



Farm Land Sales & Auction Company

*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 76 Acres, Holt County, MO

Here's another Forbes, Missouri area farm offering a great location, great hunting and lots of potential. It is located about two miles east of the town of Forbes right alongside State Highway U. There is approximately 45.8 acres of cropland and the balance is mature hardwood timber.

LOCATION:

The tract is located two miles east of the town of Forbes on the east side of State Route "U". It's approximately 20 miles northwest of St. Joseph, Missouri.

PRICE AND TERMS:

This tract is offered at \$2,495/acre for a total of \$189,620.

F.S.A. INFORMATION:

This is part of a larger parcel. It's proportionate share of the corn base is 21.3 acres with a direct yield of 93 bushels per acre and a counter cyclical yield of 97 bushels per acre and it's proportional share of the soybean base is 22.3 acres with a direct yield of 26 bushels per acre and a counter cyclical yield of 31 bushels per acre.

IMPROVEMENTS:

This tract is unimproved.

REAL ESTATE TAXES & TAXABLE ACRES:

Estimated annual taxes are \$141 on 76 taxable acres.

TILLABLE ACRES:

The FSA aerial shows about 45.8 tillable acres.

MINERAL RIGHTS:

The current owners are not retaining any interest in the mineral estate beneath the surface.

RENTAL STATUS:

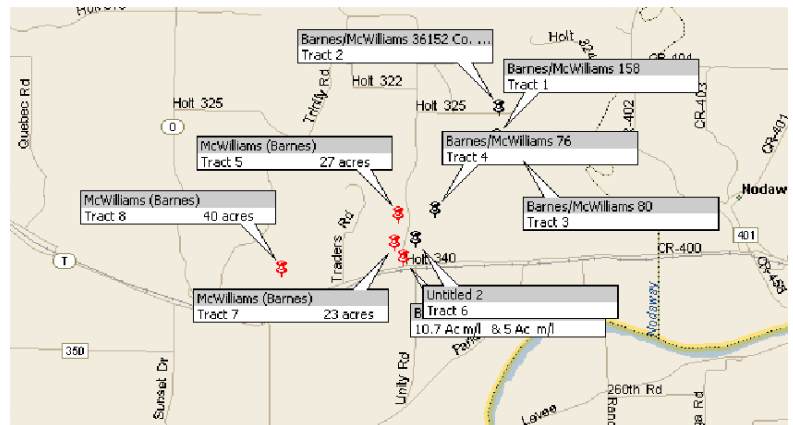
The parcel is available for the 2009/10 farming season.

LISTING AGENT:

Rick Barnes, phone 660-572-0019, e-mail: 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.



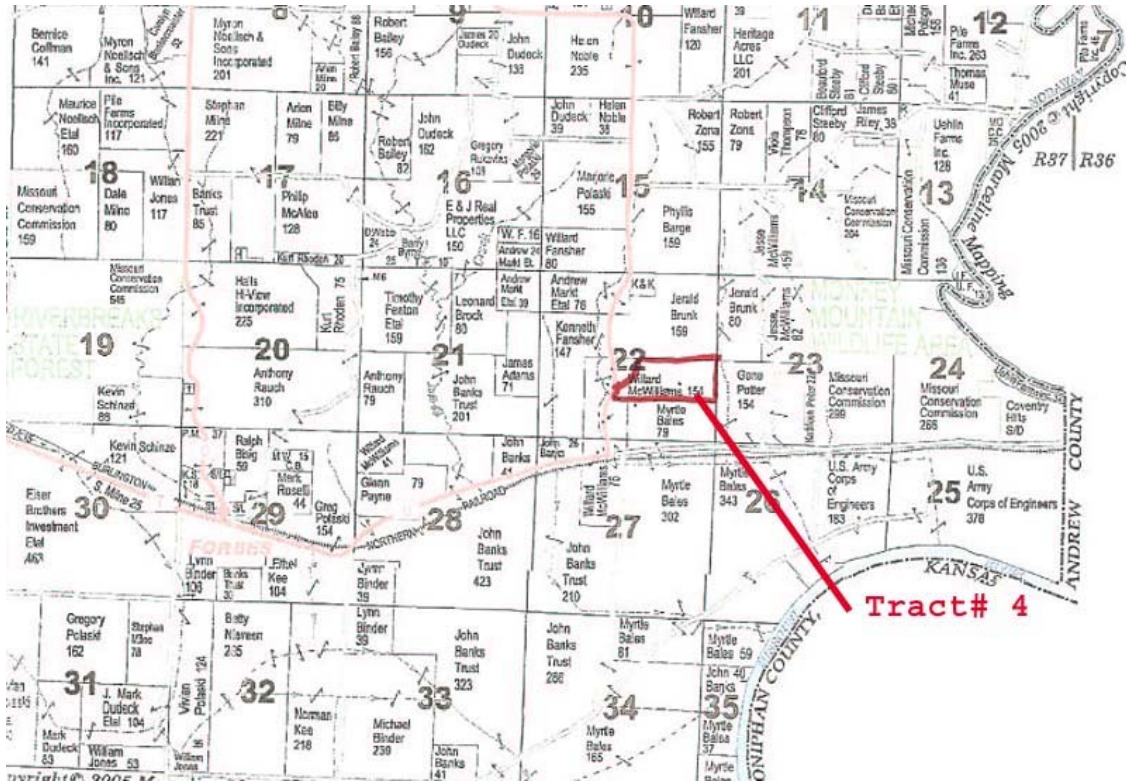
Good things happen to people who own Real Estate.

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 The listing may be withdrawn with or without approval.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:

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Plat Map



Aerial



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FSA Crop and Yield History

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Land Use	Rot Unt	Reported Quantity	Determined Quantity	Cro Land	O/ M	C/C Stat	Prod Share	Prod ID	RMA Unt	Dpt Unt
1796	1	Nf	SOYBN	COM	Grain		A	20.10		Y		I	.5000 .5000	5265 7913		
C/C Type Prac IU Non-Irrig Irrigated																
SOYBN COM N GR 20.10																
Photo Number/Legal Description: S28-59-3B																
Cropland: 20.1 Reported on Cropland: 20.10 Difference: .00 Reported on Non-Cropland: .00																

3188	1	Nf	SOYBN	COM	Grain		A	5.55		Y		I	.5000 .5000	5265 7913		
	4	Nf	SOYBN	COM	Grain		A	15.54		Y		I	.5000 .5000	5265 7913		
	6	Nf	SOYBN	COM	Grain		A	30.27		Y		I	.5000 .5000	5265 7913		
	7	Nf	SOYBN	COM	Grain		A	5.93		Y		I	.5000 .5000	5265 7913		

C/C Type Prac IU Non-Irrig Irrigated																
SOYBN COM N GR 57.29																
Photo Number/Legal Description: S22-59-37																
Cropland: 57.3 Reported on Cropland: 57.29 Difference: -.01 Reported on Non-Cropland: .00																

Tract Number: 3188 **Identifier:** S22-59-37 **FAV/WR History:** N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

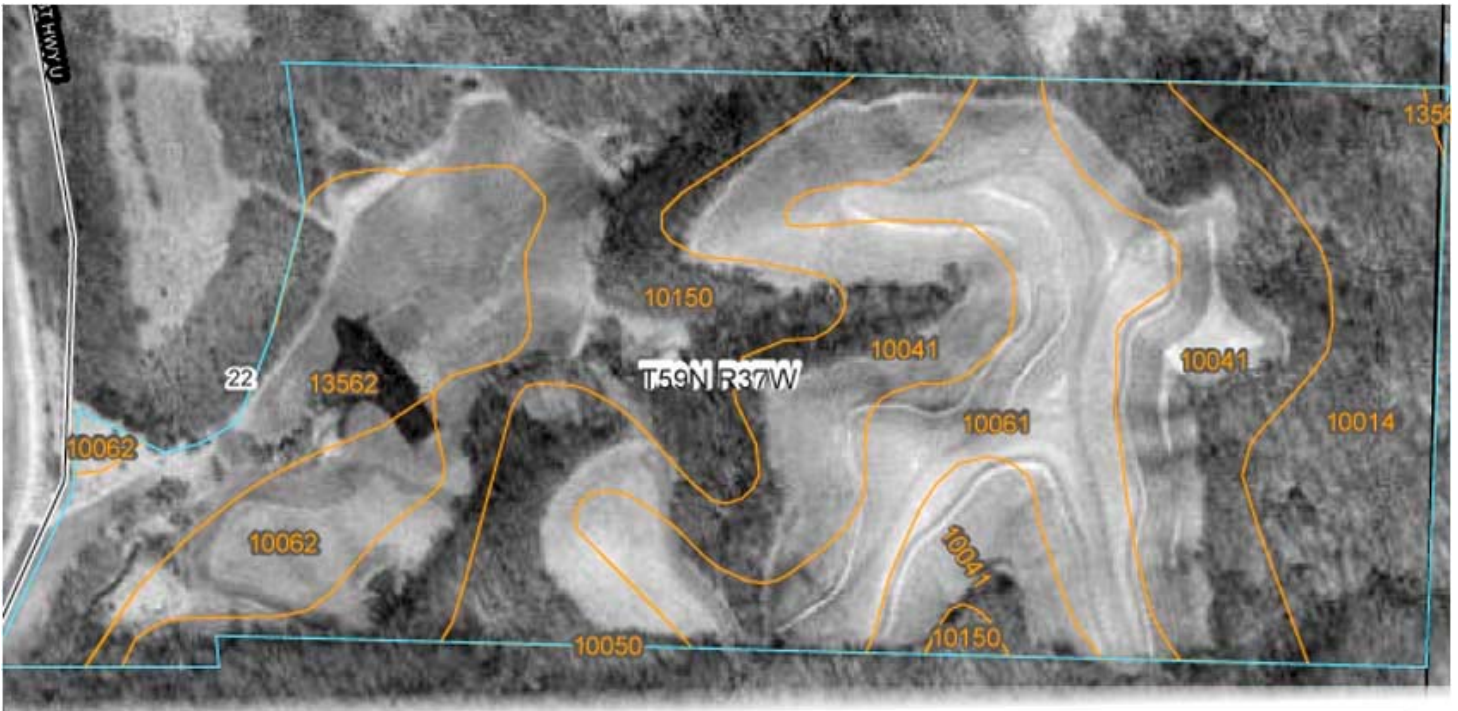
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
110.0	57.3	57.3	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	57.3	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	26.7	93	97	0.0	0.0	0	0.0
SOYBEANS	27.9	26	31	0.0	0.0	0	0.0
Total Base Acres:	54.6						

Owners: WILLARD MCWILLIAMS

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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	10.2	12.6%
10041	Knox silt loam, 14 to 20 percent slopes, eroded	26.9	33.4%
10050	Knox silt loam, 20 to 35 percent slopes	0.0	0.0%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	13.1	16.2%
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	4.3	5.3%
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	16.0	19.8%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	10.2	12.6%
Totals for Area of Interest (AOI)		80.6	100.0%

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