



## Farm Land Sales

1711 Oregon St  
Hiawatha KS 66434  
785.742.4580

18156 Hwy 59  
Mound City MO 64470  
660.442.3177

[www.barnesrealty.com](http://www.barnesrealty.com)

### ***McWilliams (Barnes), Tract 5, 27 Acres, Holt CO MO***

*Smaller tracts in the Forbes area with great hunting are hard to come by, but here's a good one! It has several super home sites, lots of timber and great access adjacent to highway U less than 20 miles northwest of St. Joseph, MO. Rural water is available and it will make a new owner a great smaller acreage.*

#### **LOCATION:**

Its two miles east of the town of Forbes, Missouri on state Route U, then a half mile north on the west side of the road

#### **TAXABLE ACRES:**

Estimated 27 taxable acres

#### **TILLABLE ACRES:**

There are 11.5 acres of open land. Crop ground is available for full possession depending on the time of year.

#### **PRICE AND TERMS:**

\$3,250.00/acre or \$87,750.00.

#### **IMPROVEMENTS:**

The property is unimproved

#### **REAL ESTATE TAXES:**

Annual estimated taxes: \$50.00

#### **MINERAL RIGHTS:**

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

#### **RENTAL STATUS:**

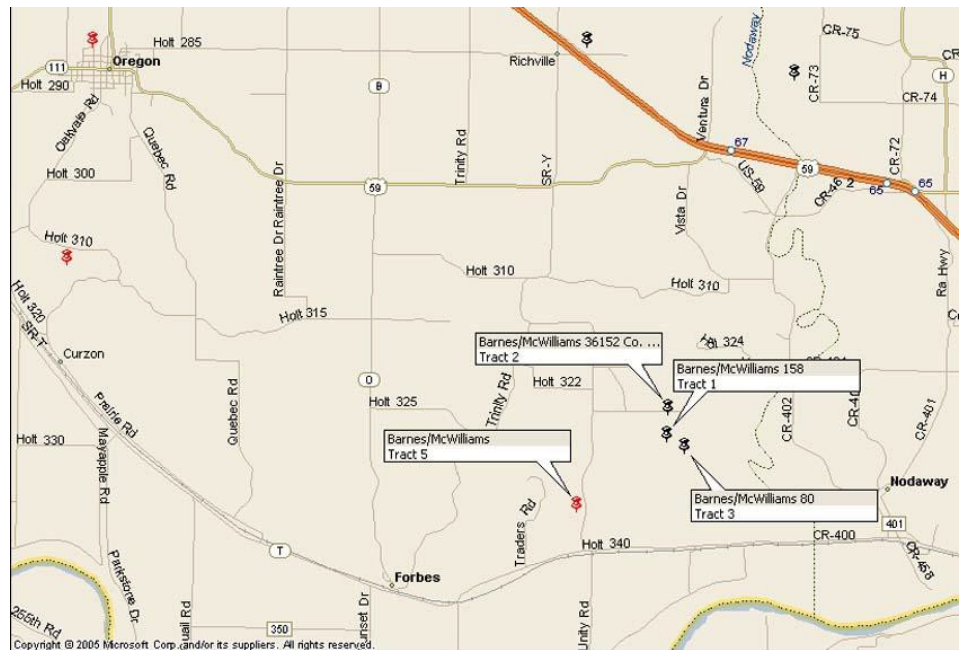
Lease for \$1650.00/acre.

#### **LISTING AGENT:**

Rick Barnes: 660.851.1152 or Email Rick: [rickey@barnesrealty.com](mailto: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.



*Setting the trend for how Real Estate is Sold in the Midwest.*

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 The listing may be withdrawn with or without approval.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, BARNES REALTY COMPANY 18156 Highway 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177

# Barnes/McWilliams, Tract 5, 27 Acres, Holt CO MO Plat Book Page



*Aerial - Google*



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# *Barnes/McWilliams, Tract 5, 27 Acres, Holt CO MO Soil Map and Key*



Holt County, Missouri (MO087)			
10061	Knox solty clay foam .5 to 9 percent slopes .eroded	2.5	9.6%
10062	Knox solty clay foam 9 to 14 pen:enislopes, eroded	1.6	62%
10150	Vanmeter Raggy silt loam, 14 to 45 percent slopes	9.9	382%
13562	Napoer-Gulloed land complex. t to 7 percent slopes	11.9	46.1%
Totals for Area of Interest (AOI)		25.8	100.0%

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# ***Barnes/McWilliams, Tract 5, 27 Acres, Holt CO MO***

Total BLM Acres: 27.0  
OwnetS: WIUAR0.MCWIL-M'S

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