

# 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

# 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 acr

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

**<u>REAL ESTATE TAXES:</u>** 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.

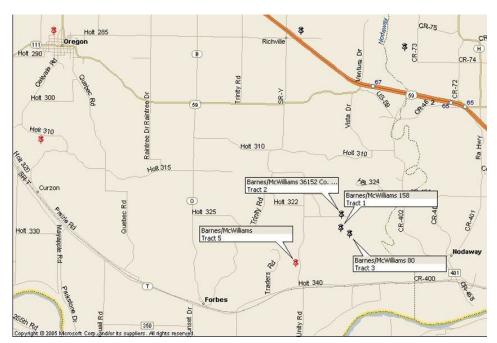
## LISTING AGENT:

Rick Barnes: 660.851.1152 or Email Rick: rickey@barnesrealty.com

## **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.



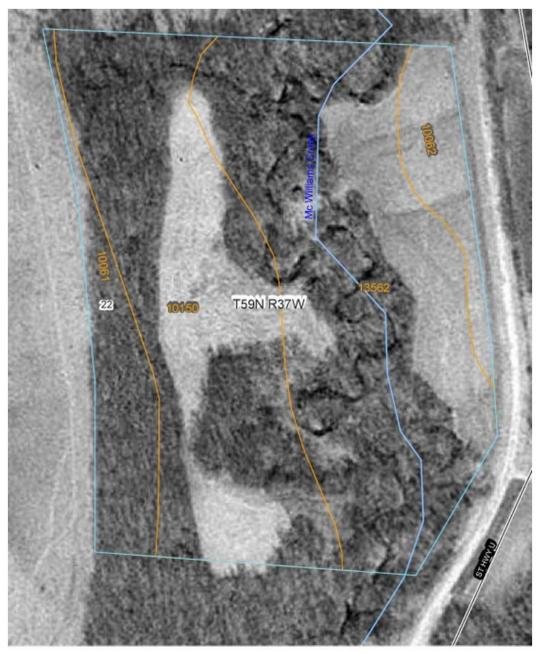
## Barnes/McWilliams, Tract 5, 27 Acres, Holt CO MO Plat Book Page



Aerial - Google



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



Holt County, Missouri (MO087)						
	1 1	1				
10061	Knox soltyclay 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 Ioam, 14 to 45 percent slopes	9_9	382%			
13562	Napoer-Guloed land complex. t to 7 percent slopes	11.9	46- 1%			
Totals for Area of Interest (AOI)		25-8	t00.0%			

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## Barnes/McWilliams, Tract 5, 27 Acres, Holt CO MO 156EZ & 578

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

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