



Farm Land Sales

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

McWilliams/Barnes 17 Acres, Holt County, MO

Here's another Forbes, Missouri area building site 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 9.3 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 \$2,500/acre for a total of \$42,500.

F.S.A. INFORMATION:

This is part of a larger tract. It's proportional share of the corn base is 2.7 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 6.2 acres with a direct yield of 26 bushels per acre and a counter cyclical yield of 31 bushels per acre.

IMPROVEMENTS:

There are no improvements on this tract.

REAL ESTATE TAXES & TAXABLE ACRES:

Annual taxes are approximately \$31.45 on 17 taxable acres.

TILLABLE ACRES:

The FSA aerial shows about 9.3 tillable acres.

MINERAL RIGHTS:

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

RENTAL STATUS:

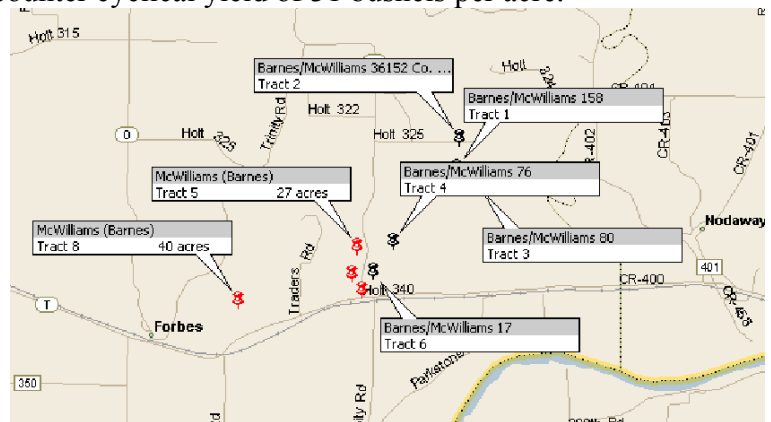
Call for rental status. Can be leased for \$1,100/year.

LISTING AGENT:

Rick Barnes; phone 660-572-0018; Email: 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.

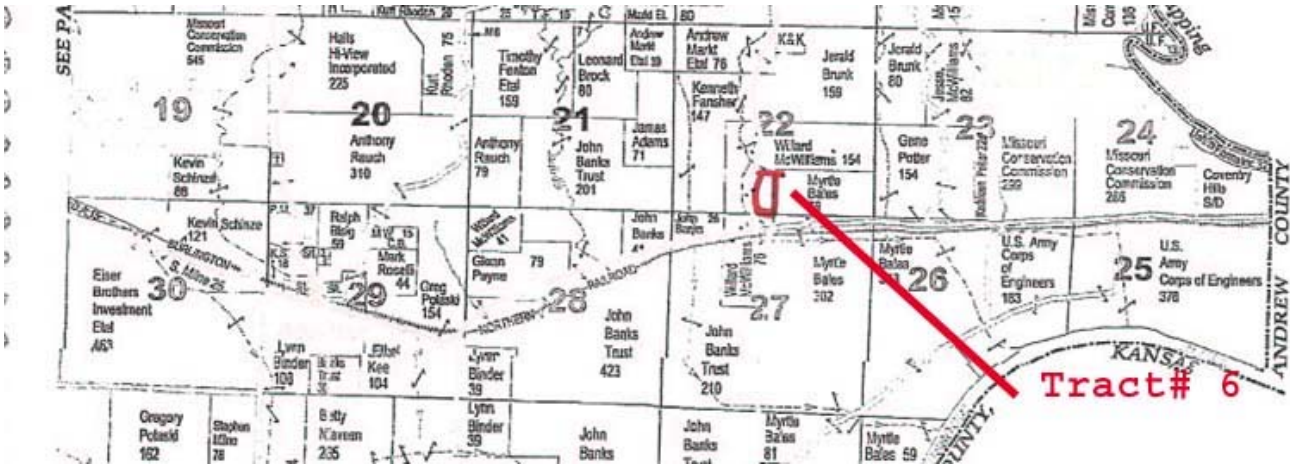


Good things happen to people who own Real Estate.

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 The listing may be withdrawn with or without approval.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

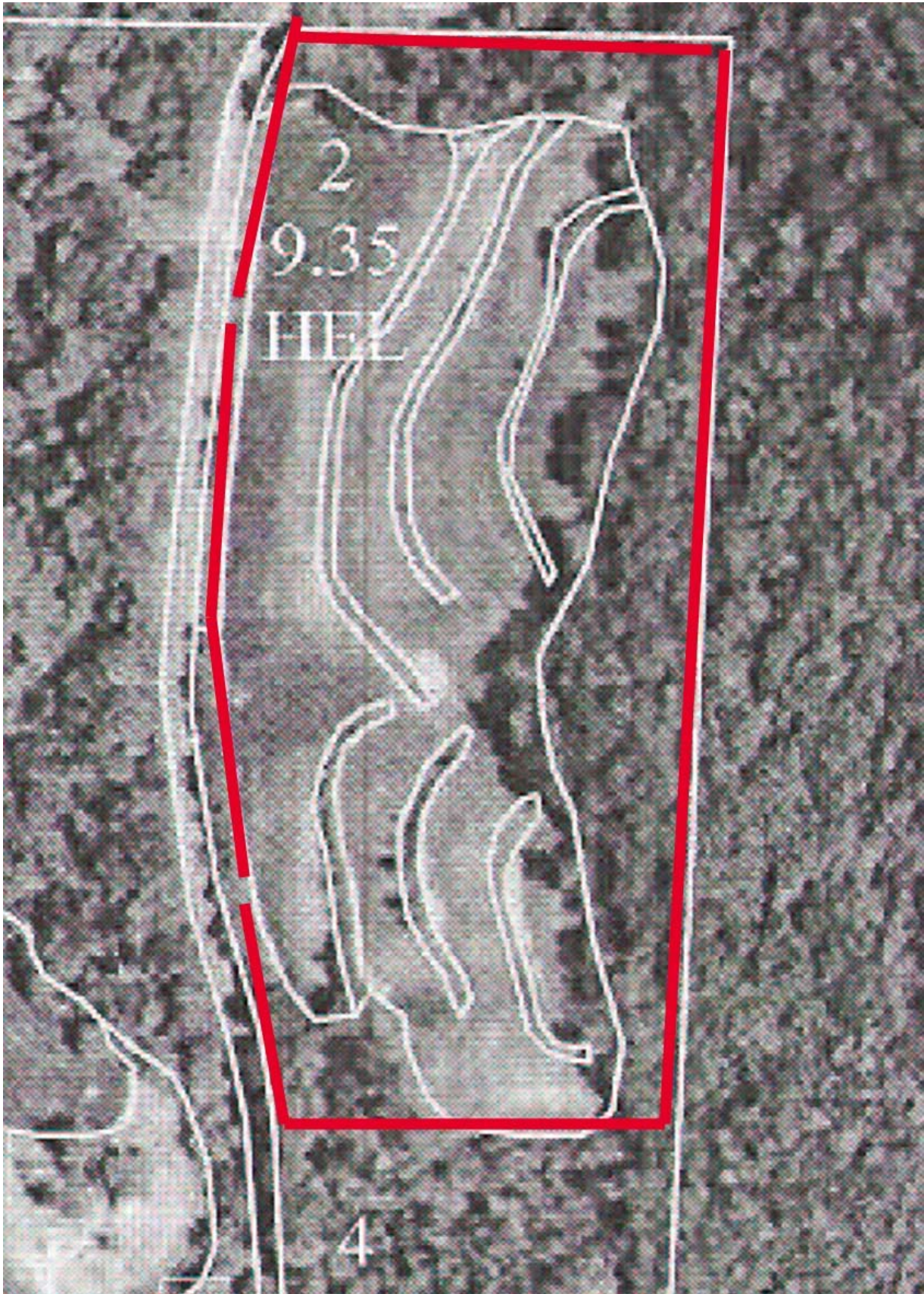


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FSA Aerial



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Crop & 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	5255		
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		

1790	1	N1	SOYBN	COM	Grain		A	9.68		Y		I	.5000 .5000	0757 2093		
	2	N1	SOYBN	COM	Grain		A	9.35		Y		I	.5000 .5000	0757 2093		
	3	N1	CORN	YEL	Grain		A	56.38		Y		I	.5000 .5000	0757 2093		
	4	N1	SOYBN	COM	Grain		A	.43		Y		I	.5000 .5000	0757 2093		
C/C	Type	Prac	IU	Non-Irrig	Irrigated	C/C	Type	Prac	IU	Non-Irrig	Irrigated					
CORN	YEL	N	GR	56.38		SOYBN	COM	N	GR	19.46						

Tract Number: 1790 Identifier S22,27-59-37

FAV/WR
History
N

BIA Range Unit Number: 0

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	
120.0	75.8	75.8	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	75.8	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	21.8	93	97	0.0	0.0	0	0.0
SOYBEANS	50.2	26	31	0.0	0.0	0	0.0
Total Base Acres:	72.0						

Owners: WILLARD MCWILLIAMS

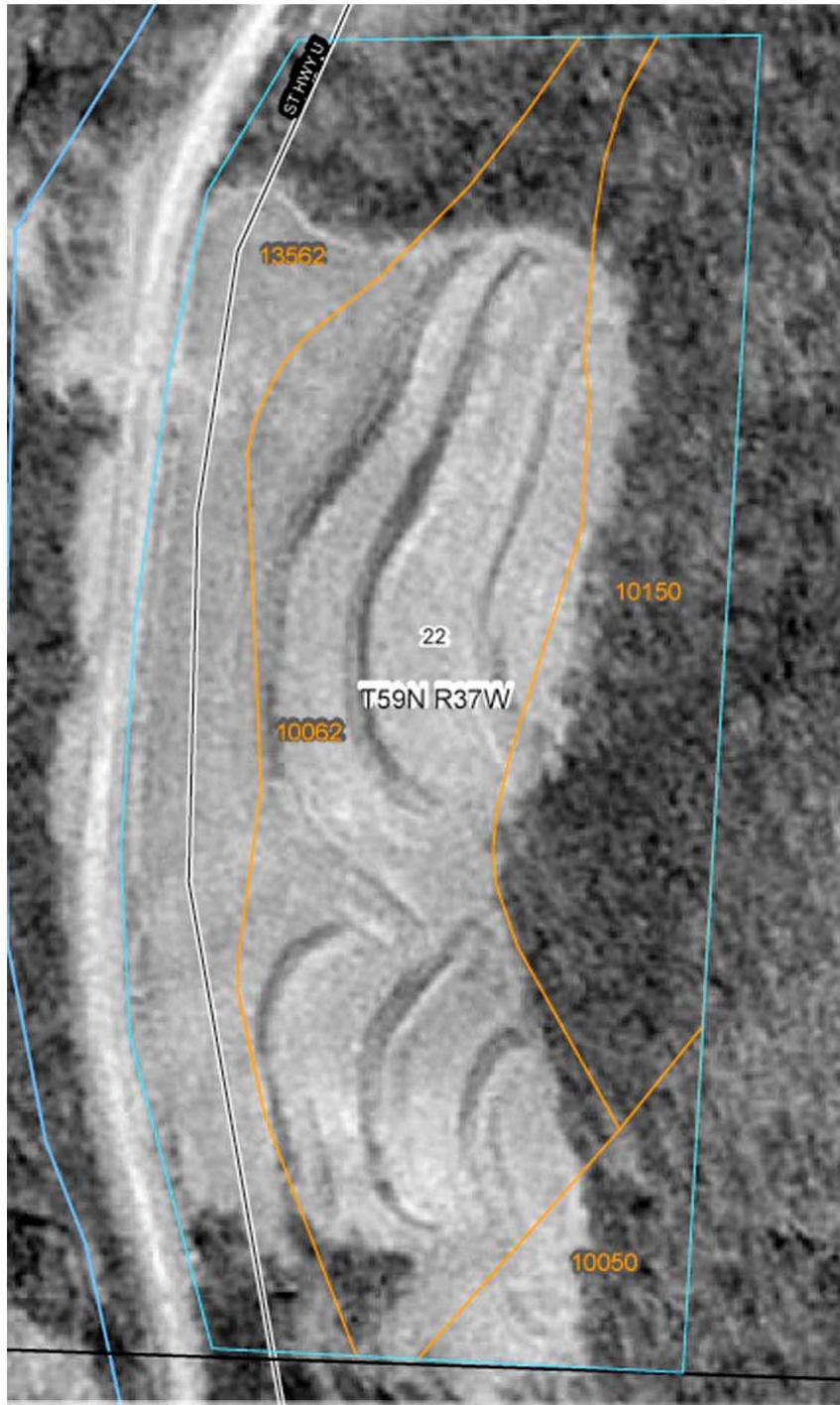
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NRCS Soil Map & Key



Holt County, Missouri (MO087)				
Map Unit Symbol	Map Unit Name	Acre	Percent of AOI	
10050	Knox silt loam, 20 to 35 percent slopes	1.0	6.1%	
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	7.1	44.3%	
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	3.8	23.6%	
13562	Napier-Gullied land complex, 1 to 7 percent slopes	4.2	26.0%	
Total for Area of Interest (AOI)		16.1	100.0%	

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