

  
*Barnes Realty*  
*Farmland Marketing Specialists*

*1711 Oregon St  
Hiawatha Kansas 66434  
785-742-4580*

*Farm For Sale  
www.barnesrealty.com*

*18156 Hwy 59  
Mound City, MO 64470  
660-442-3177*

## *McWilliams (Barnes) 158 Acres, Holt County, MO*

**COMMENTS:**

If you're looking for a good upland farm close to St. Joseph, with hunting potential take a look at this one. Its highly tillable, has a good location on an all weather gravel road. And it adjoins the Monkey Mountain State Wildlife area on the east. It's terraced and tiled and ready to go.

**LOCATION:**

This farm is located 2.5 miles east and 2 miles north of Forbes, MO on the south side of County Road 325. It is just west of the Monkey Mountain Wildlife Area.

**PRICE AND TERMS:**

It is offered at \$2,750/acre or \$434,500.00

**F.S.A. INFORMATION:**

This farm is part of a larger tract of land so we are unable to exactly determine the bases and yields. They are estimated to be as follows: a corn base of 50.0 acres with a direct yield of 93 bushels per acre and a counter cyclical yield of 97 bushels per acre and a soybean base of 57.2 acres with a direct yield of 26 bushels per acre and a counter cyclical yield of 31 bushels per acre.

**IMPROVEMENTS:**

The farm is unimproved except for terraces and fences

**REAL ESTATE TAXES & TAXABLE ACRES:**

There are 157.4 taxable acres and 2007 taxes are \$294.84.

**TILLABLE ACRES:**

There are approximately 140 tillable acres on this farm; this farm is part of a larger tract so this is an estimate.

**MINERAL RIGHTS:**

The owner is not retaining any of the mineral rights.

**RENTAL STATUS:**

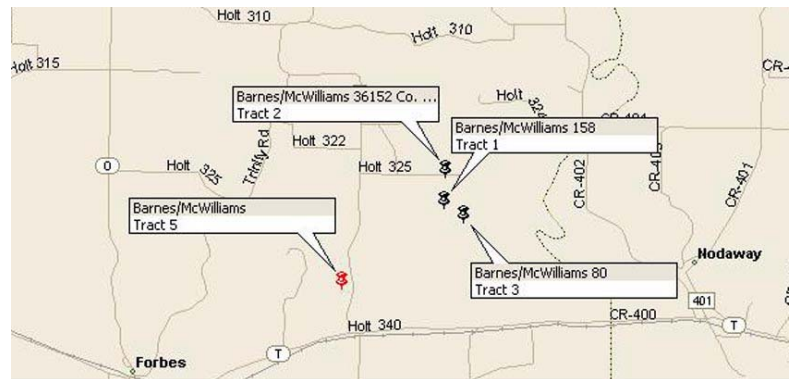
The farm is available for the 2008 farming season, at this time.

**Listing Agent:**

Rick Barnes, phone 660-572-0018, e-mail [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. Brokers should call the office for details of our [co-brokerage policy](#). All boundary information is derived from FSA Aerial Photographs, and seller. [Email us](#) for a printable brochure, or questions.

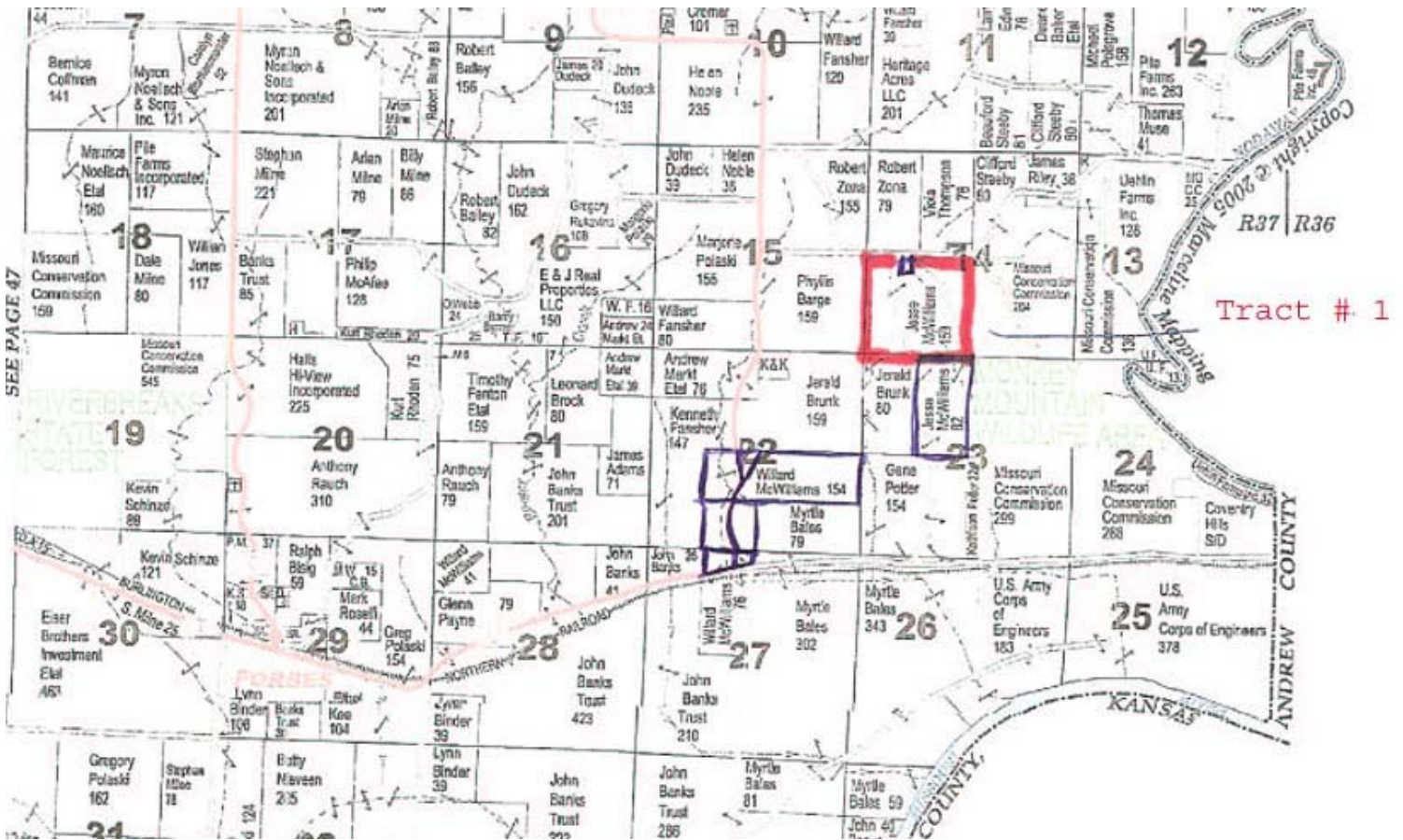


*Good things happen to people who own Real Estate.*

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 Page



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# Aerial



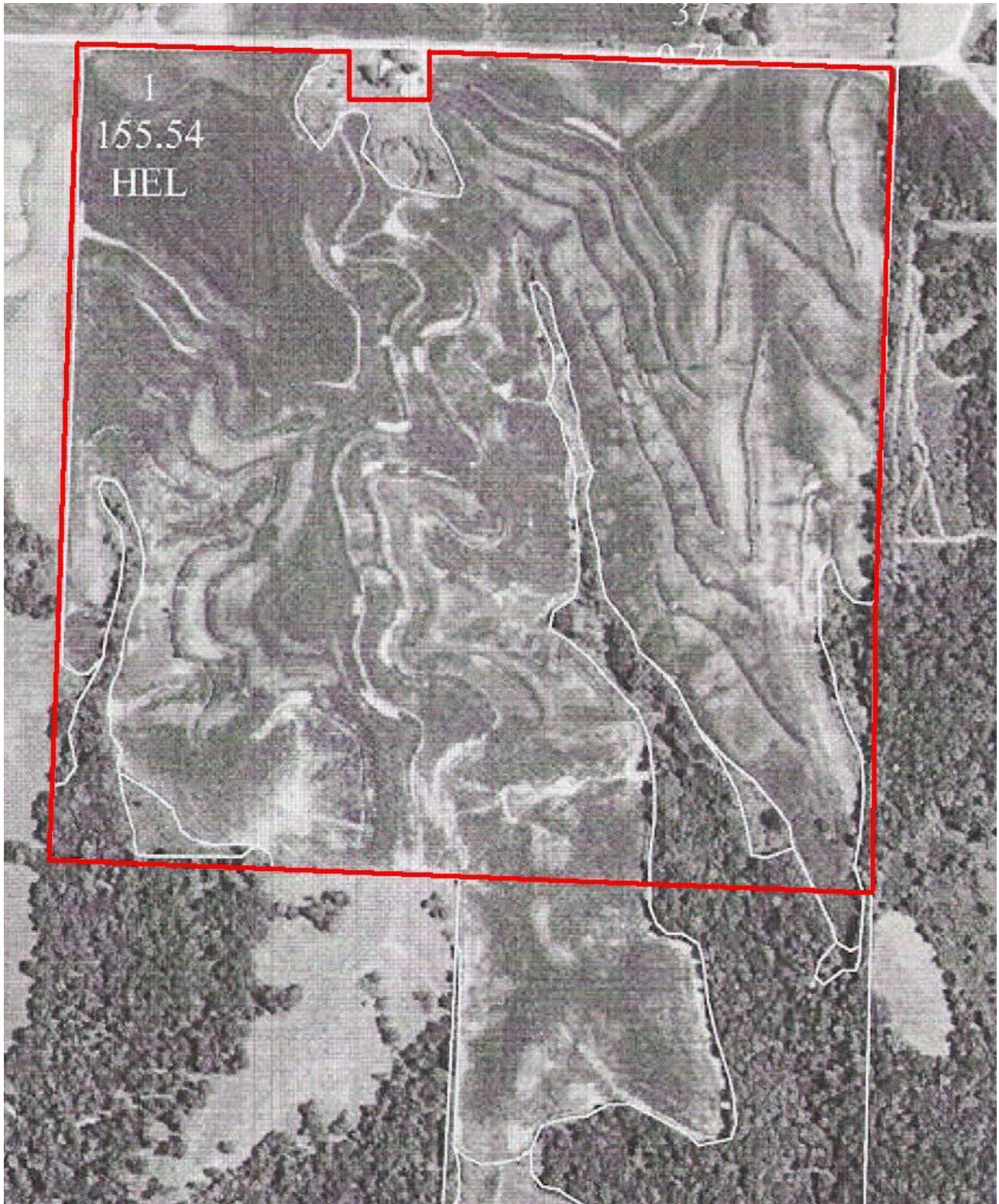
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## FSA Aerial



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## FSA 156 EZ & 578

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
240.0	174.3	174.3	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>NAP</b>	<b>CRP MPL</b>	
0.0	0.0	174.3	0.0	0.0	0.0	

<b>Crop</b>	<b>Base Acreage</b>	<b>Direct Yield</b>	<b>CC Yield</b>	<b>CRP Reduction</b>	<b>CRP Pending</b>	<b>CRP Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	62.1	93	97	0.0	0.0	0	0.0
SOYBEANS	71.1	26	31	0.0	0.0	0	0.0
<b>Total Base Acres:</b>	133.2						

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	Ni	CORN	YEL	Grain		A	155.54		Y		I	.5000 .5000	0757 2093		
	3	Ni	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	G2	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		

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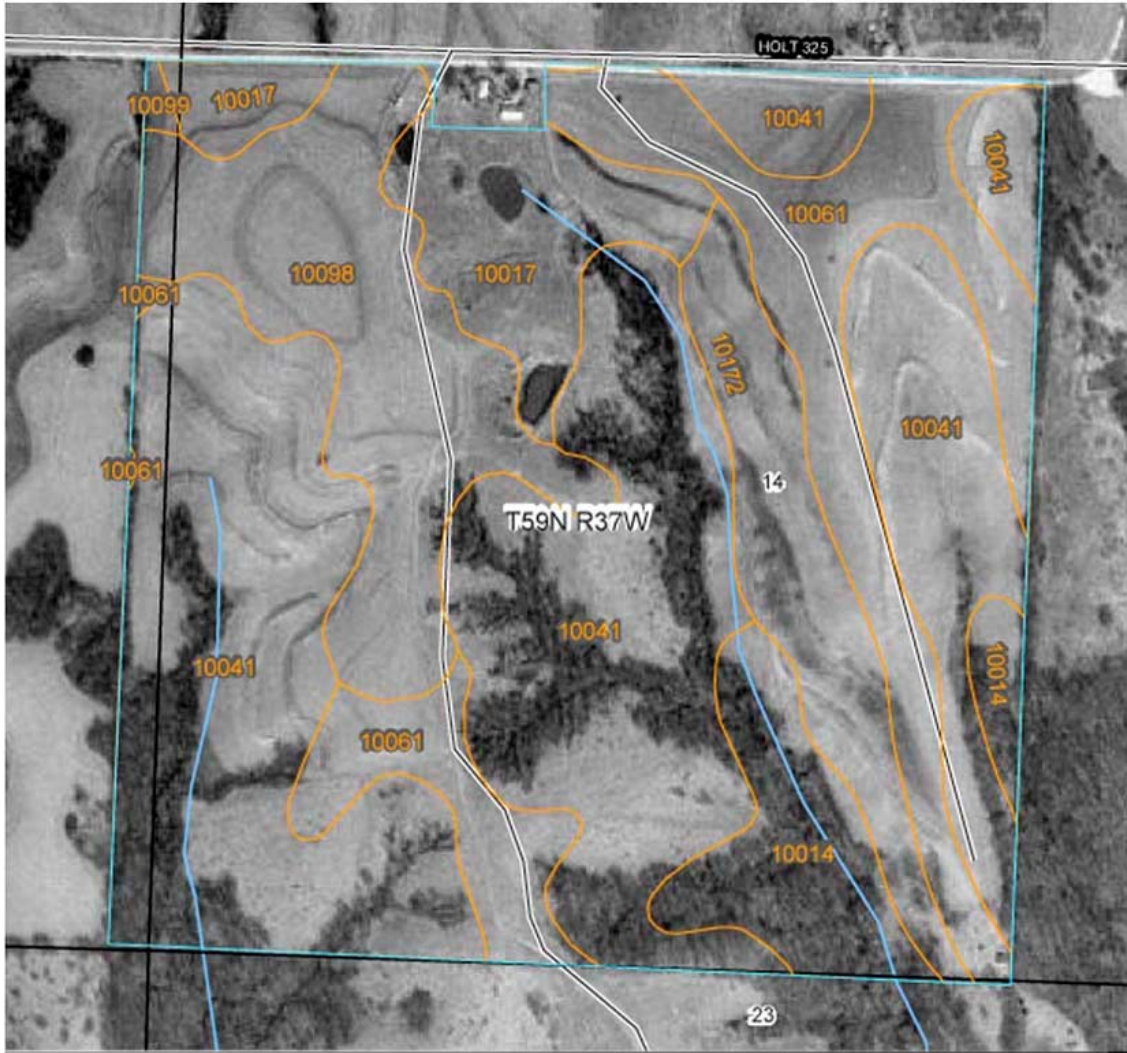
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## NRCS Soil Map & Key



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	10.5	6.7%
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	12.2	7.8%
10041	Knox silt loam, 14 to 20 percent slopes, eroded	76.2	48.6%
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	25.1	16.0%
10098	Marshall silty clay loam, 2 to 5 percent slopes	21.4	13.7%
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.3	0.2%
10172	Shelby clay loam, 9 to 14 percent slopes, eroded	11.2	7.1%
Totals for Area of Interest (AOI)		156.9	100.0%

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