



Farm & Timberland Brokerage

106 First Choice Dr

Madison, Ms 39110

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Property: Pecan Lake Farm offers, 140+/- Gross land acres with 118+/- cropland acres located in Bolivar County Mississippi near Duncan. The farm offers opportunity as an income producing farmland investment with duck hunting opportunities. There is +/- 40 acres land formed and 78+/- acres non-formed capable of producing corn, soybeans & rice, the balance of the property is woodlands. The property is situated in a strong grain farming community as well as a quality waterfowl hunting area...

Property Breakdown:

Tract: ____ / 40+/- acres w/40 cultivated acres

Tract: 944 / 80+/- acres w/62.2 cultivated acres

Tract: 943 / 20+/- acres w/15.8 cultivated acres

Primary Soils: 60% Alligator Clay 30% Dowelling Clay

Crop Base: Upon Request

Lease: owner operator / will continue to farm under contract.

Price: \$502,000.00

Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com

Pecan Lake
120+/- acres

Legend
pecan lake map



Google earth
© 2015 Google

Pecan Lake
20+/- acres

Legend
pecan lake map

Google earth
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Pecan Lake

Legend
pecan lake map



