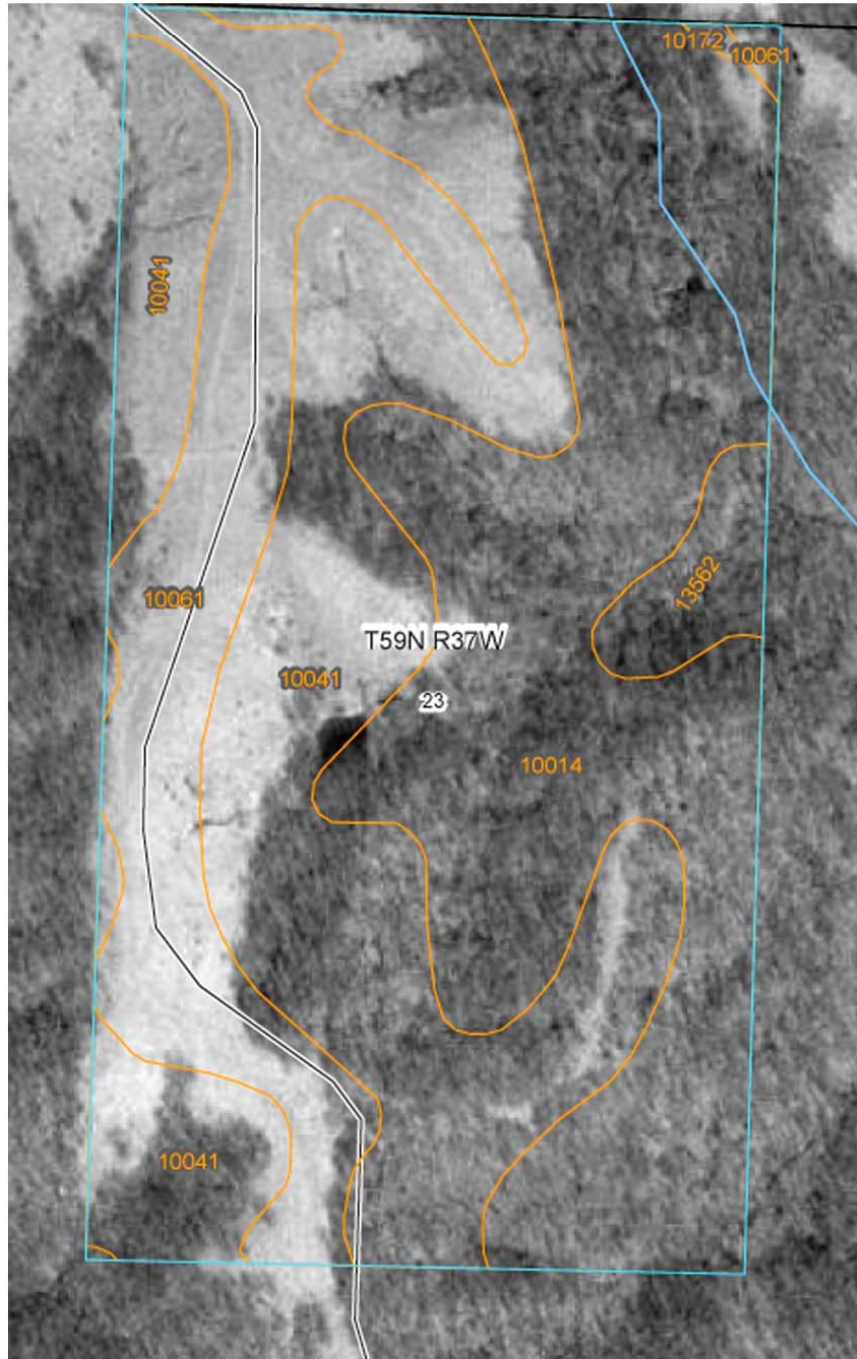
Owners: WILLARD MCWILLIAMS

Good things happen to people who own Real Estate.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177
www.barnesrealty.com

NRCS Soil Map & Key



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	30.2	38.6%
10041	Knox silt loam, 14 to 20 percent slopes, eroded	30.7	39.3%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	15.1	19.2%
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	0.1	0.1%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	2.2	2.8%
Totals for Area of Interest (AOI)		78.2	100.0%

Good things happen to people who own Real Estate.

This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. 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 of Barnes Realty Company 18156 Hwy 59, Mound City, Missouri 64470 1-660-442-3177
www.barnesrealty.com