



## Midwest Farm Specialists

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 7, 23 Acres, Holt CO MO**

*Here's another Forbes, Missouri area home 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 7 acres of cropland and the balance is mature hardwood timber. It would go quite nicely with the Binder 15.9 acre parcel. The entire eastern boundary of the property lies alongside State Route "U".*

#### **LOCATION:**

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

#### **TAXABLE ACRES:**

Approximately 22.7 taxable acres

#### **TILLABLE ACRES:**

There are approximately 7 acres of open, tillable land. It would be perfect for growing grapes.

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

\$2,495/acre for a total of: \$57,385.00

#### **IMPROVEMENTS:**

This tract is unimproved.

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

Annual taxes approximately: \$31.76

#### **MINERAL RIGHTS:**

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

#### **RENTAL STATUS:**

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

#### **LISTING AGENT/OWNER:**

Rick Barnes: 660-851-1152 or  
Email Rick: [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)

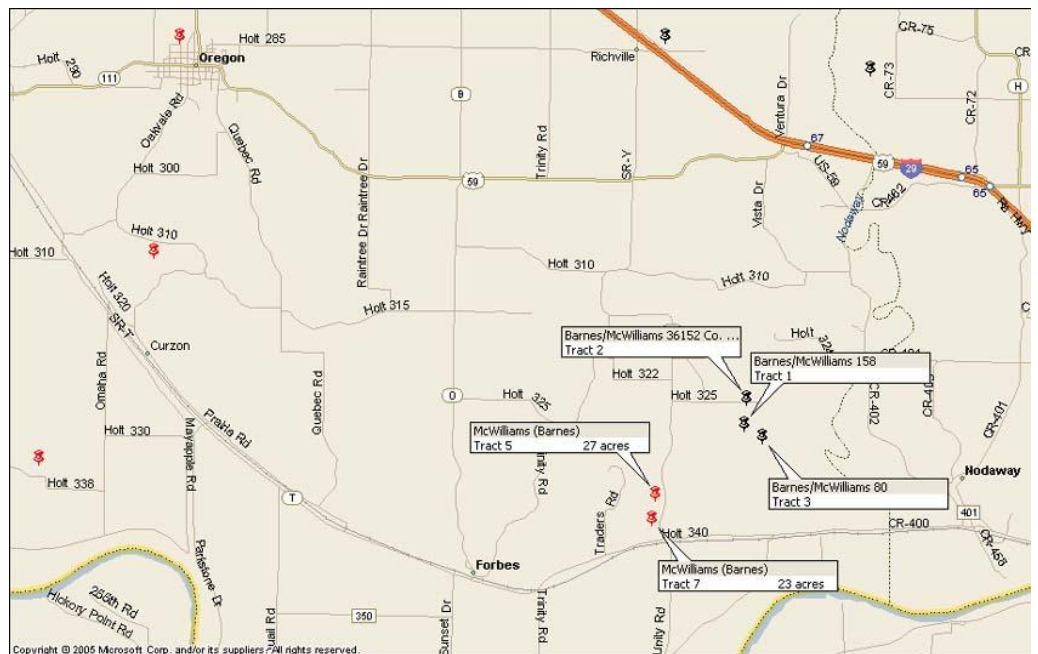
#### **BROKER PARTICIPATION:**

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.

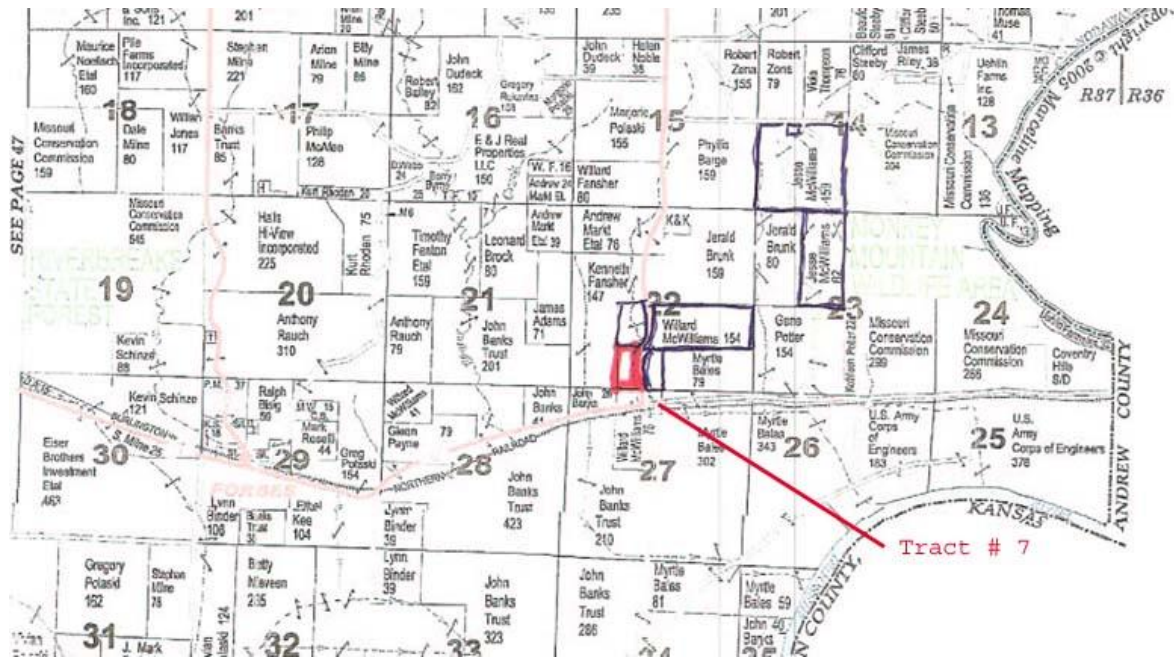
*Setting the trend for how Real Estate is Sold in the Midwest.*

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 The listing may be withdrawn with or without approval.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



# McWilliams (Barnes), Tract 7, 23 Acres, Holt CO MO Plat Book Page



*Aerial – Google*



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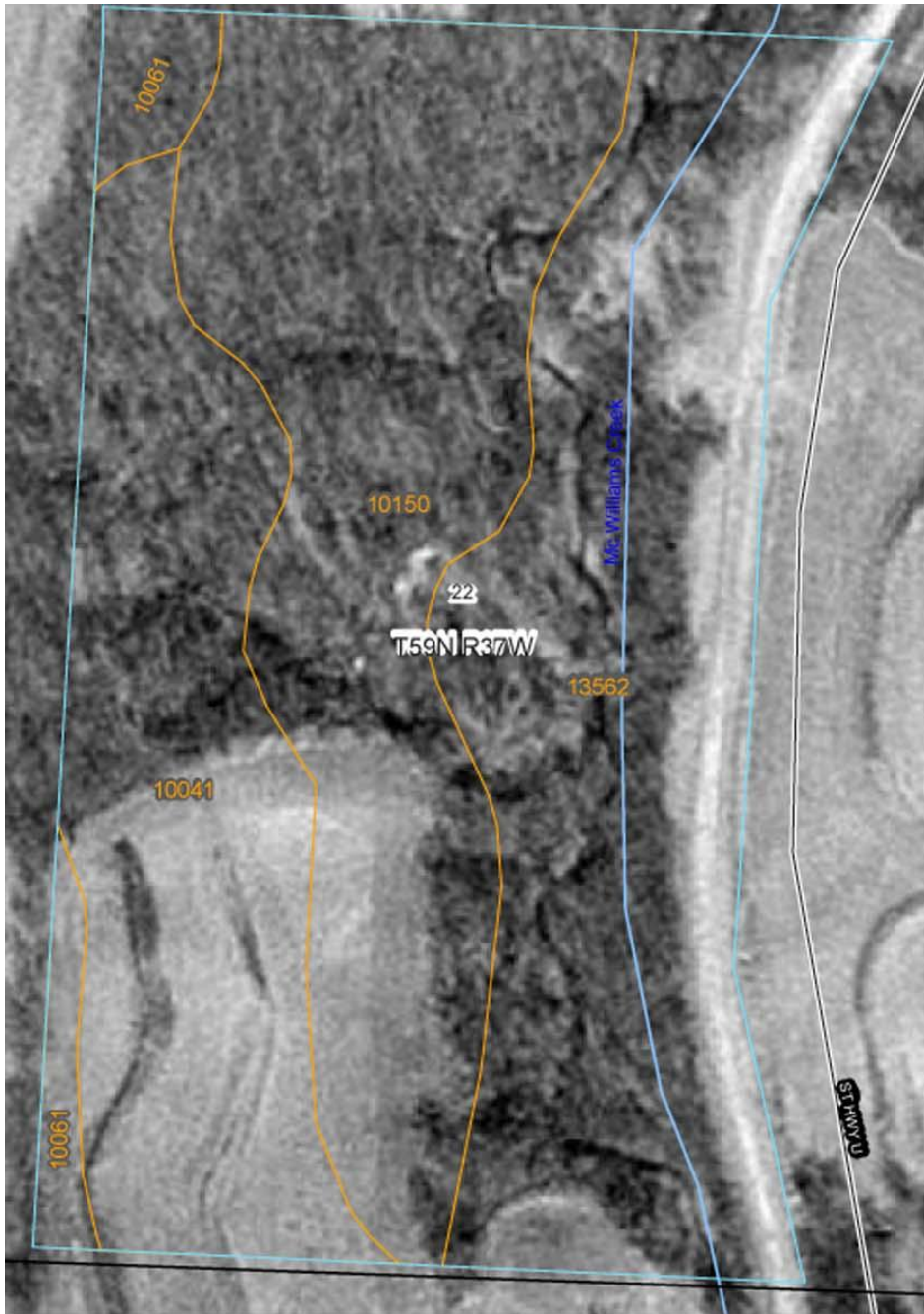
***McWilliams (Barnes), Tract 7, 23 Acres, Holt CO MO  
FSA Aerial***



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# *McWilliams (Barnes), Tract 7, 23 Acres, Holt CO MO Soil Map and Key*



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10041	Knox silt loam, 14 to 20 percent slopes, eroded	5.6	24.6%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	0.8	3.6%
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	7.7	34.0%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	8.6	37.8%
Totals for Area of Interest (AOI)		22.7	100.0%

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# *McWilliams (Barnes), Tract 7, 23 Acres, Holt CO MO*

## *FSA 156 EZ & 578*

Tract Number: 1790      Identifier S22,27-59-37      FAV/WR History  
 BIA Range Unit Number: 0      N  
 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
<b>Total Base Acres:</b>	<b>72.0</b>						

Owners: WILLARD MCWILLIAMS

1790	1	N1	SOYBN	COM	Grain	A	9.68	Y	I	.5000	0757
										.5000	2093
	2	N1	SOYBN	COM	Grain	A	9.35	Y	I	.5000	0757
										.5000	2093
	3	N1	CORN	YEL	Grain	A	56.38	Y	I	.5000	0757
										.5000	2093
	4	N1	SOYBN	COM	Grain	A	.43	Y	I	.5000	0757
										.5000	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	

Photo Number/Legal Description: S22,27-59-37

Cropland: 75.8 Reported on Cropland: 75.84 Difference: .04 Reported on Non-Cropland: .00

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