



## **Farmland Sales Specialists**

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

**www.BarnesRealty.com**

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

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***6.7 Acres +/- Holt County, MO***

***Here's a small affordable piece of timber bordering a large State Conservation area with good access!***

#### **LOCATION:**

Property is located about 4.5 miles East of Forbes, Mo.  
South of the Monkey Mountain Conservation area.

#### **PRICE:**

\$5,149.25/taxable acre or \$34,500.00 total.

#### **IMPROVEMENTS:**

This land is unimproved.

#### **TAXES/TAXABLE ACRES:**

To be determined

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Jamie Barnes  
(660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@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.

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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval.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, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

***6.7 Acres +/- Holt County, MO***  
***Google Aerial***

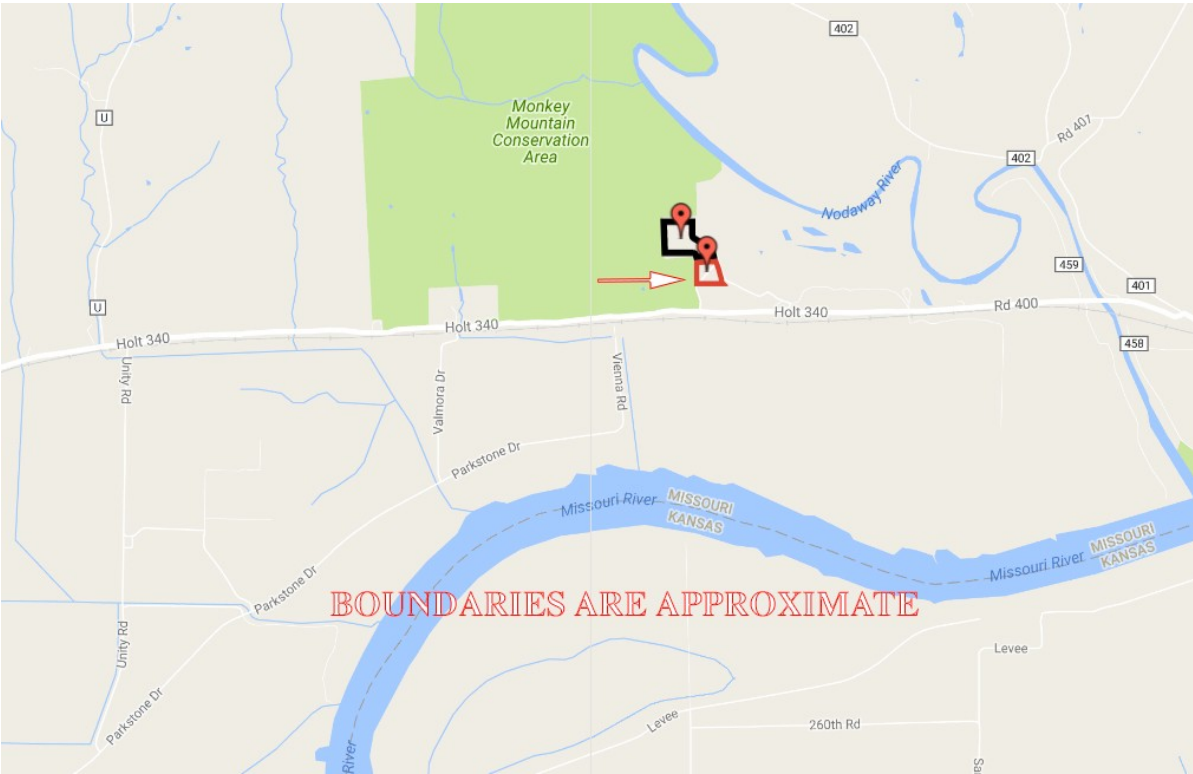


***General Location Map***

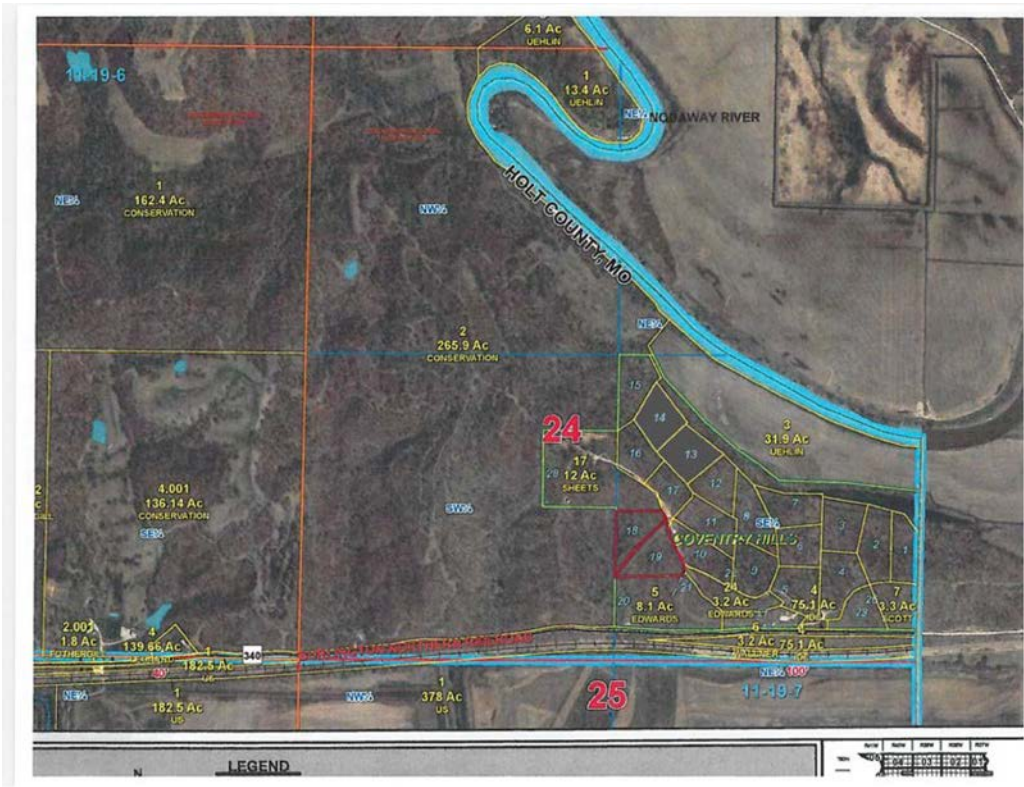




**6.7 Acres +/- Holt County, MO**  
**Driving Map**



**Tax Map**





# 6.7 Acres +/- Holt County, MO

## Surety Map

### Aerial Map



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Maps Provided By



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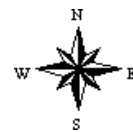
**surety**  
CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com

map center: 39° 54' 43.85, -95° 0' 5.51

0ft 377ft 755ft

**24-59N-37W**  
**Holt County**  
**Missouri**

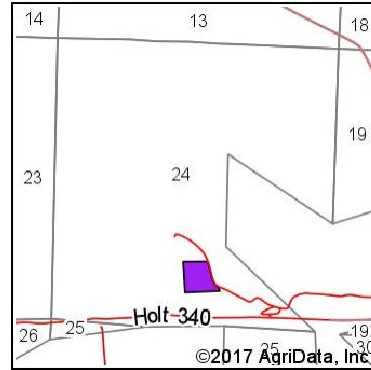
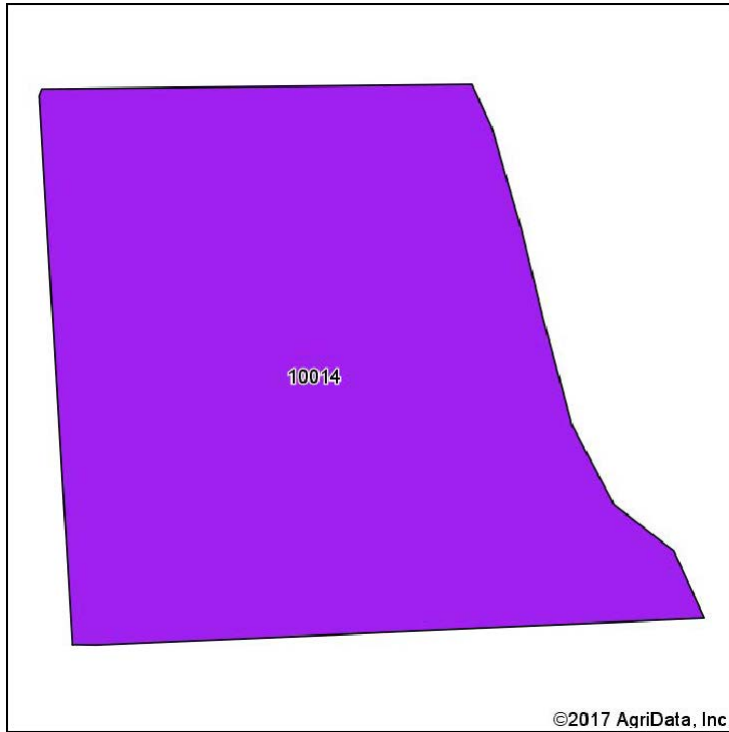


5/23/2017

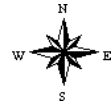
Field borders provided by Farm Service Agency as of 5/21/2008.

# 6.7 Acres +/- Holt County, MO

## Soil Map Soils Map



State: **Missouri**  
 County: **Holt**  
 Location: **24-59N-37W**  
 Township: **Forbes**  
 Acres: **6.7**  
 Date: **5/23/2017**



Area Symbol: MO087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	6.70	100.0%		Vile	9
Weighted Average						9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Survey





***6 Acres +/- Holt County, MO***  
***Aerial Photos***





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***Aerial Photos***



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