



Farm Land Sales & Auction Company

1711 Oregon
Hiawatha KS 66434
785.742.4580

18156 Hwy 59
Mound City MO 64470
660.442.3177

www.barnesrealty.com

Barnes-McWilliams, 147 Acres m/l, Holt CO MO

Here is an offering of several smaller tracts that are in a great location and offer a variety of potential uses: home sites, hunting, farming and timber. The tracts can be purchased separately or purchase all and get a discounted price.

LOCATION:

The tracts are all approximately 20 miles northwest of the town of St. Joseph MO, near Monkey Mountain Wildlife Area and the town of Forbes MO.

TAXABLE ACRES:

224.7 taxable acres m/l for all 5 tracts

PRICE AND TERMS:

\$551,985 total for all 5 tracts.

Tract 3: Sold -

\$352,385 for remaining 4 tracts

F.S.A. INFORMATION:

The farm consists of 4 separate tracts. See following pages for information on each tract.

IMPROVEMENTS:

There is an older hunting shack on the 80 acre tract, otherwise the farm is unimproved.

REAL ESTATE TAXES:

Annual taxes are approximately \$342 on all 5 tracts.

MINERAL RIGHTS:

Owner is not retaining interest in mineral rights beneath the surface.

RENTAL STATUS:

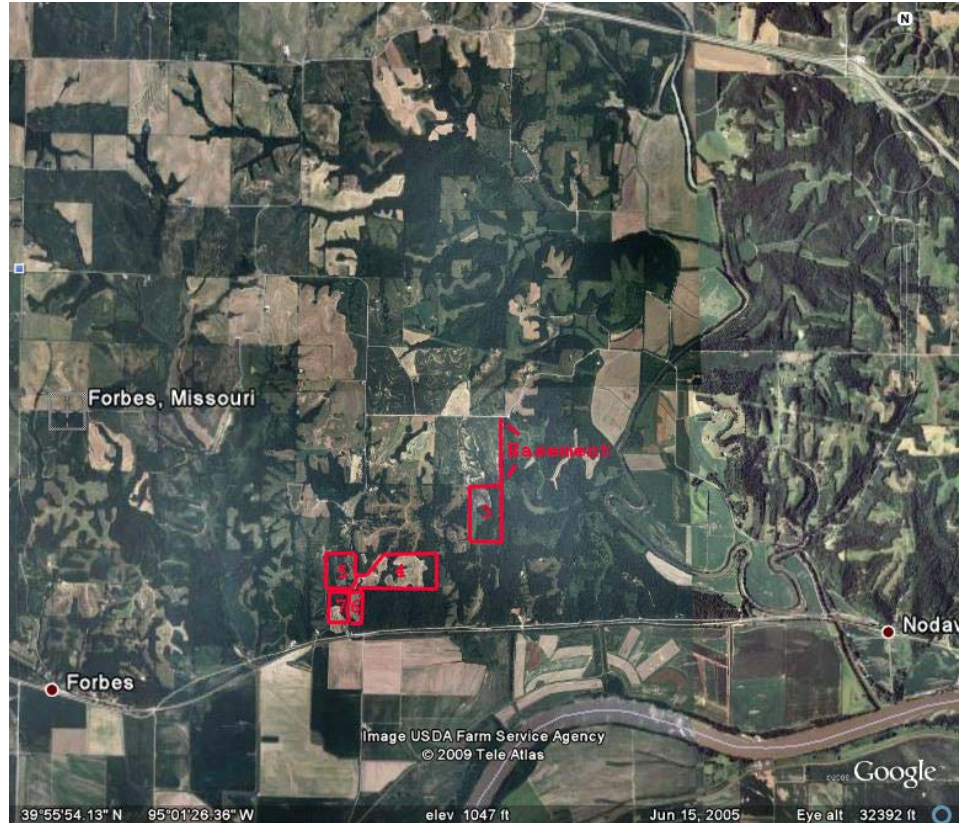
Check with Rick for current rental status.

LISTING AGENT/OWNER

Rick Barnes: 660.572.0018 or 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.

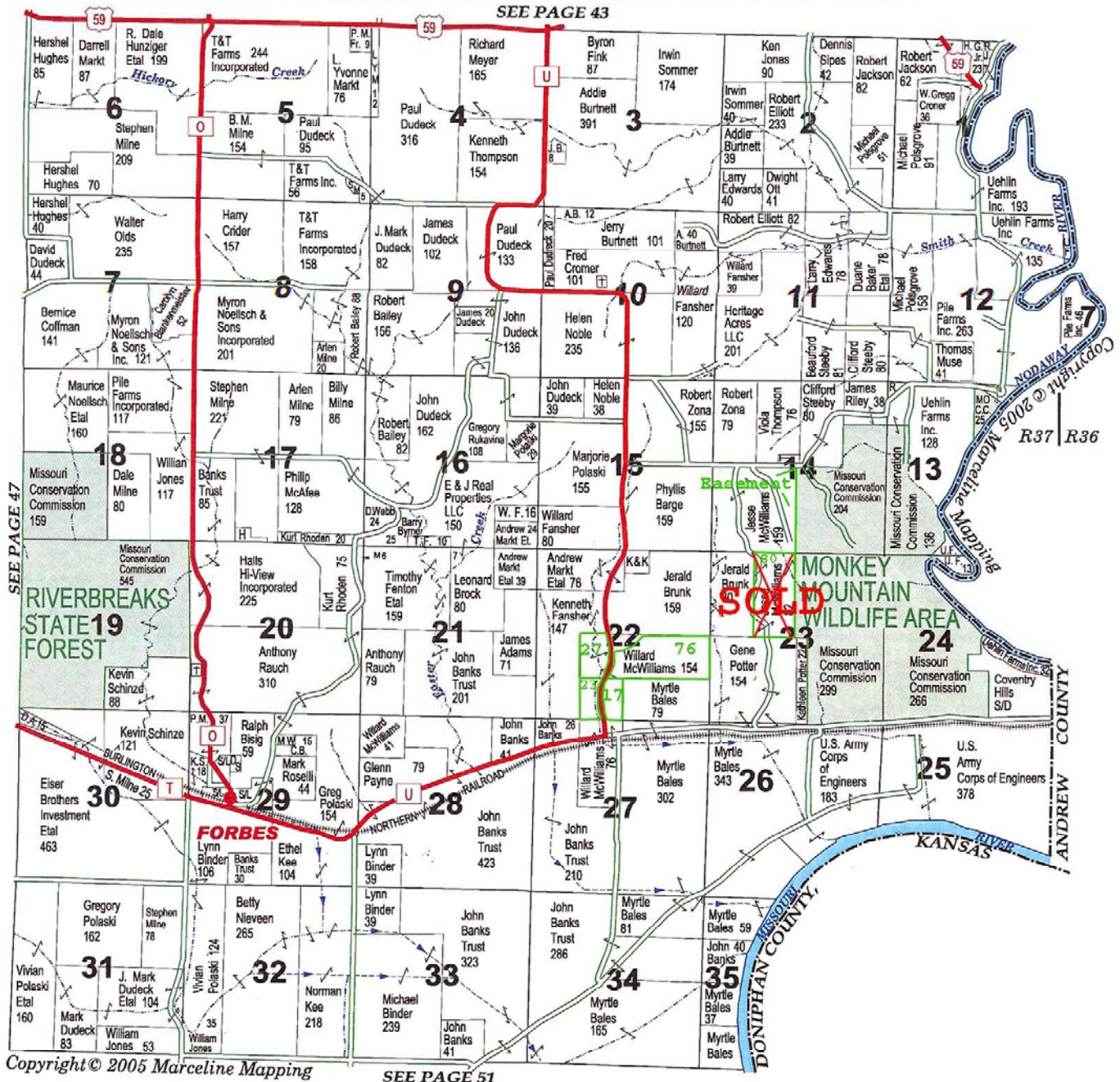
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Barnes-McWilliams, 147 Acres m/l, Holt CO MO

Plat Book Page

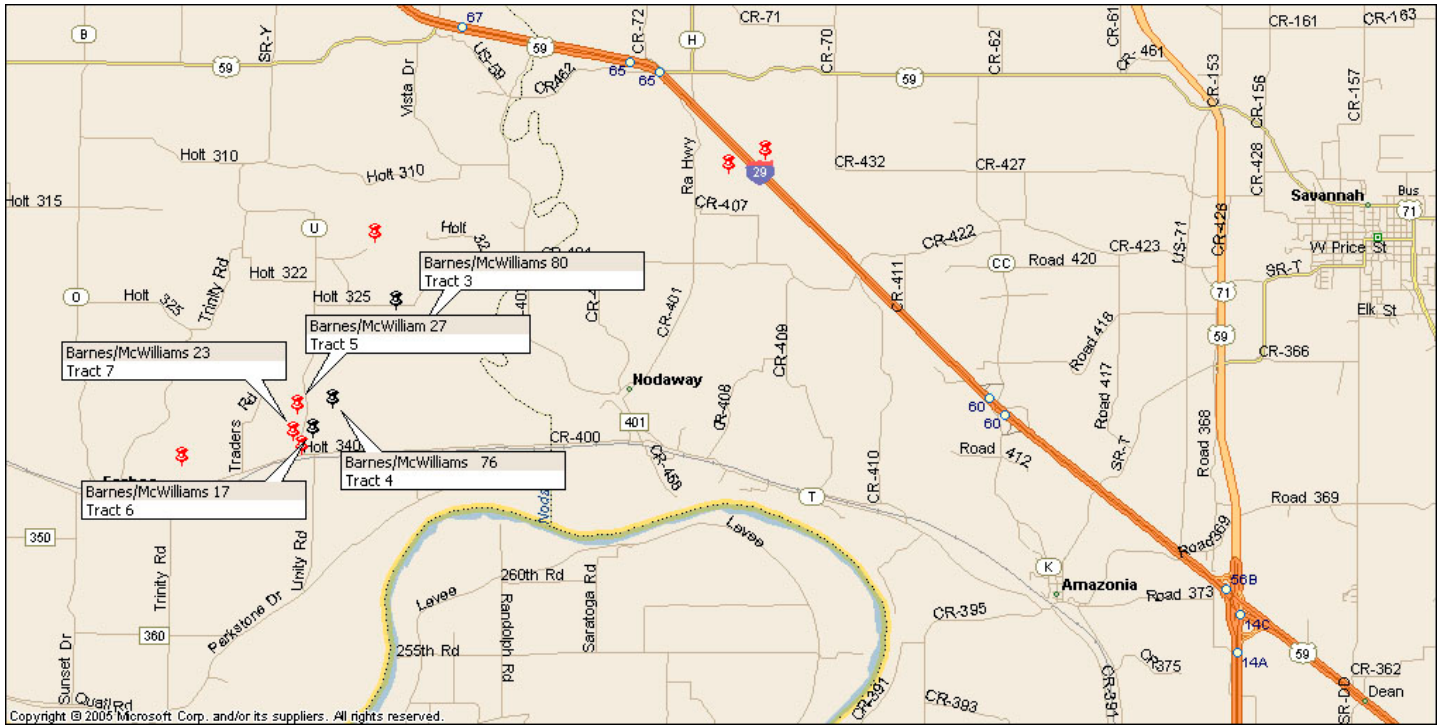
TOWNSHIP 59N • RANGE 37-36W



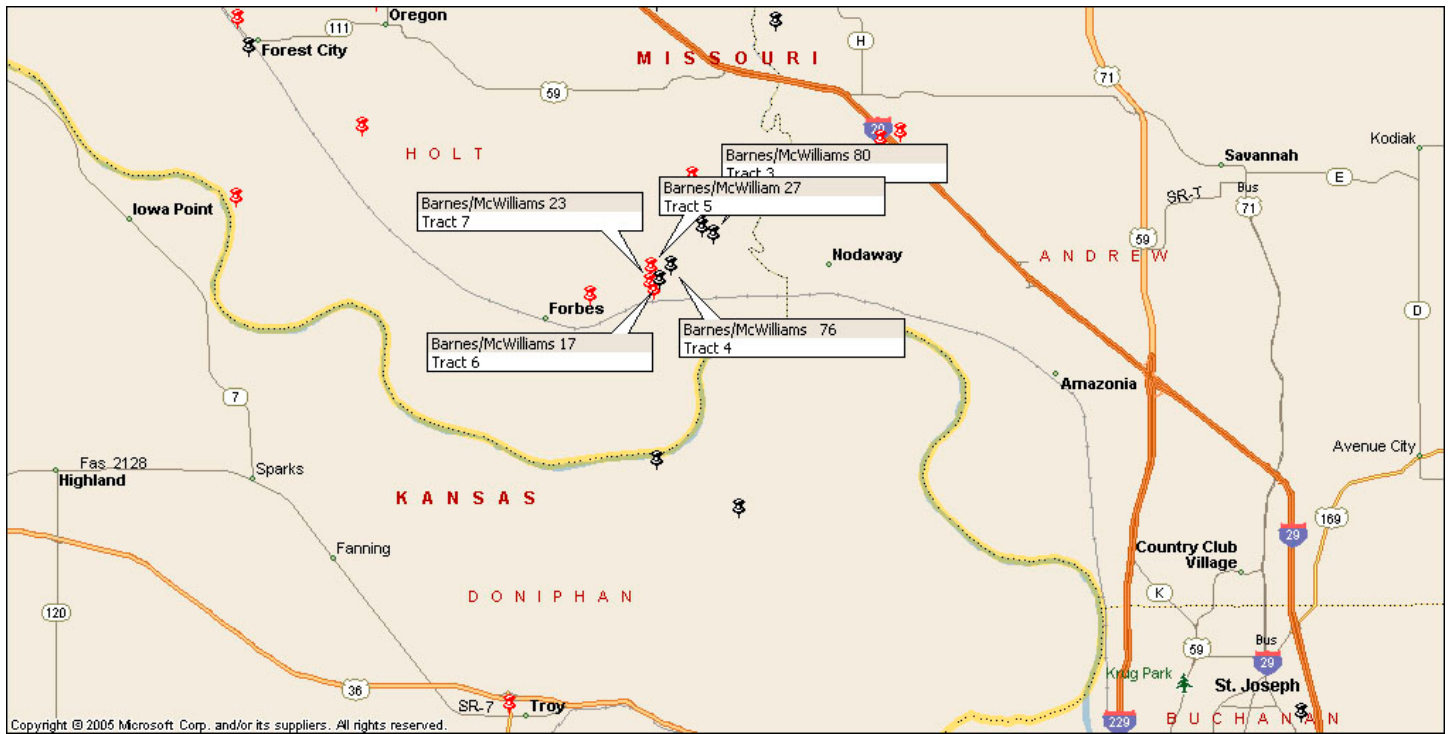
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Barnes-McWilliams, 147 Acres m/l, Holt CO MO Driving Map



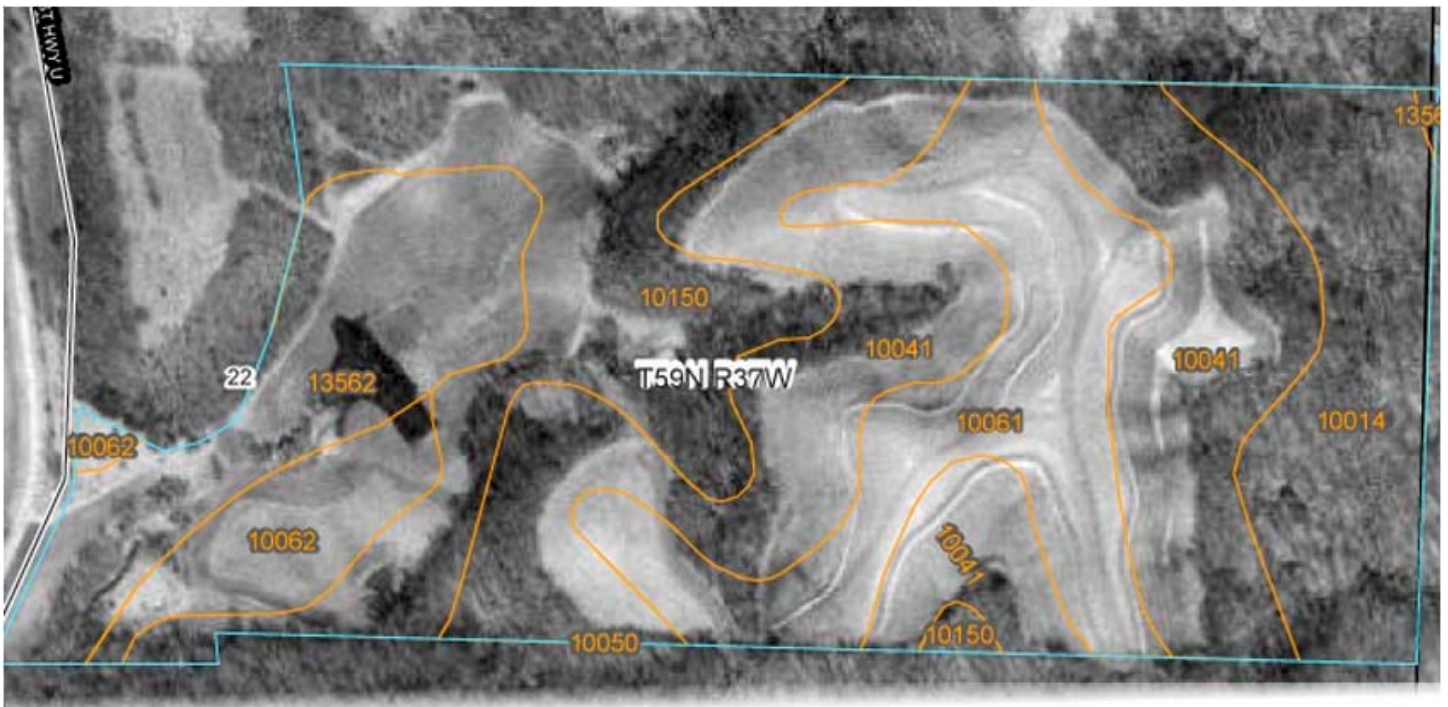
General Location Map



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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 4 – 76 acres
NRCS Soil Map and Key



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.2	12.6%
10041	Knox silt loam, 14 to 20 percent slopes, eroded	26.9	33.4%
10050	Knox silt loam, 20 to 35 percent slopes	0.0	0.0%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	13.1	16.2%
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	4.3	5.3%
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	16.0	19.8%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	10.2	12.6%
Totals for Area of Interest (AOI)		80.6	100.0%

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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 4 – 76 acres
156 EZ & 578

Tract Number	CLU/Field	Irr Prc	C/C	Var/Type	Int Use	Land Use	Rpt Unt	Reported Quantity	Determined Quantity	Crop Land	O/M	C/C Stat	Prod Share	Prod ID	RMA Unt	Dpt Unt
1796	1	Ni	SOYBN	COM	Grain		A	20.10		Y		I	.5000 .5000	5265 7913		

C/C Type Prac IU Non-Irrig Irrigated
 SOYBN COM N GR 20.10

Photo Number/Legal Description: S28-59-3B

Cropland: 20.1 Reported on Cropland: 20.10 Difference: .00 Reported on Non-Cropland: .00

3188	1	Ni	SOYBN	COM	Grain		A	5.55		Y		I	.5000 .5000	5265 7913		
	4	Ni	SOYBN	COM	Grain		A	15.54		Y		I	.5000 .5000	5265 7913		
	6	Ni	SOYBN	COM	Grain		A	30.27		Y		I	.5000 .5000	5265 7913		
	7	Ni	SOYBN	COM	Grain		A	5.93		Y		I	.5000 .5000	5265 7913		

C/C Type Prac IU Non-Irrig Irrigated
 SOYBN COM N GR 57.29

Photo Number/Legal Description: S22-59-37

Cropland: 57.3 Reported on Cropland: 57.29 Difference: -.01 Reported on Non-Cropland: .00

Tract Number: 3188 Identifier S22-59-37

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
110.0	57.3	57.3	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	57.3	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	26.7	93	97	0.0	0.0	0	0.0
SOYBEANS	27.9	26	31	0.0	0.0	0	0.0
Total Base Acres:	54.6						

Owners: WILLARD MCWILLIAMS

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***Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 4 – 76 acres
FSA Aerial***



Google Aerial



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***Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 5 – 27 acres
NRCS Soil Map and Key***



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	2.5	9.6%
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	1.6	6.2%
10150	Vanmeter flaggy silt loam, 14 to 45 percent slopes	9.9	38.2%
13562	Napier-Gullied land complex, 1 to 7 percent slopes	11.9	46.1%
Totals for Area of Interest (AOI)		25.8	100.0%

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Barnes-McWilliams, 147 Acres m/l, Holt CO MO

Tract 5 – 27 acres

FSA 156 EZ & 578

HOLT, MISSOURI
FSA-578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR 2007
DATE: 08-15-2007

FARM NUMBER: 3689

Operator Name and Address ID
W D MCWILLIAMS 7913
401 E MISSOURI ST
OREGON, MO 64473-9647

Original: _____
Revision: _____
Cropland: 77.4
Farmland: 150.0

Tract Number	CLU/Field	Irr Prc	Var/Type	Int Use	Lnd Use	Rpt Unt	Reported Quantity	Determined Quantity	Crp Lnd	O/H	C/C Stat	Prod Share	Prod ID	RMA Unt	Opt Unt
1796	1	N1	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

3188	1	N1	SOYBN COM	Grain		A	5.55		Y		I	.5000 .5000	5265 7913		
	4	N1	SOYBN COM	Grain		A	15.54		Y		I	.5000 .5000	5265 7913		
	6	N1	SOYBN COM	Grain		A	33.27		Y		I	.5000 .5000	5265 7913		
	7	N1	SOYBN COM	Grain		A	5.93		Y		I	.5000 .5000	5265 7913		

C/C Type Prac IU Non-Irrfg Irrigated
SOYBN COM N GR 57.29

Photo Number/Legal Description: S22-59-37

Cropland: 57.3 Reported on Cropland: 57.29 Difference: -.01 Reported on Non-Cropland: .00

Missouri
Holt
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3689
Prepared: 11/19/07 10:00 AM
Crop Year: 2008
Page: 2 of 2

Tract Number: 3188 Identifier S22-59-37

FAV/WR
History
N

BIA Range Unit Number:

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
110.0	57.3	57.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	57.3	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	26.7	93	97	0.0	0.0	0	0.0
SOYBEANS	27.9	26	31	0.0	0.0	0	0.0
Total Base Acres:	54.6						

Owners: WILLARD MCWILLIAMS

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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 5 – 27 acres
FSA Aerial



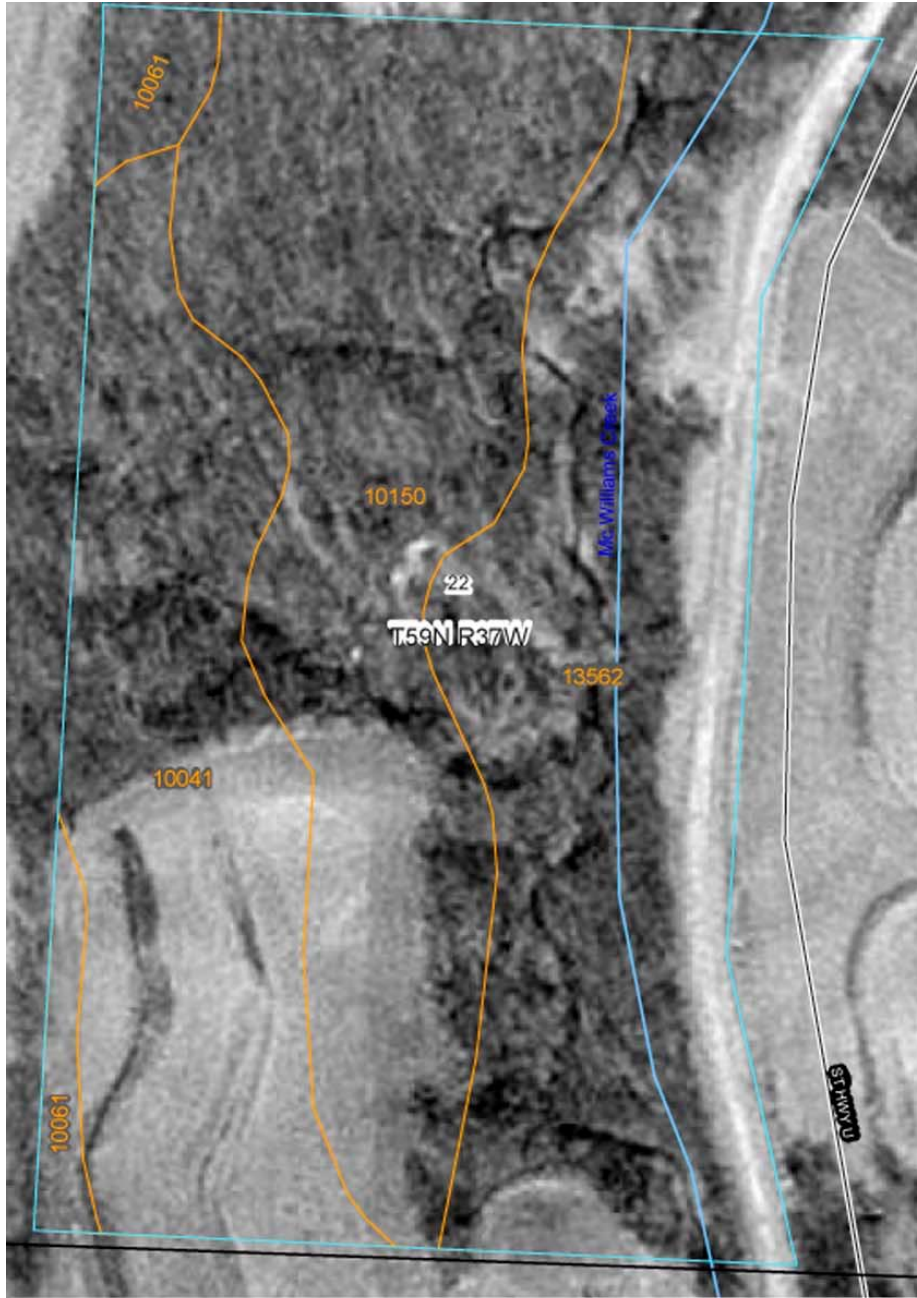
Google Aerial



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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 7 – 23 acres
NRCS 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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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 7 – 23 acres
FSA 156 EZ & 578

Tract Number: 1790 Identifier S22,27-59-37
 BIA Range Unit Number: 0
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Wetland determinations not complete
 WL Violations: None

FAV/WR
 History
 N

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

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	

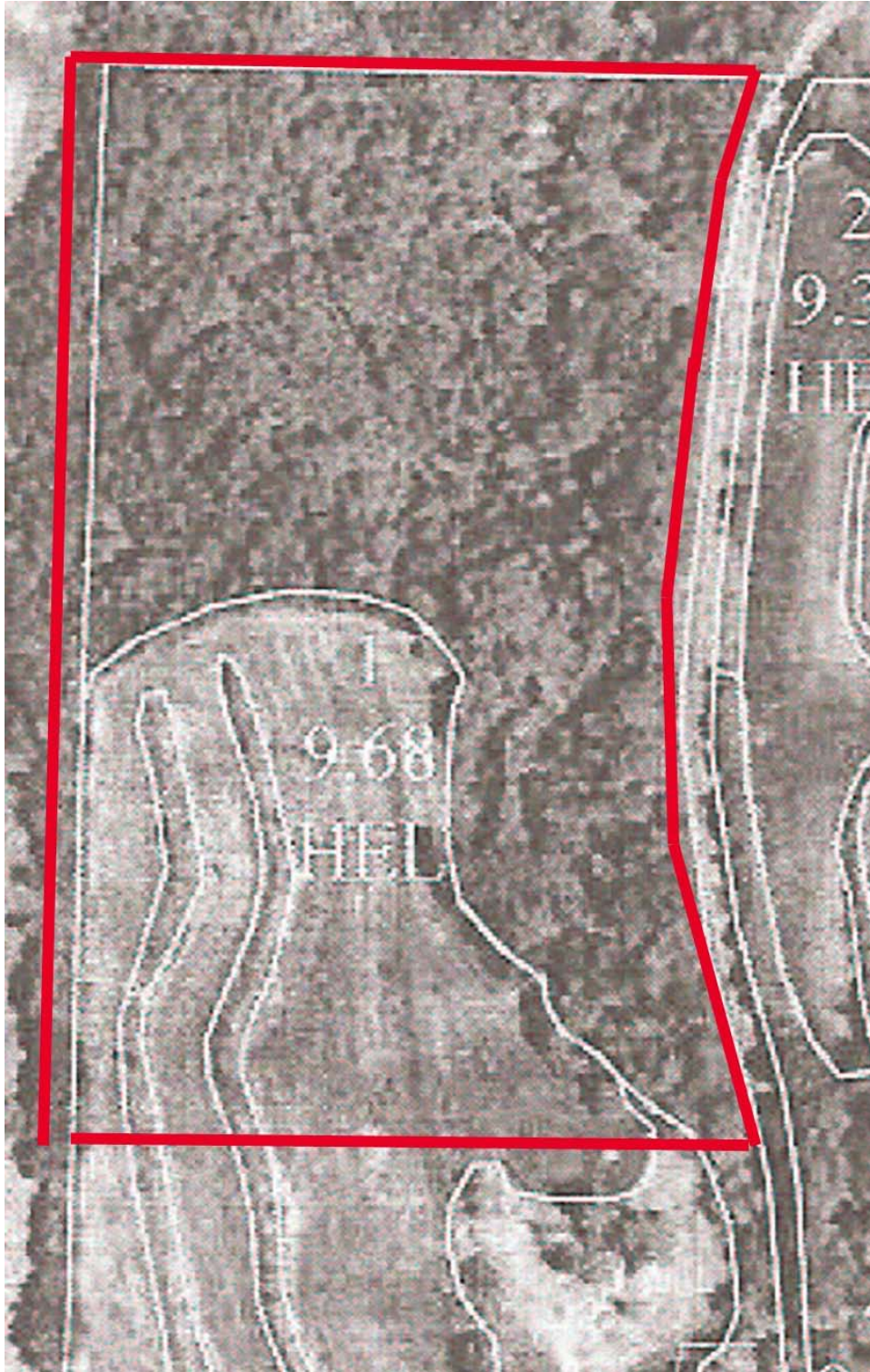
Photo Number/Legal Description: S22,27-59-37

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

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***Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 7 – 23 acres
FSA Aerial***



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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 6 – 17 acres
NRCS Soil Map and Key



Holt County, Missouri (MO087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	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) 16.1 400.00%

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Barnes-McWilliams, 147 Acres m/l, Holt CO MO
Tract 6 – 17 acres
FSA 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
1783	1	N1	CORN	YEL	Grain		A	155.54		Y		I	.5000 .5000	0757 2093		
	3	N1	GRASS	SMO	Graze		A	18.75		Y		I	1.0000	5265		
C/C	Type	Prac	IU	Non-Irrig	Irrigated	C/C	Type	Prac	IU	Non-Irrig	Irrigated					
CORN	YEL	N	GR	155.54		GRASS	SMO	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

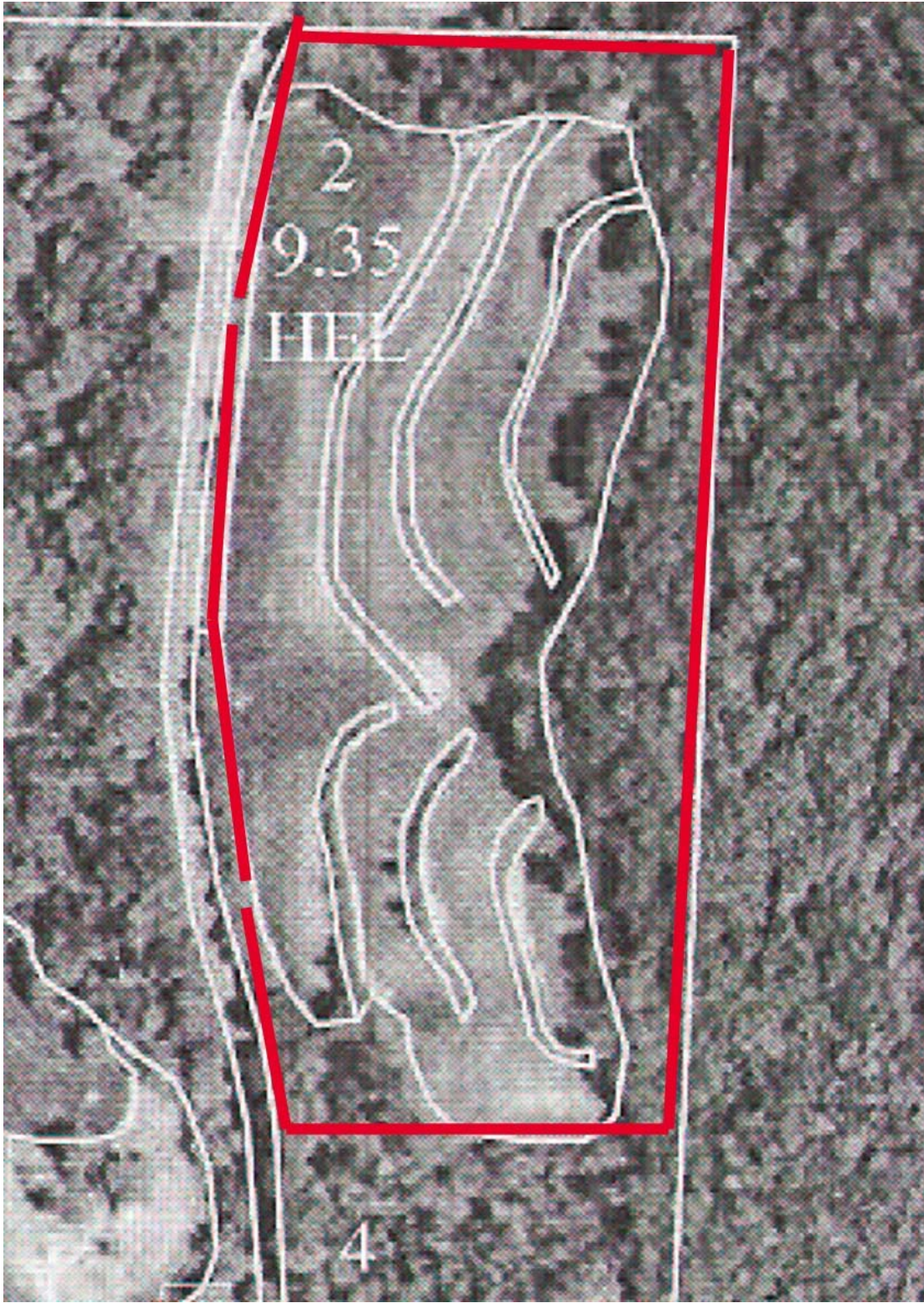
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
120.0	75.8	75.8	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	75.8	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
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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