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660.442.3177

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

## McWilliams (Barnes), Tract 8, 40.5 Acres, Holt CO MO

### COMMENTS:

*Here is a super hunting property. Its completely land locked (there is a question regarding this access at this time, but we hope to get it resolved soon).*

### LOCATION:

This parcel is located one mile east of the town of Forbes, Missouri as shown on the plat book page

### TAXABLE ACRES:

41.4 taxable acres

### TILLABLE ACRES:

There are approximately 20 tillable acres on this farm at this time. The balance of the land is timber.

### PRICE AND TERMS:

\$2,495/acre for a total of: \$101,048.00

### F.S.A. INFORMATION:

According to the FSA 156 there are 40 farmland acres, 20.1 cropland acres and 17.6 base acres.

Corn: 4.2 acres - Direct yield: 92 and CC yield: 97 bu/acre

Beans: 13.4 acres - Direct yield: 26 and CC yield: 31 bu/acre

### IMPROVEMENTS:

There are no improvements on this property. Access to the property at this time is through a neighbor, but there is a deeded access to the property, too. The neighbor has advised me that he will not allow anyone access to the property along the existing road that has been used by the property owner for several years.

### REAL ESTATE TAXES:

2007 taxes: \$69.44

### MINERAL RIGHTS:

The owner is not retaining any of the mineral rights beneath the surface.

### RENTAL STATUS:

The farm is available for the 2008 farming season.

### LISTING AGENT/OWNER:

Rick Barnes: 660.572.0018 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.

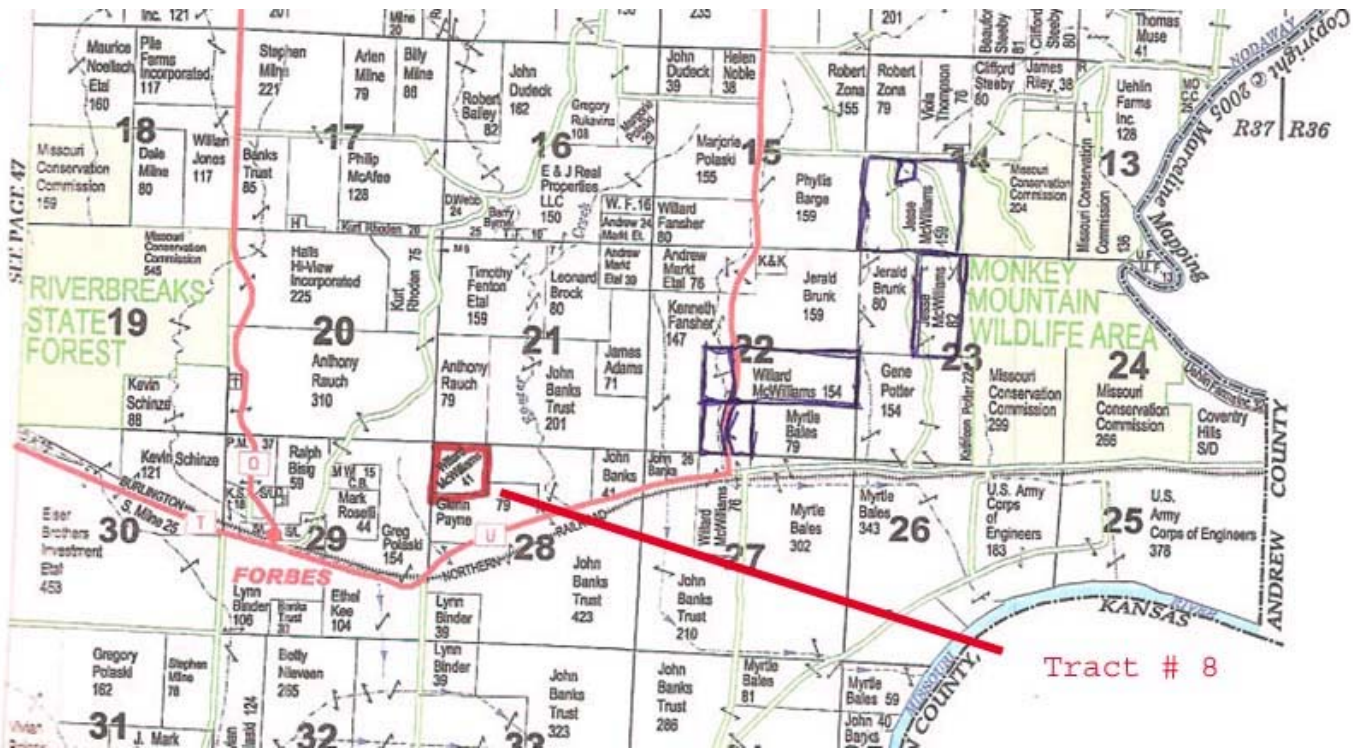
*Setting the trend for how Real Estate is Sold in the Midwest.*

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 The listing may be withdrawn with or without approval.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 8, 40.5 Acres, Holt CO MO Plat Book Page*



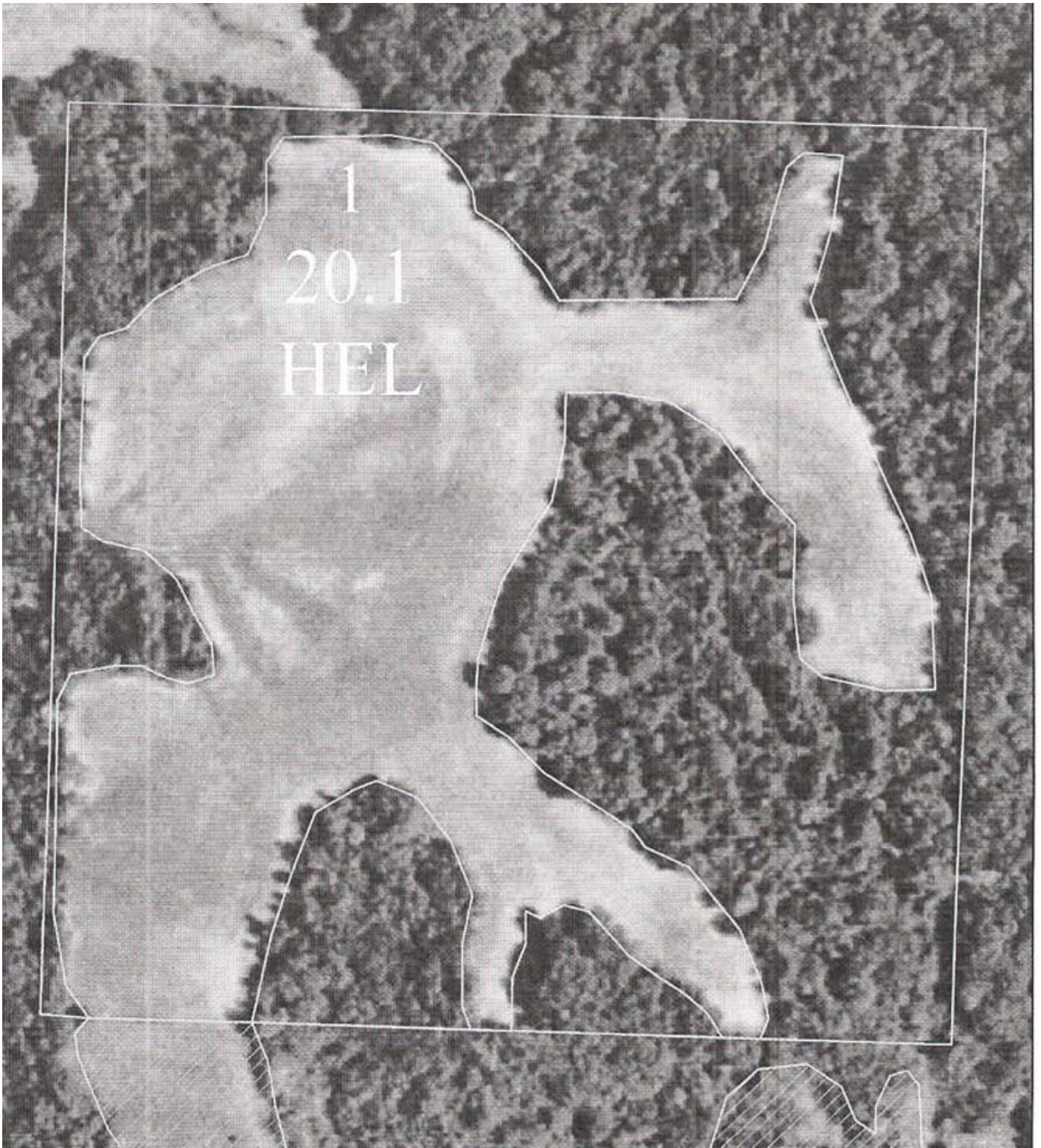
*Aerial – Google*



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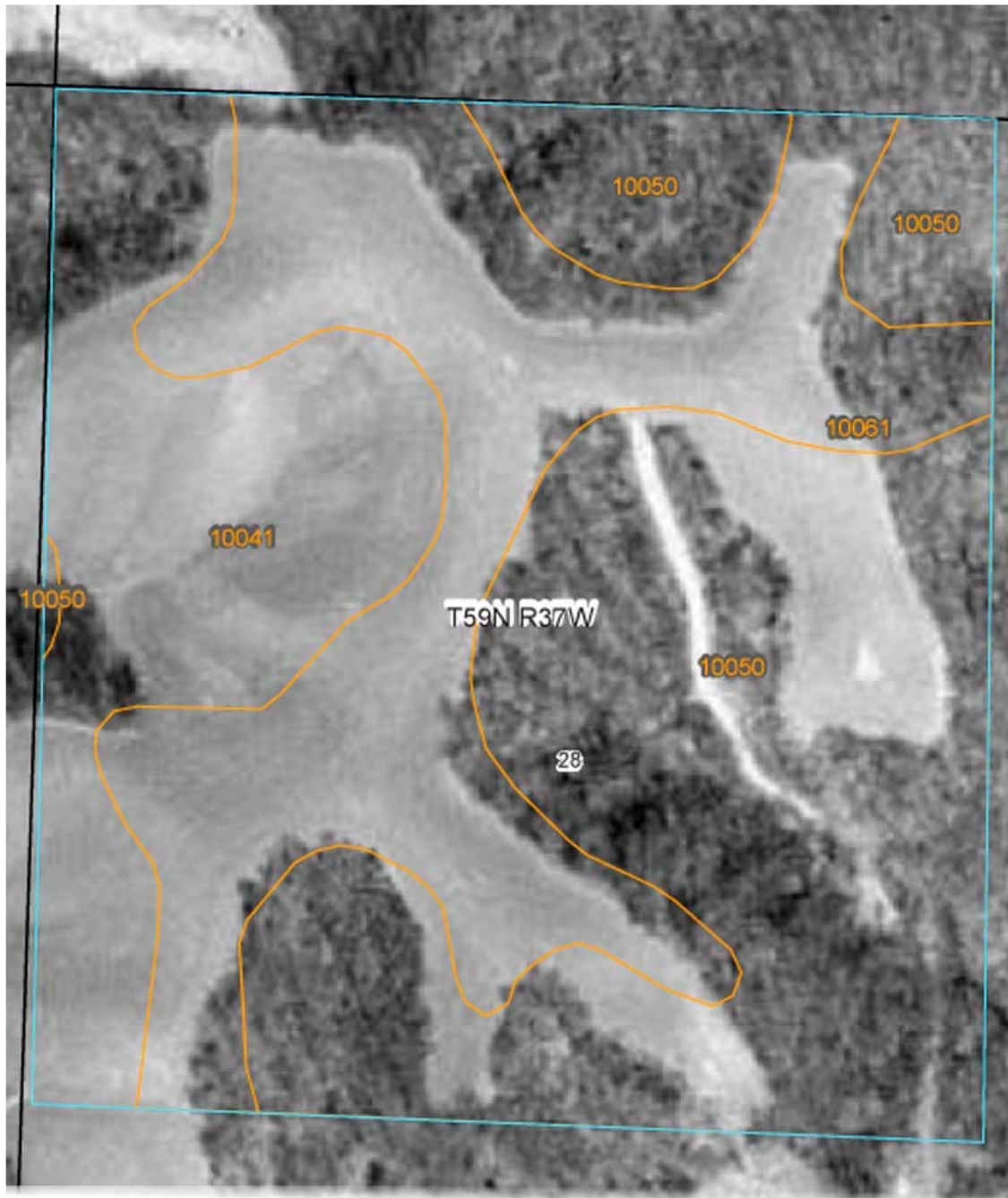
***McWilliams (Barnes), Tract 8, 40.5 Acres, Holt CO MO  
FSA Aerial***



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# *McWilliams (Barnes), Tract 8, 40.5 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	8.2	21.1%
10050	Knox silt loam, 20 to 35 percent slopes	18.0	46.2%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	12.8	32.8%
Totals for Area of Interest (AOI)		39.1	100.0%

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# *McWilliams (Barnes), Tract 8, 40.5 Acres, Holt CO MO 156 EZ & 578*

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
1796	1	Ni	SOYBN	COM	Grain		A	20.10		Y		I	.5000 .5000	5265 7913		
C/C Type Prac IU Non-Irrfg Irrigated																
SOYBN COM N GR 20.10																
Photo Number/Legal Description: S28-59-38																
Cropland: 20.1 Reported on Cropland: 20.10 Difference: .00 Reported on Non-Cropland: .00																

**Tract Number:** 1796      **Identifier** S28-59-38      **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	
40.0	20.1	20.1	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	20.1	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	4.2	93	97	0.0	0.0	0	0.0
SOYBEANS	13.4	26	31	0.0	0.0	0	0.0
<b>Total Base Acres:</b>	<b>17.6</b>						

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